AGENDA
Hearing Examiner

6:00 PM - Wednesday, October 14, 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.

Please use the following link to attend: https://events.gcc.teams.microsoft.com/event/4292fc7c-f434-4155-8fe2-2cd12fca7b9b@a0d3d4d1-7eac-4c46-a870-b4f2b34721ab?source=copyLinkLegacyShareLinkDialog

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 - 124 **(a) PP2026-001 Cherry Bloom**
To consider a preliminary plat for the development of 122 single-family detached residential lots in two phases.

125 - 153 **(b) SP2026-009 Car Dealership**
Application for a Special Use Permit to operate a small used motor vehicle dealership from Suite 104 of an existing commercial building within the C-1 (Retail Commercial) zoning district.

154 - 201 **(c) Z2026-004 Haven Capital**
The request proposes rezoning Parcel No. 117250038, addressed as 5115 Chapel Hill Blvd, totaling approximately 6.81 acres, from R-T Residential Transition to R-1 Low Density Residential.

4. ADJOURNMENT

REPORT TO THE HEARING EXAMINER
City Hall – 525 North Third Avenue – Council Chambers
WEDNESDAY, October 14, 2026
6:00 PM

MASTER FILE #: **PP 2026-001 Cherry Bloom Preliminary Plat**

APPLICANT: Strizhak Haven Ranch, LLC
C/O Trey Tutt
105609 Wiser Parkway
Kennewick, WA 99337

REQUEST: **Preliminary Plat**: Cherry Bloom Preliminary Plat, proposing to subdivide Parcel No. 126160129 for the development of 122 residential lots.

Timeline:

June 24, 2026	Preliminary Plat Application (PP2026-001) and SEPA Environmental Checklist (SEPA2026-018) submitted
July 14, 2026	Revised Preliminary Plat Application-PP2026-001, submitted with owners signature
July 15, 2026	Preliminary Plat Application and SEPA Environmental Checklist were Deemed Complete
August 7, 2026	Preliminary Plat Memorandum Issued Requesting Revisions
August 13, 2026	SEPA Determination of Non-Significance Issued
August 20, 2026	Preliminary Plat Map Revision 1 Resubmittal Received
September 14, 2026	Preliminary Plat Map Minor Change Received
September 23, 2026	Notice of Public Hearing for PP2026-001 Mailed to Properties Within 300 Feet of Proposed Subdivision and County Officials
September 27, 2026	Notice for Public Hearing Published in Tri-City Herald
October 7, 2026	Public Hearing Staff Report Published

Exhibits:

1. **Maps**
2. **Preliminary Plat**
3. **Application**
4. **Reports**
5. **Title Report**
6. **Public Notices**
7. **SEPA Documents**
8. **Trip Generation Letter**
9. **Broadmoor Master Plan Road Sections**
10. **Resolution 4608-6-year TIP**
11. **Comments**

BACKGROUND

1) PROPERTY DESCRIPTION:

Parcel: 126160129
Abbreviated Legal: Short Plat 2021-08 Lot 2
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: 22.0 acres

2) ACCESS: The subdivision will have access to the public street network through Burns Road and connections to the adjacent Desert Bloom development.

3) UTILITIES: Municipal water service is available within Burns Road and Sandifur Parkway, while sanitary sewer and irrigation services are available within Sandifur Parkway.

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

North:	RS-20	Franklin County Suburban Zone/Single Family Dwelling Units
East:	R-4/R-1	High/Low Density Residential/Single Family Dwelling Units
South:	R-T	Franklin County Residential Transition/Agricultural
West:	RS-20	Franklin County Suburban Zone/Agricultural/Single Family Dwelling Units

5) COMPREHENSIVE PLAN: The Broadmoor Master Plan, adopted concurrently with the Broadmoor Overlay on April 17, 2023, provides detailed development guidance that supplements the Comprehensive Plan. Under the Broadmoor Master Plan, the subject site continues to carry a Medium Density Residential designation, with the maximum allowed density increased from 20 to 29 dwelling units per acre. The Master Plan and Overlay allow zoning classifications of R-2 (Medium Density Residential), R-3, and R-4.

Pursuant to Pasco Municipal Code (PMC) 25.97.030, "This chapter shall be used in addition to and in combination with all other district and development regulations contained in this title. The requirements and intent of this chapter shall take precedence over the requirements of the underlying district regulations." Accordingly, the provisions of the Broadmoor Overlay apply in addition to—and take precedence over—the regulations contained in PMC 25.215.015.

6) ENVIRONMENTAL DETERMINATION: The City of Pasco, acting as lead agency for the proposal,

determined that the proposal will 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). A Determination of Nonsignificance (DNS) was issued pursuant to the optional DNS process under WAC 197-11-355.

Comments regarding potential environmental impacts were accepted during the Notice of Application comment period. In accordance with the optional DNS process, no further SEPA comment period was provided following issuance of the DNS. The determination was based on review of the completed environmental checklist, comments received, and other information on file with the lead agency. The environmental review materials are available to the public upon request.

ANALYSIS

Request

The applicant requests approval to subdivide Parcel No. 126160129, an approximately 22-acre site, into 122 single-family residential lots to be developed in two phases. The proposed subdivision includes associated right-of-way dedications, utility easements, and pedestrian and bicycle access connections. The proposal also includes the extension of four local access roads previously approved as part of the Desert Bloom Preliminary Plat located immediately east of the subject site, as well as dedication of one-half of the right-of-way for the neighborhood collector identified in the applicable master plan along the western boundary of the proposed preliminary plat.

History

The subject property was annexed into the City of Pasco on September 2, 2025, through Ordinance No. 4786. Following annexation, the property was assigned R-3 (Medium-Density Residential) zoning through Ordinance No. 4793, adopted on October 6, 2025. The property's Medium Density Residential land use designation had previously been reaffirmed on April 17, 2023, with the adoption of the Broadmoor Master Plan.

Historical aerial imagery and available property records indicate that the site was previously used for agricultural purposes, with approximately the eastern half of the property historically developed as an apple orchard. Over time, surrounding properties have transitioned from agricultural and undeveloped land to residential development.

Lot & Right-of-Way Layout

The proposed preliminary plat would create a total of 122 lots for single-family residential development. The proposed lots average approximately 5,157 square feet in area, with individual lot sizes ranging from approximately 4,293 square feet to 6,837 square feet. All residential lots would have frontage on public streets and would be served by public utilities in accordance with applicable City standards.

The subdivision includes dedication of public right-of-way and construction of the internal street network. The proposed street layout includes extensions of four local access roads previously approved through the neighboring Desert Bloom Preliminary Plat to the east, providing continuity between the two subdivisions.

The plat also includes dedication and development of the planned neighborhood collector along the western boundary of the site, as identified in the applicable master plan. An additional north-south roadway, identified on the preliminary plat as Road B, is proposed as a local access road.

The preliminary plat also identifies Tracts A through H for pedestrian and bicycle access and related purposes. Tract I, located along the southern boundary of the subdivision, is anticipated to be consolidated with adjacent Parcel No. 126160201 to the south.

STAFF FINDINGS OF FACT

1) The subject property is designated Medium Density Residential under the City of Pasco Broadmoor Master Plan. Pursuant to PMC 25.97.055, the Medium Density Residential designation provides for residential development at densities ranging from six (6) to twenty-nine (29) dwelling units per acre.
2) The proposed preliminary plat consists of 122 residential lots on approximately 22 acres, resulting in a calculated density of approximately 5.54 dwelling units per acre.
3) Pursuant to PMC 25.22.030(4)(d)(1), when calculating residential density, fractions of one-half or greater are rounded up to the next whole number. Accordingly, the proposed density of approximately 5.54 dwelling units per acre rounds to six (6) dwelling units per acre and satisfies the minimum density applicable to the Medium Density Residential designation.
4) The proposed lots comply with the applicable lot standards of PMC 25.97.055. The proposed lot sizes meet or exceed the minimum requirements of PMC 25.97.055(2), and the proposed lot widths and frontages meet or exceed the applicable R-3 standards of PMC 25.22, as required by PMC 25.97.055(2)(b).
5) Sections A and B on Page 86 of the Broadmoor Master Plan identify Local Access Roads and establish the applicable design requirements for those roadways.
6) Pursuant to PMC 25.97.046(6), development applications are required to coordinate with Ben Franklin Transit.
7) **Utilities:** Water, irrigation, and sewer utilities will be extended to and through the public right-of-way to serve all proposed lots.
8) **Water Rights:** Water rights will be deeded to the City as a first priority, or, if water rights are not available, an in-lieu fee will be paid prior to recording of the final plat, pursuant to PMC 21.05.120.
9) The proposed residential density is below the eight (8) dwelling units per acre analyzed in the Broadmoor Traffic Impact Analysis (TIA) referenced in the Broadmoor EIS. Payment of transportation impact fees at the rate established by the Pasco Municipal Code and in effect at the time of building permit issuance will adequately address anticipated traffic impacts. The applicant submitted a trip generation letter demonstrating that the Cherry Bloom subdivision's projected trip generation is consistent with the TIA analysis.
10) **Impact Fees:** Traffic and park impact fees shall be collected for each lot prior to issuance of building permits for new residential development.
11) **Addressing:** Pursuant to RCW 58.17.280, street names and lot numbers will be assigned at the time of final plat.

TENTATIVE CONCLUSIONS BASED ON FINDINGS OF FACT

As per PMC 21.25.060, 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) Adequate provisions are made for the public health, safety and general welfare and for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds, transit stops, schools and school grounds, sidewalks for safe walking conditions for students, and other public needs;

Adequate provisions are made for public health, safety, and general welfare. The proposed subdivision will be served by City of Pasco police, fire, and emergency medical services. Public streets and associated right-of-way improvements will be designed and constructed in accordance with the Pasco Municipal Code and the City's Design and Construction Standards to provide safe vehicular, pedestrian, and emergency access.

The proposed street network includes dedication and construction of the north-south neighborhood collector along the western boundary of the subdivision, as identified in the applicable master plan. The internal street network also includes four east-west local access streets that will connect with streets approved through the Desert Bloom development immediately to the east, as well as an additional north-south local access street. Together, these improvements will provide internal circulation and connectivity with the surrounding transportation network.

Municipal water, irrigation, and sanitary sewer infrastructure will be extended within the public right-of-way to serve the proposed lots. Stormwater and drainage facilities will be designed and constructed in accordance with applicable City standards to provide for the collection, conveyance, and management of stormwater runoff.

The preliminary plat includes two public pedestrian accessways, together with sidewalks within the public right-of-way, providing approximately 1440 feet of additional pedestrian connectivity and supporting safe walking conditions within and through the subdivision. Coordination with Ben Franklin Transit will be required, as applicable, to address transit access and service considerations associated with the development.

The subdivision is located approximately three miles from Vintage Park. Applicable park impact fees will be assessed at the time of building permit issuance to contribute toward park acquisition and improvements necessary to serve growth. Transportation impact fees will likewise be assessed in accordance with applicable City requirements to address the development's proportionate impacts on the transportation system.

Based on the proposed improvements, applicable development standards, and required conditions of approval, adequate provisions are made for public health, safety, and general welfare, including streets and public ways, water supply, sanitary waste disposal, drainage, pedestrian facilities, parks, transportation, emergency access, and other public needs.

(2) The proposed subdivision contributes to the orderly development and land use patterns in the area;

The proposed subdivision contributes to the orderly development and land use pattern of the area by creating single-family residential lots consistent with the Medium Density Residential designation established by the Broadmoor Master Plan and the planned residential development pattern within the surrounding area.

The subdivision has been designed to integrate with adjacent and future development through a coordinated street and pedestrian network. Four east-west local access streets will extend from streets previously approved through the Desert Bloom development immediately to the east, providing continuity between the two subdivisions. The proposed development will also include full right-of-way improvements, including curb, gutter, sidewalk, and street lighting, in accordance with applicable City standards.

The subdivision will further implement the transportation network identified in the Broadmoor Master Plan through dedication and construction of a portion of the planned north-south neighborhood collector along the western boundary of the site. The approximately 0.18-mile segment proposed with this subdivision will ultimately form part of an approximately 0.85-mile north-south corridor connecting Burns Road with future

development areas to the south as development occurs.

The coordinated extension of local streets and the planned neighborhood collector will provide connectivity between existing, proposed, and future development; support efficient circulation; and avoid isolated or disconnected development patterns. Accordingly, the proposed subdivision advances the planned residential and transportation framework for the area and contributes to the orderly development of the Broadmoor area.

(3) The proposed subdivision conforms to the policies, maps and narrative text of the Comprehensive Plan;

The proposed subdivision conforms to the applicable policies, maps, and narrative text of the Comprehensive Plan. The subject property is designated Medium Density Residential under the Broadmoor Master Plan, which has been adopted as part of the City's Comprehensive Plan framework for the Broadmoor area. The proposed single-family residential subdivision is consistent with this designation and the planned residential development pattern for the area. As addressed in the Findings of Fact, the proposed density of approximately 5.54 dwelling units per acre rounds to six (6) dwelling units per acre pursuant to the applicable density calculation provisions and is therefore consistent with the minimum density established for the Medium Density Residential designation.

The proposal is also consistent with applicable Comprehensive Plan policies, including:

***Housing Policy H-1-A:** Allow for a full range of housing including single-family homes, townhouses, condominiums, apartments, manufactured housing, accessory dwelling units, zero lot line developments, planned unit developments, etc.*

The proposed subdivision will create 122 single-family residential lots within the R-3 zoning district, contributing additional housing opportunities within an area planned for residential growth and consistent with the range of housing types contemplated by the Comprehensive Plan.

***Utilities Policy UT-1-A:** Ensure that public water and sewer services are available concurrently with development in the urban growth area.*

Public water and sanitary sewer infrastructure are available within the vicinity of the site and will be extended through the proposed subdivision to serve the residential lots. Irrigation infrastructure will also be provided. Utility extensions will occur within public rights-of-way and applicable easements and will be designed in accordance with City standards.

The proposed subdivision also implements the planned transportation and connectivity framework for the Broadmoor area. The plat extends four local access streets from the Desert Bloom development to the east and provides a portion of the planned north-south neighborhood collector identified in the Broadmoor Master Plan. Sidewalks and two public pedestrian accessways further provide pedestrian connectivity within and through the development.

Overall, the proposed subdivision is consistent with the applicable Comprehensive Plan land use designation, housing and utility policies, transportation framework, and the adopted Broadmoor Master Plan and contributes to the planned urban development of the Broadmoor area.

(4) The proposed subdivision conforms to the general purposes of any applicable policies or plans which have been adopted by the City Council;

The proposed subdivision conforms to the general purposes of applicable policies and plans adopted by the City Council. The Broadmoor Master Plan and Broadmoor Overlay District establish the planned land use pattern, transportation network, connectivity, and development framework for the Broadmoor area. The subject property is designated Medium Density Residential under the Broadmoor Master Plan, and the

proposed subdivision advances the planned residential development of the area consistent with that designation.

The proposed plat also implements the transportation and connectivity framework established for the Broadmoor area. The subdivision includes extension of four local access streets previously approved through the Desert Bloom development to the east and dedication and construction of a portion of the planned north-south neighborhood collector along the western boundary of the site. The proposed pedestrian accessways and sidewalk network further support connectivity within the subdivision and with surrounding development.

The subdivision will be developed in accordance with the applicable provisions of the Broadmoor Overlay District and the City's adopted residential development standards, including applicable requirements for lot dimensions, frontage, streets, utilities, pedestrian facilities, and other required improvements.

Accordingly, the proposed subdivision is consistent with the general purposes of the City Council-adopted plans, policies, and implementing regulations applicable to development within the Broadmoor area.

(5) The proposed subdivision conforms to the general purposes of this title;

Title 21, Pasco Urban Area Subdivision Regulations, and Chapter 25.97, Broadmoor Overlay District, establish requirements and procedures for subdivisions, including standards for streets, lots, blocks, and application materials. The proposed subdivision is consistent with the intent and applicable provisions of Title 21 and Chapter 25.97. Conditions of approval will address standard requirements and ensure compliance as the preliminary plat advances through the review process.

(6) The public use and interest will be served by approval of the proposed subdivision.

Approval of the proposed subdivision will serve the public use and interest by allowing development of property designated and zoned for residential use in a manner consistent with the City's adopted plans and development requirements. As demonstrated by the preceding criteria, the proposal provides for the necessary public improvements and services and supports the orderly development of the surrounding area.

Subject to compliance with the recommended conditions of approval, the proposed subdivision will serve the public use and interest.

APPROVAL CONDITIONS

1) The Cherry Bloom Preliminary Plat shall be developed in substantial conformance with the approved preliminary plat and supporting materials, consisting of 122 single-family residential lots, except as modified by these conditions of approval.
2) All improvements shall be in accordance with the Pasco Municipal Code. The Pasco Municipal Code adopts the City of Pasco Standard Specifications, Washington State Department of Transportation Standard Specifications for Road, Bridge, and Municipal Construction, International Building Code, and International Fire Code. In the event of conflicting requirements, the more stringent requirement shall apply.
3) The face of the final plat shall include the following statement:
   "As a condition of approval of this final plat, the owner has waived the right to protest the formation of a Local Improvement District for right-of-way and utility improvements to the full extent permitted by RCW 35.43.182."
4) Stormwater facilities shall be designed, constructed, and maintained in accordance with Washington State Department of Ecology requirements and City of Pasco standards.

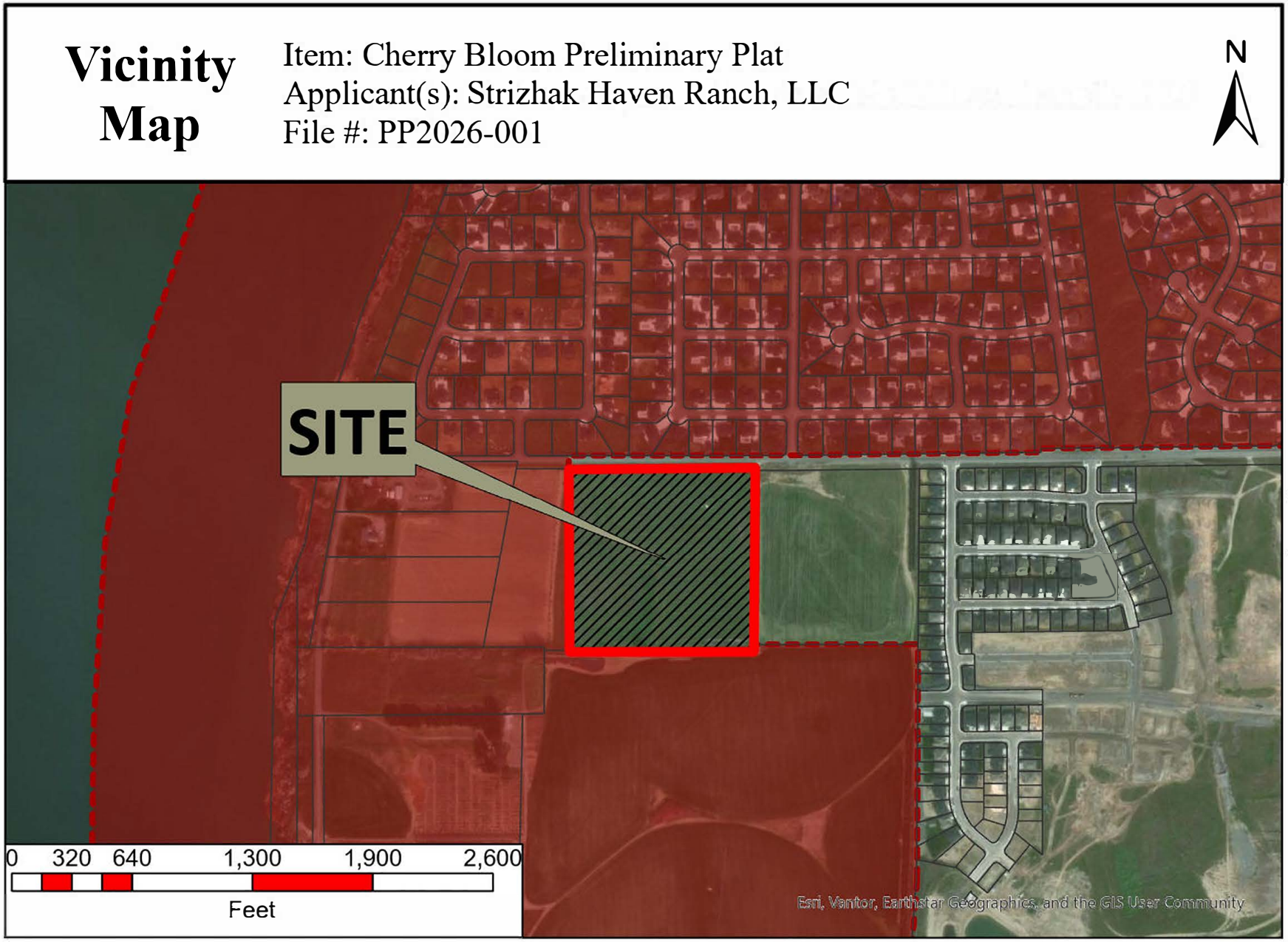
5) All civil engineering plans submitted for review and approval shall be prepared, stamped, and signed by a Professional Civil Engineer licensed in the State of Washington.
6) All utility lines serving the subdivision, including but not limited to power, telecommunications, and cable services, shall be installed underground in accordance with PMC 21.35.100. Adequate utility easements shall be provided as required and approved by the City.
7) All utilities shall comply with PMC 12.36.050(2), as applicable.
8) The developer shall provide all necessary easements for irrigation service components and install irrigation service main lines to provide irrigation water availability to each lot in accordance with PMC 21.05.130.
9) The face of the final plat shall include the following statement:
   "The individual or company making improvements on a lot or lots of this 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 plat."
10) Any existing water rights associated with the subject property shall be conveyed to the City as a condition of final plat approval. If no water rights exist, the applicant shall pay the applicable water rights acquisition fee in accordance with PMC 21.05.120 and PMC 3.35.
11) Only the City of Pasco and franchised utility providers shall be permitted to install facilities within the public right-of-way.
12) Prior to approval of civil construction plans, the developer shall coordinate with all affected utility providers and submit written confirmation of service availability and approval from each utility to the City.
13) All fees associated with bonding of right-of-way improvements and water rights (if applicable) must be paid at or prior to submission of the final plat for signatures.
14) Street lighting shall be installed in accordance with the City of Pasco's current standards and approved by Development Services.
15) All pedestrian and bicycle accessways shall be constructed in accordance with PMC 21.15.100 and shall include hard-surfaced, ADA-compliant pathways with adequate lighting, subject to City approval.
16) Mid-block pedestrian crossings shall be provided where pedestrian accessways intersect local access streets, in accordance with PMC 21.15.100.
17) The face of the final plat shall include the following statement in accordance with PMC 21.35.090: "The developer shall install a six-foot masonry block fence along Burns Road as part of the subdivision infrastructure improvements. Fence design and materials shall be approved by the Community and Economic Development Director. Property owners adjoining the fence shall be responsible for maintenance. The City reserves the right to repair or replace the fence as necessary."
18) The final plat shall include the following note:
   "Existing regulations regarding sight distance, fence height, and setbacks may affect the placement of fences and driveways on any corner lots."
19) The face of the final plat shall include a waiver of the right of direct access to Burns Road for all lots adjacent to Burns Road, in accordance with PMC 21.20.050(4).
20) Transportation impact fees shall be paid at building permit issuance.
21) Park impact fees shall be paid at building permit issuance.

22) All required improvements shall be completed or appropriately bonded prior to final plat approval and recording.
23) The preliminary plat shall remain valid and final plat applications shall be submitted within the timeframes established by PMC 21.25.080.
24) Civil plans and right-of-way improvements for Burns Road and local access roads shall be designed in accordance with the applicable roadway design requirements identified in the Broadmoor Master Plan (Section B, Page 82 for Burns Road and Sections A and B, Page 86 for Local Access Roads). Refer to the attached pages for additional detail.
25) The development shall comply with all applicable requirements and obligations associated with existing latecomer agreements for water utility improvements within Burns Road.
26) Tract I shall be consolidated with the appropriate parcel to the south through the applicable process prior to final plat approval and recording of the phase containing Tract I.
27) Tracts A through H shall be dedicated as public right-of-way for pedestrian and bicycle access and related purposes, pursuant to PMC 21.15.100.
28) Prior to final plat approval, the applicant shall provide documentation confirming that the irrigation easement recorded under Auditor's File No. 1941262 has been abandoned.

RECOMMENDATION

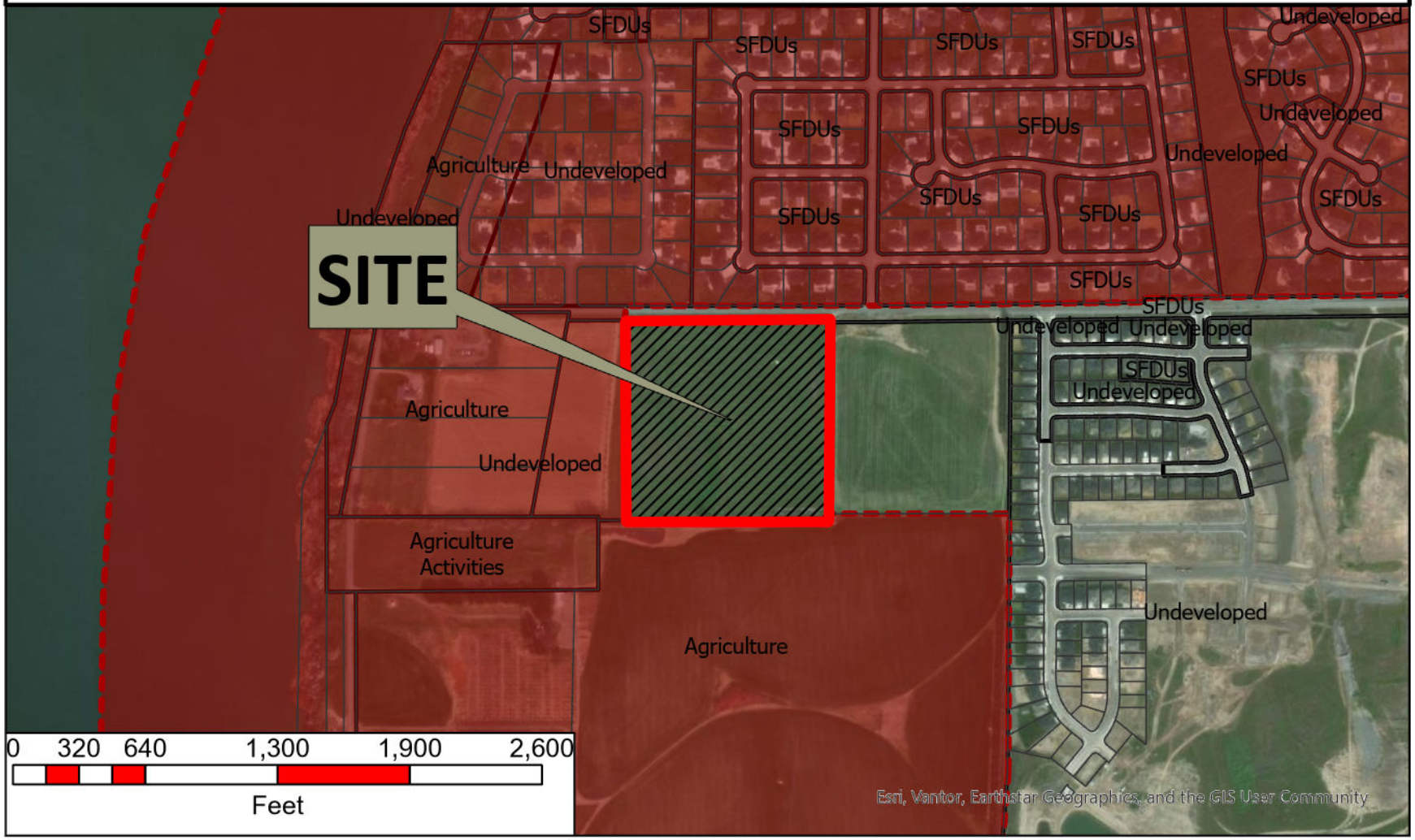
Staff recommends approval of the Cherry Bloom Preliminary Plat for Parcel No. 126160129, located in Pasco, Washington, subject to the conditions of approval listed above.

EXHIBIT 1-Maps



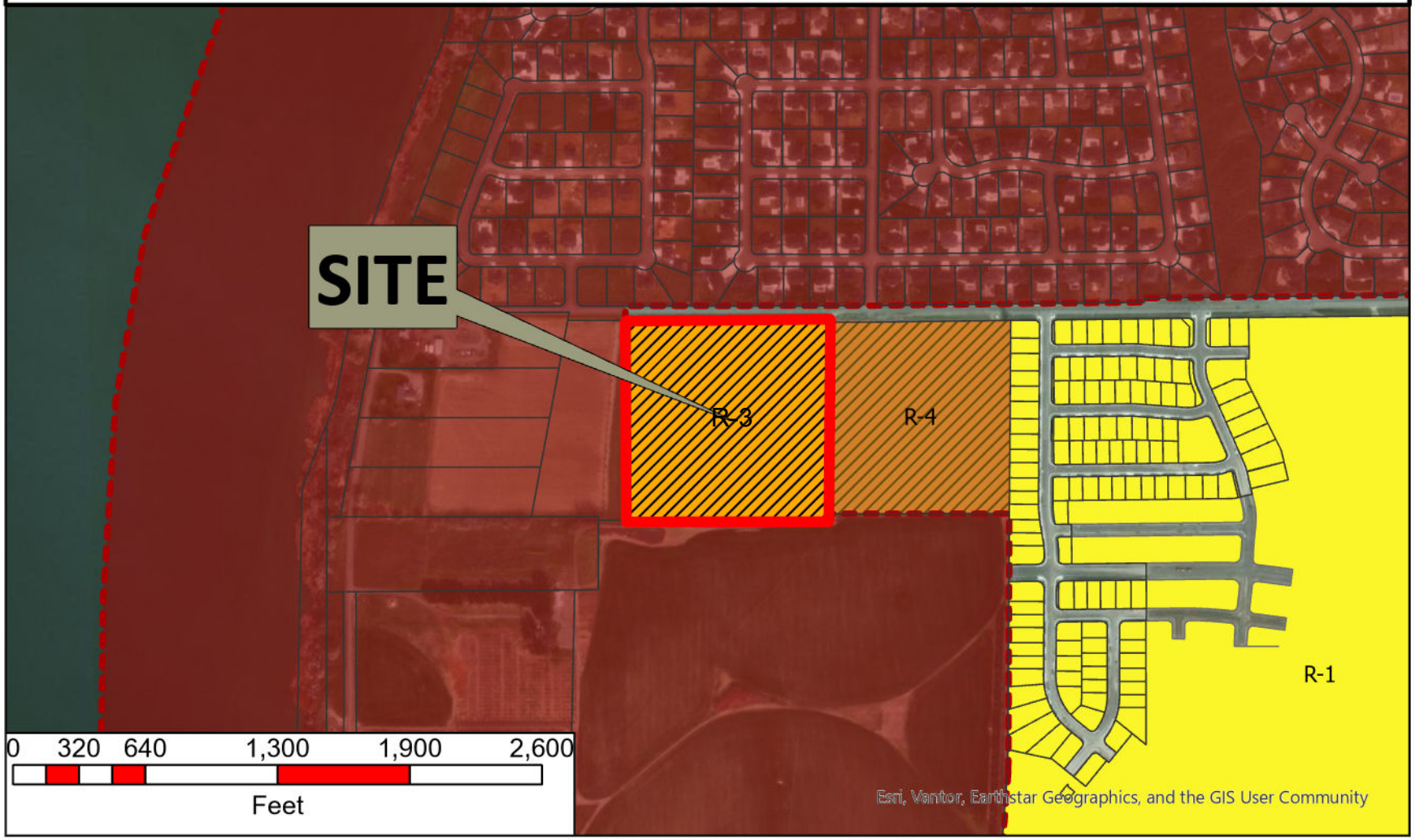
Land Use Map

Item: Cherry Bloom Preliminary Plat
Applicant(s): Strizhak Haven Ranch, LLC
File #: PP2026-001



Zoning Map

Item: Cherry Bloom Preliminary Plat
Applicant(s): Strizhak Haven Ranch, LLC
File #: PP2026-001



Comp Plan Map

Item: Cherry Bloom Preliminary Plat
Applicant(s): Strizhak Haven Ranch, LLC
File #: PP2026-001

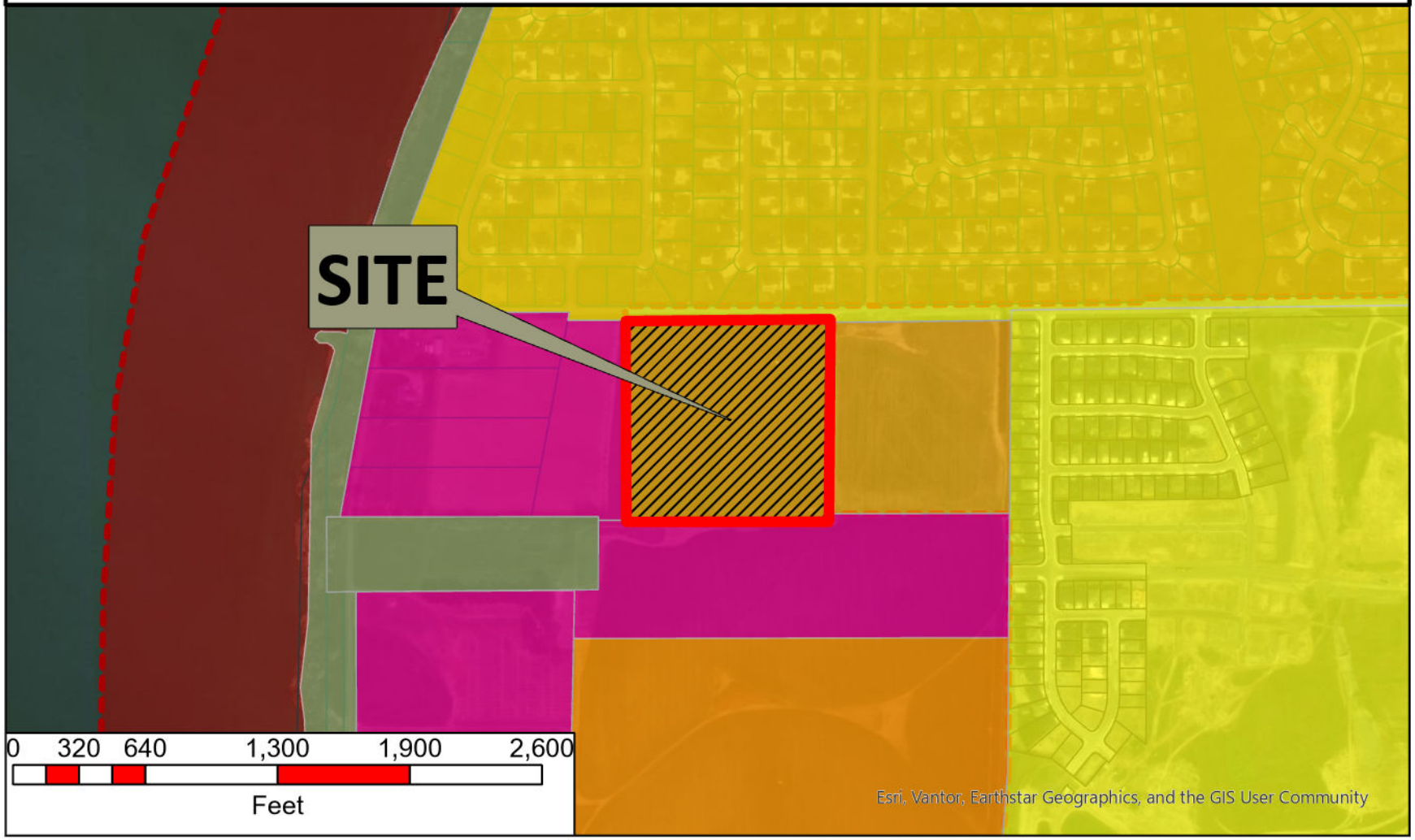
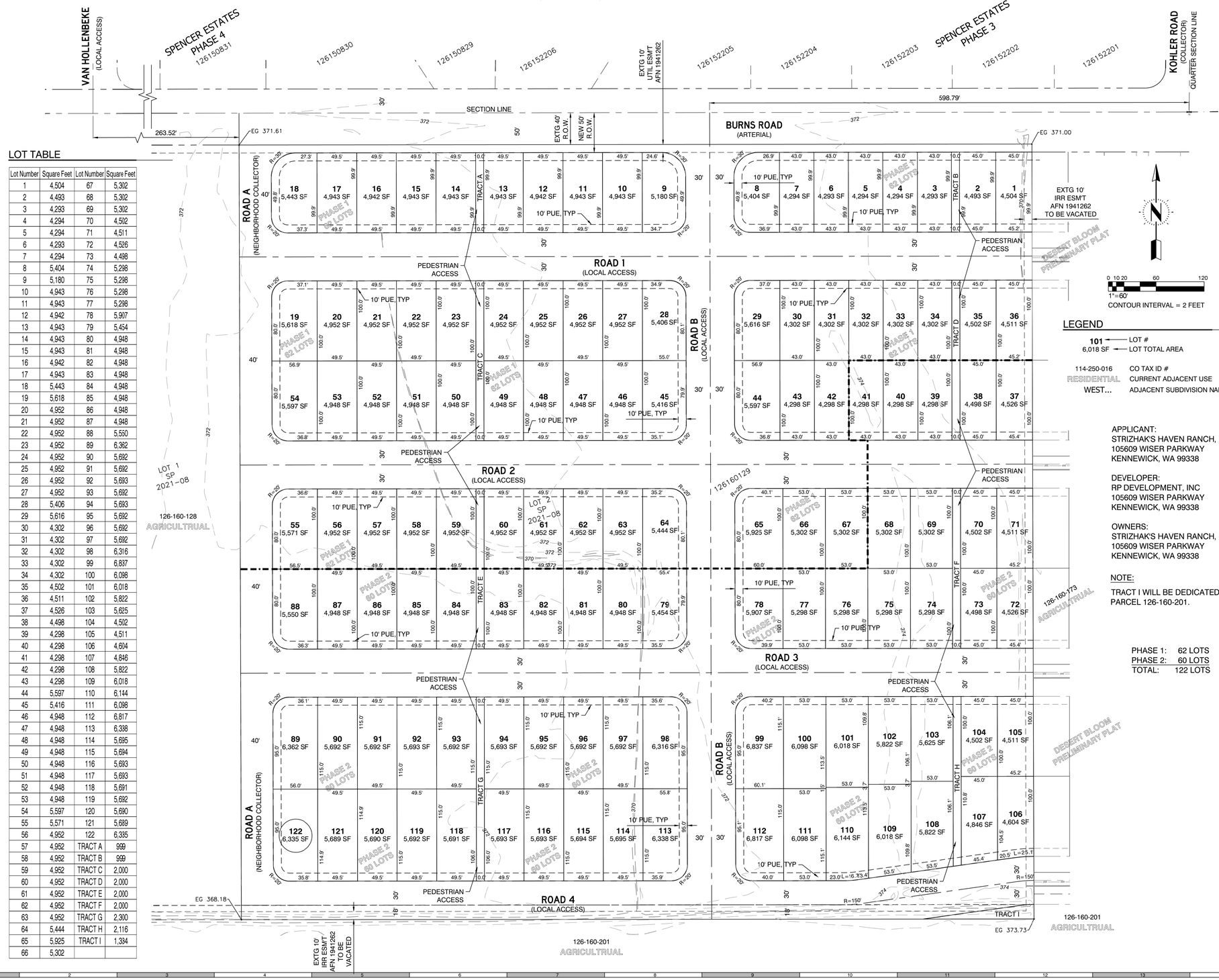


EXHIBIT 2-Preliminary Plat

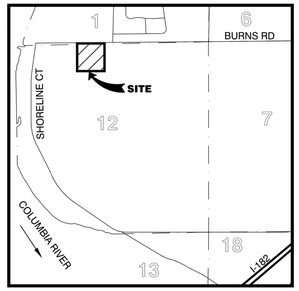
Cherry Bloom Preliminary Plat

LOCATED IN THE NW ¼ OF SEC 12, T 9 N, R 28 E OF THE WILLAMETTE MERIDIAN



LOT TABLE

Lot Number	Square Feet	Lot Number	Square Feet
1	4,504	67	5,302
2	4,493	68	5,302
3	4,293	69	5,302
4	4,294	70	4,502
5	4,294	71	4,511
6	4,293	72	4,526
7	4,294	73	4,498
8	5,404	74	5,298
9	5,180	75	5,298
10	4,943	76	5,298
11	4,943	77	5,298
12	4,942	78	5,907
13	4,943	79	5,454
14	4,943	80	4,948
15	4,943	81	4,948
16	4,942	82	4,948
17	4,943	83	4,948
18	5,443	84	4,948
19	5,618	85	4,948
20	4,952	86	4,948
21	4,952	87	4,948
22	4,952	88	5,550
23	4,952	89	6,362
24	4,952	90	5,692
25	4,952	91	5,692
26	4,952	92	5,693
27	4,952	93	5,692
28	5,406	94	5,693
29	5,616	95	5,692
30	4,302	96	5,692
31	4,302	97	5,692
32	4,302	98	6,316
33	4,302	99	6,837
34	4,302	100	6,098
35	4,502	101	6,018
36	4,511	102	5,822
37	4,526	103	5,625
38	4,498	104	5,502
39	4,298	105	4,511
40	4,298	106	4,604
41	4,298	107	4,846
42	4,298	108	5,822
43	4,298	109	6,018
44	5,597	110	6,144
45	5,416	111	6,098
46	4,948	112	6,817
47	4,948	113	6,338
48	4,948	114	5,695
49	4,948	115	5,694
50	4,948	116	5,693
51	4,948	117	5,693
52	4,948	118	5,691
53	4,948	119	5,692
54	5,597	120	5,690
55	5,571	121	5,689
56	4,952	122	6,335
57	4,952	TRACT A	999
58	4,952	TRACT B	999
59	4,952	TRACT C	2,000
60	4,952	TRACT D	2,000
61	4,952	TRACT E	2,000
62	4,952	TRACT F	2,000
63	4,952	TRACT G	2,300
64	5,444	TRACT H	2,116
65	5,925	TRACT I	1,334
66	5,302		



VICINITY MAP NTS

SHEET INDEX

PP100 PRELIMINARY PLAT
PP101 PRELIMINARY UTILITY PLAN
PP102 PRELIMINARY GRADING PLAN

PROPERTY AND PLAT STATISTICS

PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY PBS ENVIRONMENTAL AND ENGINEERING, INC., 2021

BASIS OF BEARING IS: WASHINGTON STATE PLANE, SOUTH ZONE GRID S89°56'00" ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12 OF TOWNSHIP 09 NORTH IN RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.

VERTICAL DATUM IS: NAVD 88, HOLDING AN ELEVATION OF 444.70' AT THE TOP OF A 3" BRASS CAP MONUMENT IN CASE MARKING THE NORTHEAST CORNER OF THE NE ¼ OF SECTION 12, T9N, R28E, W.M., ALSO KNOW AS THE CITY OF PASCO MONUMENT NO. 31.

TAX ID # OF SUBJECT PARCEL:
126-160-129

COMPREHENSIVE PLAN DESIGNATION:
MEDIUM DENSITY RESIDENTIAL

LAND USE ZONING DESIGNATION:
R-3 MEDIUM DENSITY RESIDENTIAL

PROPOSED LAND USE:
RESIDENTIAL-MEDIUM DENSITY

CURRENT PROPERTY USE: VACANT

TOTAL PARCEL AREA:
126-160-129: 22.00 Ac (958,407 SF)

TOTAL LOTS: 122
DENSITY: 6 DU/Ac
REQUIRED DENSITY: 6-29 DU/Ac
AVERAGE LOT SIZE: 5,157 SF
MIN. LOT SIZE: 4,293 SF (LOTS 3&6)
REQUIRED MIN LOT SIZE: 3,000 SF
LARGEST LOT SIZE: 6,837 SF (LOT 99)
R/W AREA: 313,288 SF

ANTICIPATED TO BEGIN CONSTRUCTION SPRING 2027 AND COMPLETE BY 2029, DEPENDANT UPON MARKET CONDITIONS.

PUBLIC STREETS, UTILITIES, AND STORMWATER

PUBLIC STREETS WILL BE CONSTRUCTED TO CITY OF PASCO STANDARD ST-2A, LOCAL ACCESS STREETS AND ST-2B, PARTIAL STREET (ARTERIAL/COLLECTOR). THIS SECTION INCLUDES CURBS, GUTTERS, AND SIDEWALKS.

CITY POTABLE WATER, IRRIGATION, AND SANITARY SEWER WILL BE EXTENDED TO EACH LOT WITHIN THE PLAT. FIRE HYDRANTS WILL BE INSTALLED AND LOCATED PER THE REQUIREMENTS OF THE CITY FIRE CHIEF.

STORMWATER RUNOFF WILL BE COLLECTED FROM PUBLIC STREETS AND DISPOSED OF, ONSITE, IN LOCALIZED SUBSURFACE INFILTRATION SYSTEMS.

STREET LIGHTS WILL BE INSTALLED PER THE CITY OF PASCO STANDARDS.

0 10 20 60 120
1"=60'
CONTOUR INTERVAL = 2 FEET

LEGEND

101 — LOT #
6,018 SF — LOT TOTAL AREA
114-250-016 — CO TAX ID #
RESIDENTIAL — CURRENT ADJACENT USE
WEST... — ADJACENT SUBDIVISION NAME

APPLICANT:
STRIZHAK'S HAVEN RANCH, LLC
105609 WISER PARKWAY
KENNEWICK, WA 99338

DEVELOPER:
RP DEVELOPMENT, INC
105609 WISER PARKWAY
KENNEWICK, WA 99338

OWNERS:
STRIZHAK'S HAVEN RANCH, LLC
105609 WISER PARKWAY
KENNEWICK, WA 99338

NOTE:

TRACT I WILL BE DEDICATED TO PARCEL 126-160-201.

PHASE 1: 62 LOTS
PHASE 2: 60 LOTS
TOTAL: 122 LOTS

Know what's below. Call before you dig.



JF ENGINEERING, PLLC
CIVIL ENGINEERING
PLANNING
PROJECT MANAGEMENT
7500 W. Clearwater Ave. STE A Kennewick, WA 99336
(509) 551-8174 PHN www.JFengineering.pro

Preliminary Plat for:
Cherry Bloom Preliminary Plat
A project in the City of Pasco , WA

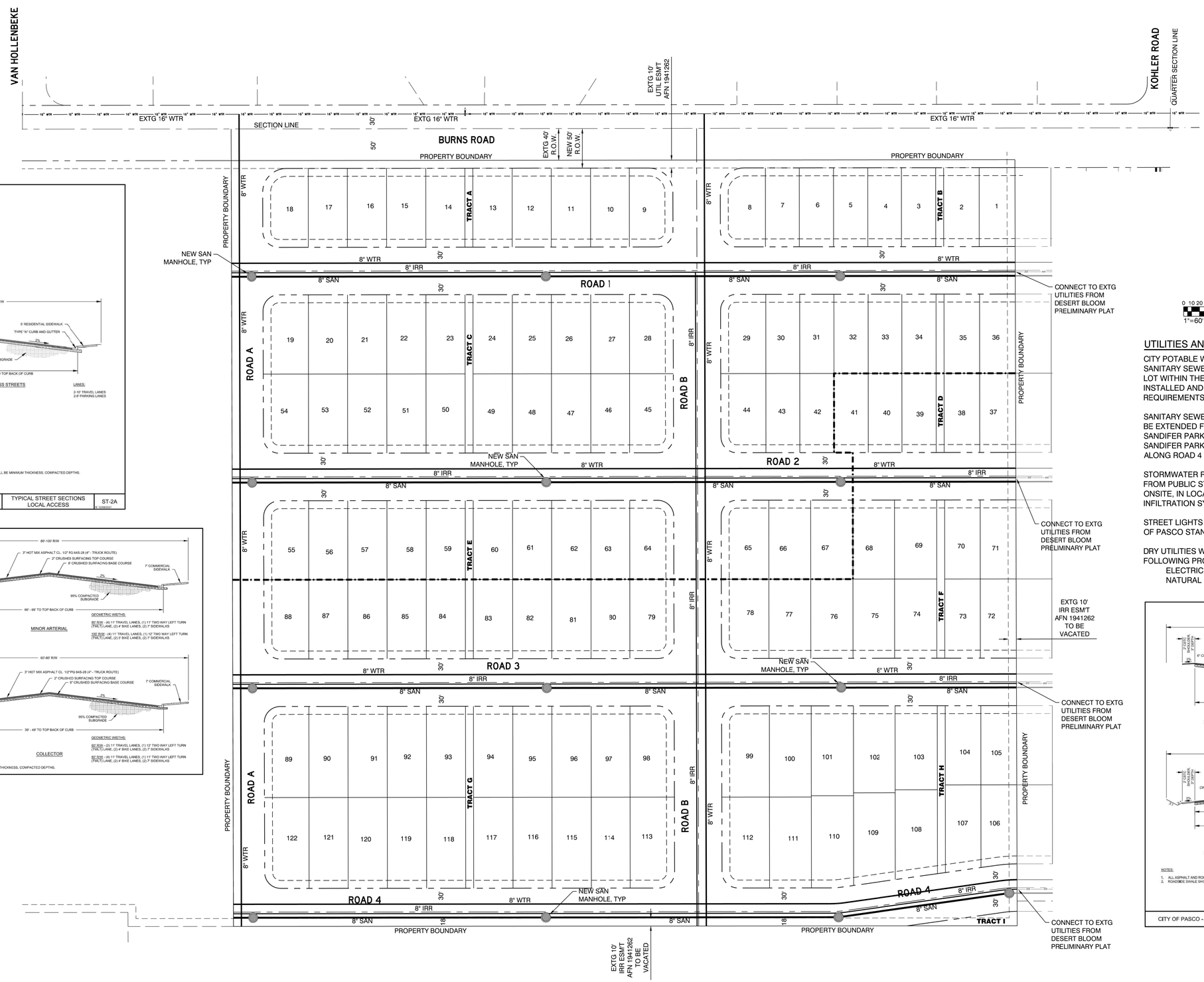
Drawn by: KWE
Checked by: JEF

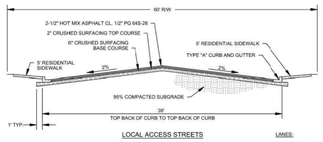
JF Eng. Job # 0154.00

Scale H: 1"=60'
Scale V: N/A

Date: Sept 16, 2026

PP100





NOTE:
ALL ASPHALT AND ROCK DIMENSIONS SHALL BE MINIMUM THICKNESS, COMPACTED DEPTHS.

CITY OF PASCO - STANDARD DETAIL	TYPICAL STREET SECTIONS LOCAL ACCESS	ST-2A

NOTE:
ALL ASPHALT AND ROCK DIMENSIONS SHALL BE MINIMUM THICKNESS, COMPACTED DEPTHS.

CITY OF PASCO - STANDARD DETAIL	TYPICAL STREET SECTIONS ARTERIAL AND COLLECTOR	ST-2C

UTILITIES AND STORMWATER

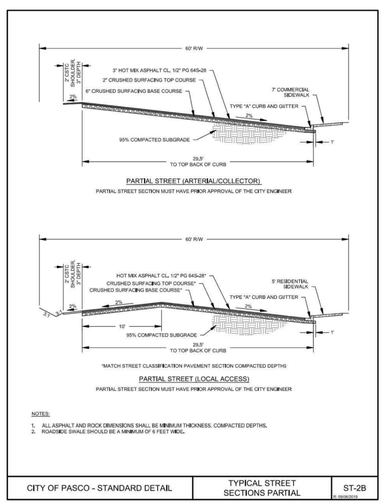
CITY POTABLE WATER, IRRIGATION WATER AND SANITARY SEWER WILL BE EXTENDED TO EACH LOT WITHIN THE PLAT. FIRE HYDRANTS WILL BE INSTALLED AND LOCATED PER THE REQUIREMENTS OF THE CITY FIRE CHIEF.

SANITARY SEWER AND IRRIGATION WATER WILL BE EXTENDED FROM THE INTERSECTION OF SANDIFER PARKWAY AND ROAD 122, ALONG SANDIFER PARKWAY, UP KOHLER ROAD AND ALONG ROAD 4 TO THIS PLAT.

STORMWATER RUNOFF WILL BE COLLECTED FROM PUBLIC STREETS AND DISPOSED OF, ONSITE, IN LOCALIZED SUBSURFACE INFILTRATION SYSTEMS.

STREET LIGHTS WILL BE INSTALLED PER THE CITY OF PASCO STANDARDS.

DRY UTILITIES WILL BE PROVIDED BY THE FOLLOWING PROVIDERS:
ELECTRICITY: FRANKLIN COUNTY PUD
NATURAL GAS: CASCADE NATURAL GAS CO.



NOTES:
1. ALL ASPHALT AND ROCK DIMENSIONS SHALL BE MINIMUM THICKNESS, COMPACTED DEPTHS.
2. ROADSIDE SWALE SHOULD BE A MINIMUM OF 6 FEET WIDE.

CITY OF PASCO - STANDARD DETAIL	TYPICAL STREET SECTIONS PARTIAL	ST-2B

Know what's below. Call before you dig.



2026.09.14
15:48:47 -07'00'

JF ENGINEERING, PLLC
CIVIL ENGINEERING
PLANNING
PROJECT MANAGEMENT
7500 W. Clearwater Ave. STE A Kennewick, WA 99336
(509) 551-8174 PHN www.JFengineering.pro

Preliminary Utility Plan for:

Cherry Bloom Preliminary Plat

A project in the City of Pasco , WA

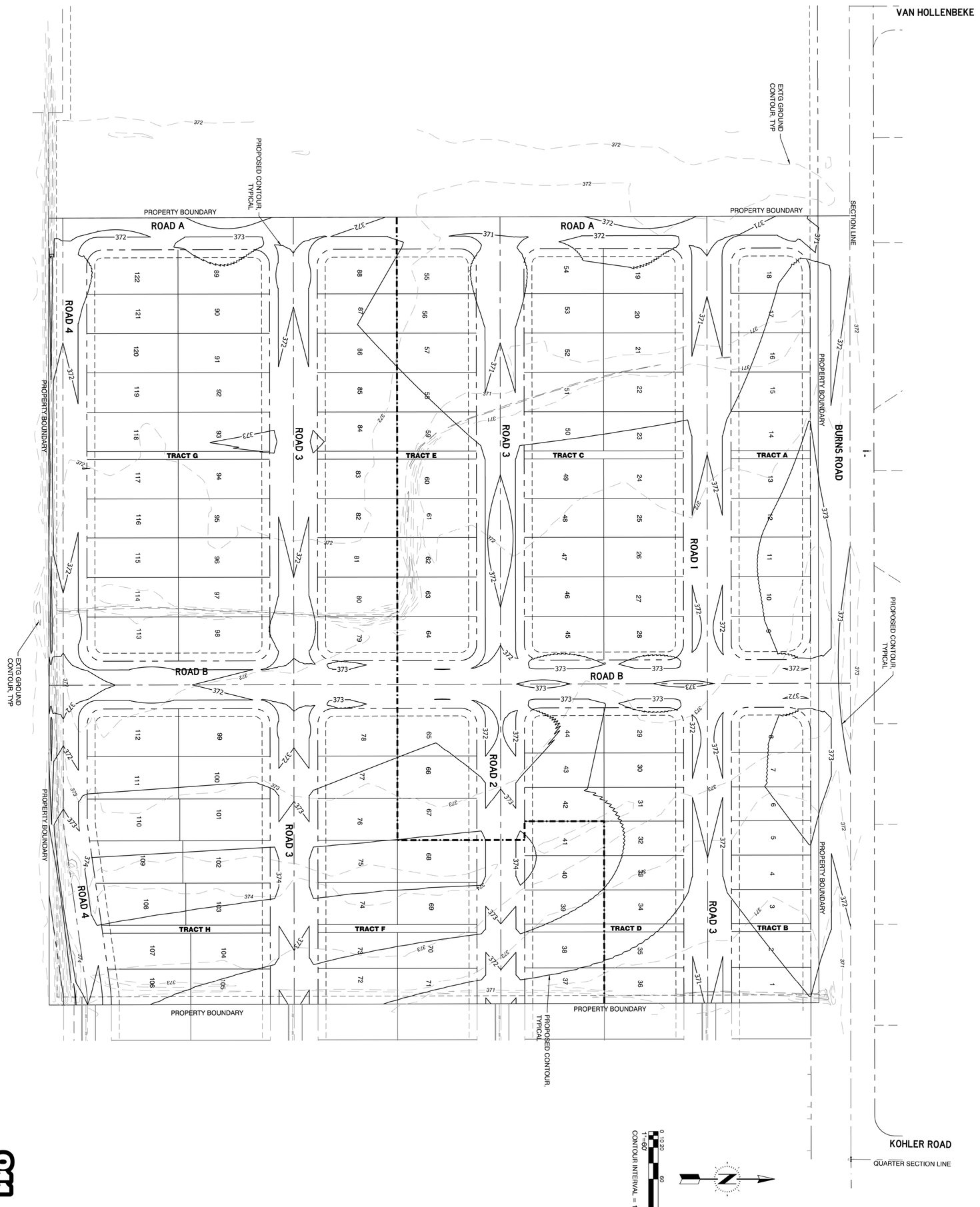
Drawn by: KWE
Checked by: JEF

JF Eng. Job # 0154.00

Scale H: 1"=60'
Scale V: N/A

Date: Sept 14, 2026

PP101



Know what's below. Call before you dig. 811

JEFFREY WAYNE FELT — STATE OF WASHINGTON — 24215 — REGISTERED PROFESSIONAL ENGINEER — 10/31/2026

PP102	Date: Sept 14, 2026	Scale H: 1"=60' Scale V: N/A	JF Eng Job # 0154-00	Drawn by: KWE Checked by: JEF	Preliminary Grading Plan for: **Cherry Bloom Preliminary Plat** A project in the City of Pasco , WA	JF ENGINEERING, PLLC CIVIL ENGINEERING PLANNING PROJECT MANAGEMENT 7500 W. Clearwater Ave, STE A Kennewick, WA 99336 (509) 551-8174 PHN www.JFengineering.pro

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
PRELIMINARY PLAT APPLICATION

PURPOSE: The purpose of a preliminary plat is to provide the owner(s) of property wishing to divide their property into two or more lots and the City an opportunity to review the overall concept prior to initial development. The intent of the preliminary plat process is to promote orderly and efficient community growth within the requirements of RCW 58.17.035.

1. Prior to the filing of an application for approval of a preliminary plat, it is suggested that the subdivider, or his/her agent, contact the Planning Department to discuss the requirement for the preliminary plat.

REQUIREMENTS:

1. Title report current within thirty (30) days
2. Application fee (see below)
3. Electronic copy of plat and adjacent properties, as defined below, in AutoCAD format for importation into the City's Geographic Information System (GIS)
4. A completed SEPA checklist
5. An accepted traffic impact analysis (TIA) may be required per the Pasco Design and Construction Standards.
6. Four (4) hard copies of a professionally drawn Preliminary Plat map in ANSi D size (22x34 inches) Clearly showing:
    a. General information. The following general information shall appear on each sheet of a preliminary plat:
        i. Proposed name of the subdivision along with the words "Preliminary Plat." Names shall not be deceptively similar to names of existing subdivisions;
        ii. Name and address of the applicant/ developer and owner;
        iii. Name and address of the professional engineer or surveyor who prepared the preliminary plat;
        iv. Numeric scale, graphic scale, true north point and date of preparation;
        v. Location of boundary lines in relation to section, quarter-section or quarter-quarter section lines and any adjacent corporate boundaries;
        vi. A vicinity map sufficient to define the location and boundaries of the proposed subdivision with respect to surrounding property, streets and other major man-made and natural features shall appear on the preliminary plat.

    b. Existing conditions. Information on existing conditions shall appear on preliminary plats as follows:

i. Right-of Way and Parcel lines of completed and current preliminary adjacent subdivisions and/or properties within ½ mile;
ii. Existing Topographic features, including all utilities and contours at 5 foot intervals;
iii. Location, width and name of each existing or platted street or other right-of-way, parks and other public open spaces, and permanent buildings, within the proposed subdivision;
iv. The location, widths and purposes of any existing easements lying within or adjacent to the proposed subdivision as described in item 'I' above;
v. The location of any well within the proposed subdivision or within one hundred (100) feet of the boundaries of the proposed subdivision.

c. Proposed Development. Preliminary plats shall contain the following information about proposed developments:
i. Location and width of proposed streets, alleys, pedestrian ways and easements;
ii. Indication of any portion or portions of the preliminary plat for which separate or successive final plats will be filed;
iii. Layout, numbers and approximate dimensions of lots and numbers of blocks;
iv. Location and size of all proposed parks, playgrounds, church sites, or other special uses of land considered for dedication, or reservation by deed of covenant for special use or for use of all property owners in the subdivision and any conditions of such dedication or reservation;
v. Indication of proposed land use;
vi. Proposed contours, as necessary, to clearly depict future improvements;
vii. Two copies of proposed street grades may be required by the City Engineer where conditions warrant their being furnished.
viii. For proposed subdivisions involving residential land uses, a Table shall be provided on the preliminary plat containing the following information:
1. Total area of proposed plat in acres;
2. Number of lots and square footage of each lot;
3. Minimum lot size;
4. Maximum lot size;
5. Average lot size;
6. Number of lots per phase; and
7. Total area of proposed rights-of-way per phase.
ix. Preliminary layout of water, storm drainage and sanitary sewer systems.

PUBLIC HEARING: Upon receipt of a fully completed, and accepted, application for preliminary plat approval, a date shall be set for an open record hearing before the Hearing Examiner.

Upon conclusion of the public hearing, the Hearing Examiner shall approve the preliminary plat with or without conditions or deny the preliminary plat. The Hearing Examiner shall make and enter into findings from the record and conclusions thereof as to whether or not:

1. Adequate provisions are made for the public health, safety and general welfare and for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds, transit stops, schools and school grounds, sidewalks for safe walking conditions for students and other public needs;
2. The proposed subdivision contributes to the orderly development and land use patterns in the area;
3. The proposed subdivision conforms to the policies, maps and narrative text of the Comprehensive Plan;
4. The proposed subdivision conforms to the general purposes of any applicable policies or plans which have been adopted by the City Council;
5. The proposed subdivision conforms to the general purposes of this Title;
6. The public use and interest will be served by approval of the proposed subdivision.

NOTICE OF DECISION: Following adoption of a resolution approving or denying a preliminary plat, the applicant shall be notified of the Hearing Examiner's action. The notice shall inform the applicant of applicable time limitations for final plat submittal if the preliminary plat was approved. The approved preliminary plat does not constitute an acceptance of the subdivision, but is deemed to be an authorization to proceed with preparation of the final plat.

ADJUSTMENTS:

1. *Minor Adjustments.* Minor adjustments may be made and approved by the City Planner. Minor adjustments are those which may affect the precise dimensions of the plat but which do not affect the basic character or arrangement of the lots and streets. The adjustments cannot be inconsistent with the requirements of the preliminary plat approval. The adjustments cannot cause the subdivision to be in violation of this title, the zoning ordinance, any other applicable City land use controls, Chapter 58.17 RCW, or any other applicable state law or regulation.
2. *Major Adjustments.* Major adjustments are those, when determined by the City Planner, that substantially change the basic design, layout, open space or other requirements of the plat. When the City Planner determines a change constitutes a major adjustment, a new application for a preliminary plat is required and shall be processed as a new and separate application.
3. *Time Limitations.* A preliminary plat shall be valid for a five-year period following Hearing Examiner approval of the preliminary plat.

LARGE DEVELOPMENTS:

In order to discourage premature subdivision and unfeasible improvements of streets, the following procedure is provided for:

1. When a developer or group of developers have in their control an area of land which they wish to plat, but of such a large size that the sale of a majority of the lots in the area would take more than a year, they may cause to be prepared a preliminary plat for the entire area of development;
2. On such preliminary plat, development divisions may be designated;
3. Upon approval of the preliminary plat, the developer may cause to be prepared a final plat for one or more development divisions, provided the order of development allows for the

provision of utilities and streets with proper alignment with existing and future utilities and streets;

4. Each development division shall be considered as a final plat and provisions of these regulations shall be complied with for such development division.

Additional Considerations:

Due to the potential changes resulting from the Transportation Impact Analysis (TIA), plans depicting civil improvements within the plat shall not be submitted for review until the TIA, for the entire preliminary plat, is completed and accepted by the City Engineer.

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
PRELIMINARY PLAT APPLICATION

Master File # _____ Date Submitted: _____

Applicant Info	Owner Info (if different than applicant)
Name: Strizhak Haven Ranch, LLC	Name:
Address: 105609 Wiser Parkway Kennewick, WA 99337	Address:
Phone: (509) 392-7080	Phone:
Email: Trey.RPDevelopment@gmail.com	Email:

Project Address: _____

Project Parcel Number: 126-160-129

Current Zoning: R-3 Medium Residential

Gross square footage of property: 958,407 SF

Number of lots proposed: 132

Source of domestic water: City of Pasco

Method of sewage disposal: City of Pasco

Development variations (density increase, planned density development, planned unit development, etc.):
None

Description of proposal: The project involves the development of 22 acres into approximately 132 single-family residential lots. City of Pasco water will be extended from Burns Road into the plat to provide potable water and fire protection. Sanitary sewer will be collected in a new gravity sewer system that will be connected to an existing sewer main to the east of this property.

Access to proposed plat (existing or proposed): Access will be from two new road connections to Burns Road.

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.

Application fee	-	$ 700.00
Per Lot Fee	-	$ 30.00 per lot ($950.00 max)
Environmental Checklist	-	$ 75.00
Radius Notification	-	$ 50.00
TOTAL		**$**

☐ Preliminary Plat (physical & electronic) ☐ SEPA checklist ☐ Fee ☐ Title Report

~~Applicant~~ Signature — Date: 7-14-26

Owner Signature — Date

City of Pasco
Community Development Department
525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441

MEMORANDUM

DATE: August 7, 2026

TO: Strizhak Haven Ranch, LLC

FROM: Ivan Barragan, Planner III

SUBJECT: Cherry Bloom Preliminary Plat (PP2026-001)

The following notes, comments, and requirements have been provided by City staff regarding this project.
Applicant: City staff have reviewed the proposal and provided comments intended to identify inconsistencies with adopted codes, plans, and policies, as well as concerns, questions, and informational items related to the proposal. While some comments are provided for informational purposes only, others will require revisions to the Preliminary Plat or additional supporting information prior to consideration by the Hearing Examiner.
Based on the responses received and any revisions submitted, additional review comments may be necessary. This memorandum may require the submission of a revised Preliminary Plat, followed by subsequent review by City staff.

Comments:

Planning Division:

1) The Broadmoor Master Plan identifies a north-south neighborhood collector with bicycle lanes along the western boundary of the proposed preliminary plat. Please revise the preliminary plat to accommodate the planned 80-foot neighborhood collector by dedicating one-half of the required right-of-way (40 feet) within the Cherry Bloom Preliminary Plat boundary.
   Alternatively, the proposed north-south roadway along the western boundary may be revised to serve as the planned neighborhood collector by providing the ultimate 80-foot right-of-way. The City's preferred approach is to widen the roadway in its currently proposed location. While this revision may reduce the depth of the western tier of lots and the width of the interior tier of lots, it would increase the offset from the existing Van Hollebeke Road intersection with Burns Road. Additional separation between these intersections may improve future traffic operations and reduce potential safety concerns associated with closely spaced intersections on a principal arterial. This approach would also better satisfy the intent of the minimum 300-foot block size requirement (public street to public street) established in PMC 25.97.045(2).

The City recognizes that revising the roadway width may affect the overall lot configuration. However, the Pasco Municipal Code provides flexibility in lot design. Single-family detached lots require a minimum lot frontage of 30 feet and a maximum width-to-depth ratio of 3:1. Single-family attached lots require a minimum lot frontage of 20 feet and may have a maximum width-to-depth ratio of 5:1. These standards may provide opportunities to revise the plat while accommodating the planned neighborhood collector.

The minimum driveway spacing along neighborhood collectors is 75 feet, measured between the edges of adjacent driveway approaches.

2) Based on the preliminary plat, it appears that Tracts E and F are intended to be reserved for future development. If this is the applicant's intent, please clearly identify this on the face of the preliminary plat.
3) If the development is proposed to be constructed in phases, please identify the proposed phasing plan on the preliminary plat.
4) Following revision of the preliminary plat to incorporate the planned neighborhood collector, please ensure the revised block layout complies with the maximum 330-foot spacing requirement between bicycle and pedestrian facilities in accordance with PMC 25.97.045(2).
5) Prior to final plat approval, please provide documentation confirming the abandonment of the irrigation easement recorded under AFN 1941262. Additionally, if Tracts E and F are intended to be reserved for future development, please evaluate the abandonment of the irrigation easement along the southern boundary to avoid potential conflicts with future development. This easement also impacts Lot 20 and should be addressed as part of the evaluation.

Addressing:

1) Addressing will be reviewed during Civil Permit Review. Official Addressing will be assigned during final plat review.
2) Please coordinate with adjacent plat, Parcel 126160173; Desert Bloom developers on road names. Provide 3 road names for each of the north-south traveling roads that will be reviewed and approved by EMS and City staff. Names must follow City Resolution 2545.

SUBDIVISION

Issued By: COMMONWEALTH LAND TITLE INSURANCE COMPANY
by its agent:

TICOR TITLE COMPANY

Guarantee/Certificate Number:

472636251

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a corporation, herein called the Company,

GUARANTEES

Strizhak's Haven Ranch LLC, a Washington limited liability company, and Pro Made Homes

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Commonwealth Land Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Ticor Title Company
8101 W Grandridge Blvd., Suite 110
Kennewick, WA 99336

Countersigned By:

Dylan Strait
Authorized Officer or Agent

COMMONWEALTH LAND TITLE INSURANCE COMPANY CORPORATE SEAL

ISSUING OFFICE:

Title Officer: Adam Dyer
Ticor Title Company
8101 W Grandridge Blvd., Suite 110
Kennewick, WA 99336
Phone: 509-579-7037 Fax: 844-894-6828
Main Phone: (509)579-7020
Email: Adam.Dyer@ticortitle.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$350.00	$30.80

Effective Date: June 17, 2026 at 12:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

For APN/Parcel ID(s): 126160129

Lot 2, Short Plat No. 2021-08, according to the Survey thereof recorded under Auditor's File No. 1941262, records of Franklin County, Washington.

Title to said real property is vested in:

STRIZHAK'S HAVEN RANCH LLC

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

SCHEDULE B

SPECIAL EXCEPTIONS

1. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2026
Tax Account No.:	126160129
Levy Code:	106
Assessed Value-Land:	$3,302,300.00
Assessed Value-Improvements:	$0.00

General and Special Taxes:	
Billed:	$31,312.08
Paid:	$15,656.04
Unpaid:	$15,656.04

2. Any assessments levied by South Columbia Basin Irrigation District for the year 2026, amounts of which are unavailable at this time.

3. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$3,000,000.00
Dated:	December 21, 2021
Trustor/Grantor:	SG Land Management LLC
Trustee:	Walla Walla Title Company
Beneficiary:	Community First Bank
Recording Date:	December 22, 2021
Recording No.:	1953420

4. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$4,645,000.00
Dated:	June 26, 2024
Trustor/Grantor:	Peter Strizhak and Yelena Strizhak, husband and wife, as to "Parcel A" and SG Land Management L.L.C. aka SG Land Management, LLC, a Washington limited liability company, as to "Parcel B" and "Parcel C",
Trustee:	Ticor Title Company
Beneficiary:	Bryan Casper as to an undivided 1/2 interest and Karsten Lemmon as to an undivided 1/2 interest,
Recording Date:	June 26, 2024
Recording No.:	1987582
Affects:	Said premises and other property

5. 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 said Irrigation Project.

6. Unrecorded leaseholds, if any, rights of vendors and holders of security interests on personal property installed upon said property and rights of tenants to remove trade fixtures at the expiration of the term.

SCHEDULE B
(continued)

7. Easement and the terms and conditions thereof:
Grantee: The United States of America
Purpose: Flowage easement
Recorded: 11/17/1956
Recording Number: 267001

Terms, Provisions and Conditions of Quit Claim Deed:
Grantor: Glen C. Walkley and Elvira Walkley, husband and wife
Grantee: The United States of America
Recorded: 01/16/1990
Recording No.: 469170

8. Easement and the terms and conditions thereof:
Grantee: Pacific Telephone and Telegraph Company, a corp of California
Purpose: To construct, operate, maintain, and patrol a telephone cable line
Area Affected: Porton of said premises
Recorded: 01/15/1958
Recording Number: 190097

9. Easement affecting a portion of said premises and for the purposes stated therein:
In favor of: Public Utility District No 1 of Franklin County, Washington
Purpose: Electric transmission and distribution line and appurtenances thereto
Recorded: 09/09/1993
Recording Number: 501681
Affects: Portion of said premises

10. Terms, Provisions and Conditions of Deed:
Grantor: Pacific Power & Light Company, a corporation of the State of Maine
Grantee: The United States of America
Dated: September 30, 1944
Recording No.: 101614
Affects: portion of said premises

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat 2021-08:

Recording No: 1941262

12. Notice of additional water facility tap or connection charge including terms and conditions thereof:
From: City of Pasco
Recorded: January 26, 2024
Recording No.: 1982434

SCHEDULE B
(continued)

13. Developer Reimbursement Agreement including terms and conditions thereof:
Between: City of Pasco and Big Sky Developers LLC
Recorded: August 21, 2024
Recording No.: 1989630

14. City of Pasco Ordinance No. 4786 including terms and conditions thereof:
Recorded: October 16, 2025
Recording No.: 2004895

15. Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

NKA
Pasco, WA 99301

16. Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

Lot 2, Short Plat No. 2021-08
Tax Account No.: 126160129

END OF SCHEDULE B

EXHIBIT 6-Public Notices

Affidavit of Mailing

In regards to MF# PP2026-001

I, Carmen Patrick, hereby confirm that notification was sent by mail September 23, 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 23rd day, September of 2026.

Carmen Patrick

Representative's Signature

City of Pasco
Community Development Department
525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441

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 October 14, 2026, at 6:00 pm.

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

PP2026-001 Cherry Bloom: A public hearing will be held to consider a preliminary plat for the development of 122 single-family detached residential lots in two phases. The proposed subdivision improvements include construction of public roads, installation of public utilities, right-of-way dedications, utility easements, and pedestrian and bicycle accessways intended to provide neighborhood connectivity. The proposed street network includes extensions of four local access roads previously approved through the neighboring Desert Bloom Preliminary Plat to the east, an additional north-south local access road, and dedication and development of one-half of the right-of-way for the planned neighborhood collector along the western boundary of the site.

The subject property is identified as Parcel No. 126160129 and consists of approximately 22 acres. The property is generally located south of Burns Road and east of Shoreline Road in Section 12, Township 9 North, Range 28 East, W.M., Pasco, Washington 99301.

A Determination of Nonsignificance (DNS) under the State Environmental Policy Act (SEPA) was issued for the proposal on August 13, 2026. The proposal is subject to the applicable provisions of the Pasco Municipal Code.

Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m. on October 14, 2026,** to be included in the Hearing Examiner's packet.

If you have questions or wish to provide written comments on the proposal, please contact the Planning Division at **(509) 544-4146**, by email at barragani@pasco-wa.gov, by mail or in person at **525 N. 3rd Avenue, 1st Floor (CED), Pasco, WA 99301**. **Please note that only written comments submitted prior to the meeting will be accepted and included in the official record. Oral testimony provided during the meeting will also be accepted and entered into the record at that time.**

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

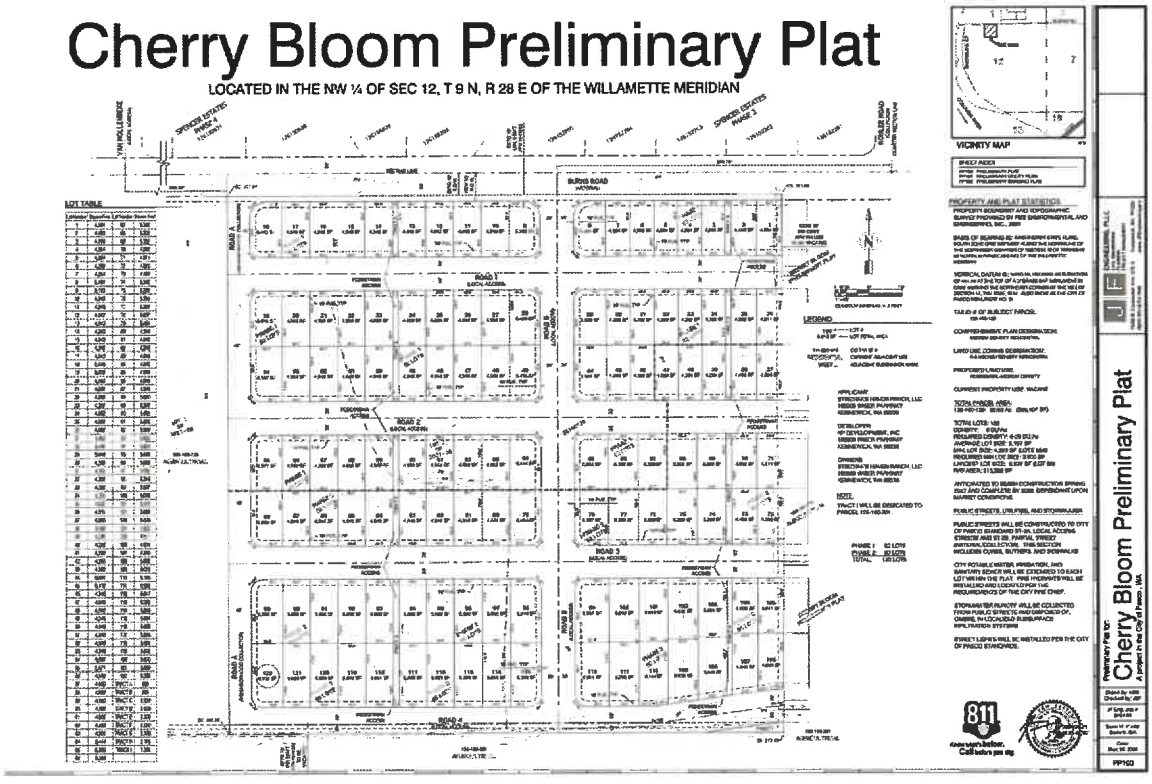
www.pasco-wa.gov/publiccomment

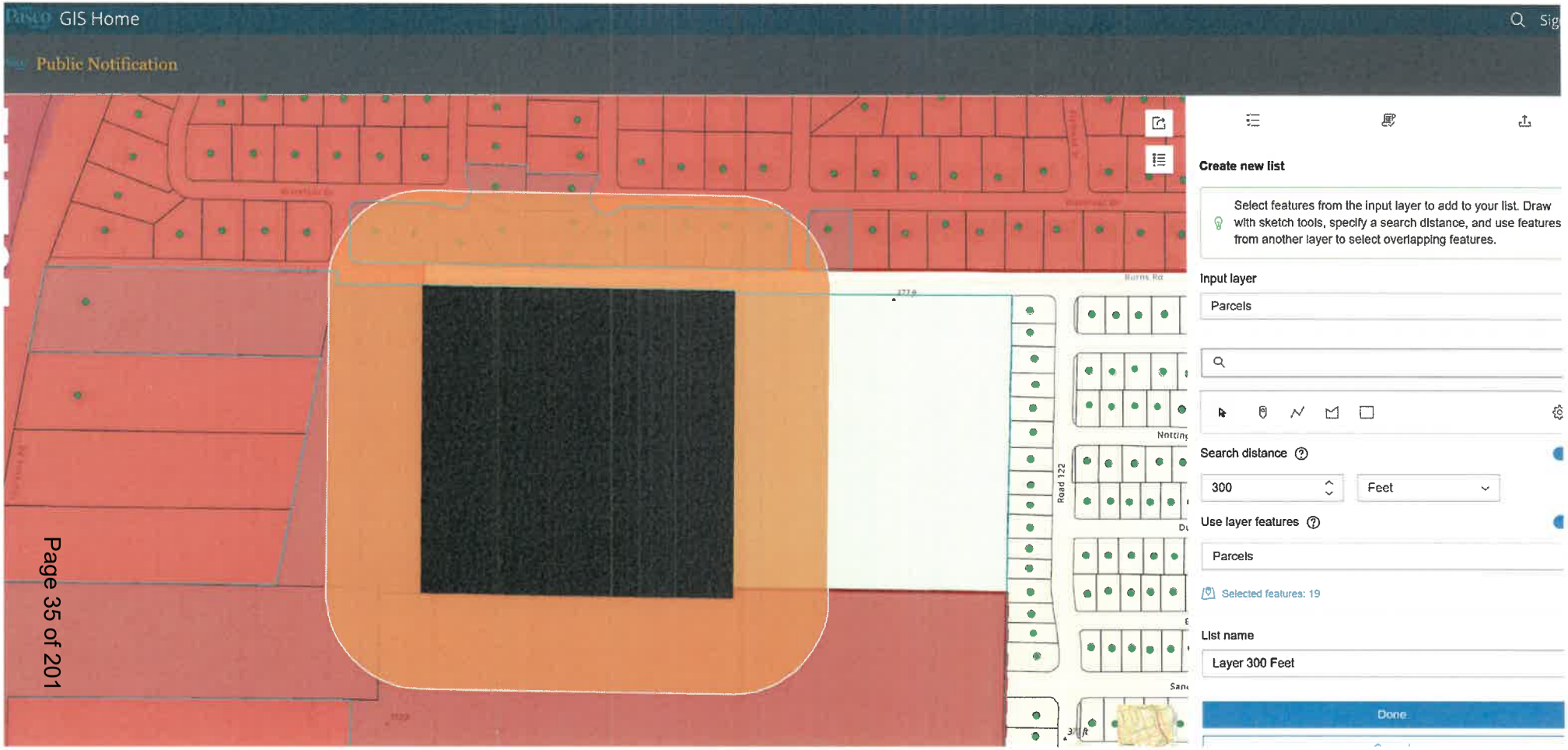
After registering, you will receive a confirmation email containing information about joining the webinar.

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

Prepared September 22, 2026 by: *Ivan Barragan*, Planner III, 525 N 3rd Ave, Pasco, WA 99301-(509) 544-4146

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Pasco GIS Home
Public 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
Burns Rd
Road 122

TAXPAYER_NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_ST	ZIP_CODE
HORRIGAN FARMS INC	12905 SHORELINE RD	PASCO	WA	99301-9259
STRIZHAK'S HAVEN RANCH 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 VAUGHN OI	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
DESERT BLOOM LLC	6119 BURDEN BLVD	PASCO	WA	99301-8502
GRETL J CRAWFORD INTERIORS INC	4808 W 21ST AVE	KENNEWICK	WA	99338-1858
TUCKER HOMES LLC	8503 W 12TH AVE	KENNEWICK	WA	99338-1273
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
Franklin County Clerk	1016 N 4th Ave B-306	PASCO	WA	99301
Franklin County Public Works	3416 N Stearmn Ave	PASCO	WA	99301
Franklin County Planning & Economics	502 W Boesing ST	PASCO	WA	99301
Franklin County Auditor	1016 N 4th Ave	PASCO	WA	99301
Franklin County Assessor	1016 N 4th Ave A-104	PASCO	WA	99301

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:	**IPL0376164**
Order Status:	Submitted
Classification:	Legals & Public Notic...
Package:	TRI - Legal Ads
Site:	tricity
Final Cost:	$696.23
Referral Code:	**NOPH 9-27-2026**
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	September 21, 2026 6...
Amount:	$696.23

SCHEDULE FOR AD NUMBER IPL03761640

PREVIEW FOR AD NUMBER IPL03761640

4.9inches x 7.81inches

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, and Location: The City of Pasco Hearing Examiner will hold an open record hearing at 6:00 p.m. on October 14, 2026, in the Council Chambers at Pasco City Hall, located at 525 N. 3rd Avenue, Pasco, Washington. Access is available through the east or south entrances. The Hearing Examiner will receive public testimony on the following applications at this hearing:

PP2025-004 Wilson Acres: A public hearing will be held to consider a preliminary plat for the development of 692-single-family detached residential lots in ten phases. The proposed subdivision improvements include mass grading, construction of public roads, installation of water, sewer, irrigation, communication, and power infrastructure, pedestrian and mixed-use accessways intended to provide neighborhood connectivity, a 2.25-acre park to be maintained by the Homeowners Association (HOA), a tract for a sewer lift station, and open space areas containing an underlying U.S. Bureau of Reclamation (USBR) irrigation easement right-of-way.

The subject property, formerly identified as Parcel No. 115180030, is now identified as Parcel Nos. 115180033, 115180211, 115180212, 115180213, 115180214, 115180215, 115180216, 115180217, 115180218, 115180219, 115180220, and 115180221, Pasco, Washington 99301. The property is generally located north of Burns Road, west of Broadmoor Boulevard, south of future Dent Road, and east of future Dent/Fraser Road.

A Determination of Nonsignificance (DNS) under the State Environmental Policy Act (SEPA) was issued for the proposal on June 22, 2026. The proposal is subject to the applicable provisions of the Pasco Municipal Code. 509-544-4146 / **barragani@pasco-wa.gov**

PP2026-001 Cherry Bloom: A public hearing will be held to consider a preliminary plat for the development of 122 single-family detached residential lots in two phases. The proposed subdivision improvements include construction of public roads, installation of public utilities, right-of-way dedications, utility easements, and pedestrian and bicycle accessways intended to provide neighborhood connectivity. The proposed street network includes extensions of four local access roads previously approved through the neighboring Desert Bloom Preliminary Plat to the east, an additional north-south local access road, and dedication and development of one-half of the right-of-way for the planned neighborhood collector along the western boundary of the site.

The subject property is identified as Parcel No. 126160129 and consists of approximately 22 acres. The property is generally located south of Burns Road and east of Shoreline Road in Section 12, Township 9 North, Range 28 East, W.M., Pasco, Washington 99301.

A Determination of Nonsignificance (DNS) under the State Environmental Policy Act (SEPA) was issued for the proposal on August 13, 2026. The proposal is subject to the applicable provisions of the Pasco Municipal Code. 509-544-4146 / **barragani@pasco-wa.gov**

SP2026-009 Car Dealership: Applicant Anwar Jafar has applied for a Special Use Permit (SP2026-009) to operate a small used motor vehicle dealership from Suite 104 of an existing commercial building within the C-1 (Retail Commercial) zoning district. The property is situated east of Highway 395, adjacent to an arterial street, and more than 300 feet from an existing car lot. The project is located at 1828 W. Lewis Street, Suite 104, Pasco, WA 99301 (Parcel No. 112230201). Suite 104 is located at the rear of the building and is not visible from adjacent public streets.

The Special Permit is exempt from SEPA review pursuant to WAC 197-11-800(6)(b), as the proposed use will occur within an existing building and will not involve alterations that would change the character of the building or otherwise remove the proposal from the applicable categorical exemption. The proposal is subject to the applicable provisions of the Pasco Municipal Code. 509-545-3497 / **zimmermans@pasco-wa.gov**

Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m. on October 14, 2026**. 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 number or email address listed after the project description, or by mail at:

City of Pasco – Planning Division
525 N 3rd Ave
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 make a Decision to City Council on the Preliminary Plats and Special Permit within ten (10) days of the public hearing.

The City of Pasco welcomes full participation in public meetings by all individuals. Pasco City Hall is accessible to persons with disabilities. In compliance with the Americans with Disabilities Act (ADA), no qualified individual with a disability shall be excluded from participation in, or denied the benefits of, City services, programs, or activities. If you require auxiliary aids, services, or other accommodations to participate in this meeting, please contact the Community Development Department at (509) 545-3441, TTY 711, or via email at **patrickc@pasco-wa.gov** at least ten (10) days prior to the meeting to request assistance.
IPL0376164
Sep 27 2026

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

NUMBER IPL0376010

September 27, 2026

Tri-City Herald Print Publication

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City of Pasco
Community Development Department
525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441

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 October 14, 2026, at 6:00 pm.

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

PP2026-001 Cherry Bloom: A public hearing will be held to consider a preliminary plat for the development of 122 single-family detached residential lots in two phases. The proposed subdivision improvements include construction of public roads, installation of public utilities, right-of-way dedications, utility easements, and pedestrian and bicycle accessways intended to provide neighborhood connectivity. The proposed street network includes extensions of four local access roads previously approved through the neighboring Desert Bloom Preliminary Plat to the east, an additional north-south local access road, and dedication and development of one-half of the right-of-way for the planned neighborhood collector along the western boundary of the site.

The subject property is identified as Parcel No. 126160129 and consists of approximately 22 acres. The property is generally located south of Burns Road and east of Shoreline Road in Section 12, Township 9 North, Range 28 East, W.M., Pasco, Washington 99301.

A Determination of Nonsignificance (DNS) under the State Environmental Policy Act (SEPA) was issued for the proposal on August 13, 2026. The proposal is subject to the applicable provisions of the Pasco Municipal Code.

Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m. on October 14, 2026**, to be included in the Hearing Examiner's packet.

If you have questions or wish to provide written comments on the proposal, please contact the Planning Division at **(509) 544-4146**, by email at **barragani@pasco-wa.gov**, by mail or in person at **525 N. 3rd Avenue, 1st Floor (CED), Pasco, WA 99301**. **Please note that only written comments submitted prior to the meeting will be accepted and included in the official record. Oral testimony provided during the meeting will also be accepted and entered into the record at that time.**

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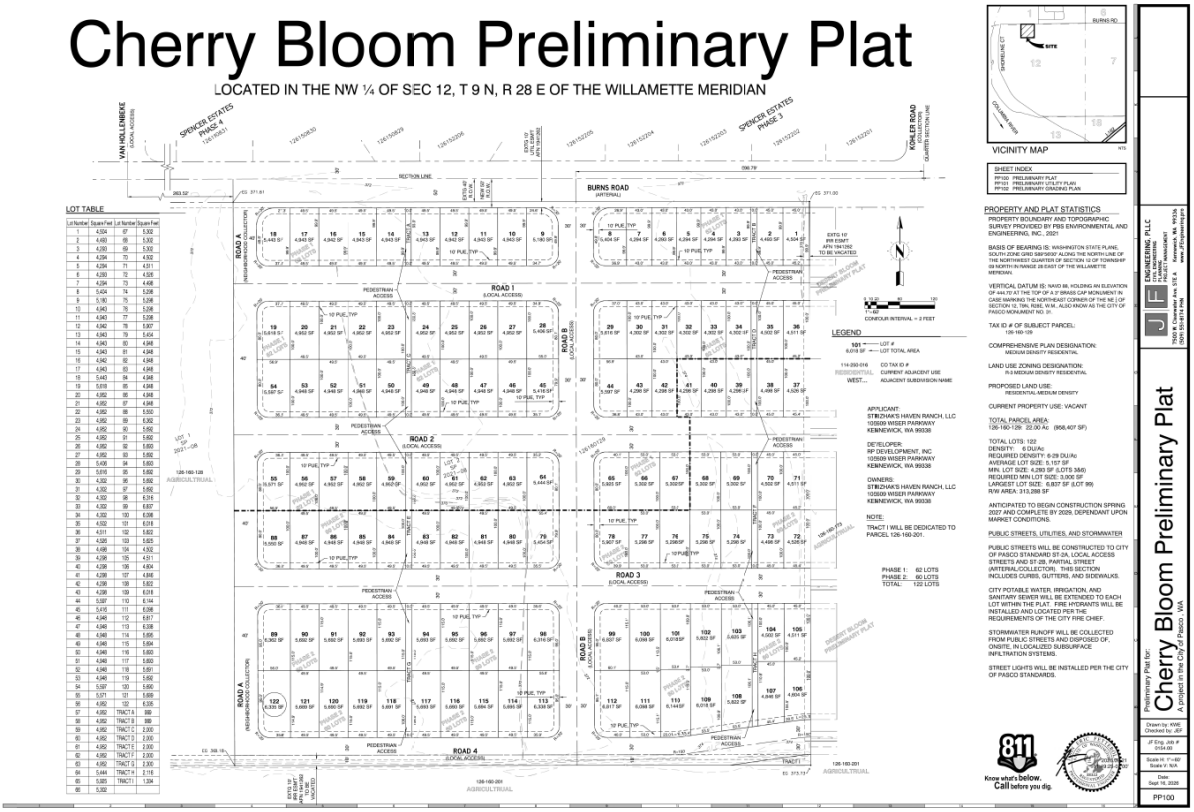
www.pasco-wa.gov/publiccomment

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

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

Prepared September 22, 2026 by: *Ivan Barragan*, Planner III, 525 N 3rd Ave, Pasco, WA 99301-(509) 544-4146

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McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
35222	IPL0358988	Legal Ad - IPL0358988	SEPA2026-018 NOA Cherry Bloom Preliminary Plat	3.0	270.0L

ATTENTION: Debra Barham
525 North Third Ave.
Pasco, WA 99301
edwardsn@pasco-wa.gov; cityclerk@pasco-wa.gov; shanksk@pasco-wa.gov;barragani@pasco-wa.gov;zimmermans@pasco-wa.gov

NOTICE OF APPLICATION/SEPA DETERMINATION
(Optional DNS Process)

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

SEPA Comment Period Deadlines: August 5, 2026

Proposal: On June 24, 2026, RP Development, on behalf of Strizhak Haven Ranch, LLC, submitted a SEPA Environmental Checklist (SEPA2026-018), and Petr Strizhak, owner of Strizhak Haven Ranch, LLC, submitted a Preliminary Plat application (PP2026-001) for the subdivision of approximately 22 acres into 132 single-family residential lots within the R-3 (Medium-Density Residential) zoning district. The SEPA Environmental Checklist evaluates a build-out scenario of up to 160 single-family residential lots.

The proposal includes construction of single-family detached homes and associated subdivision infrastructure, including mass grading, public streets, water, sanitary sewer, irrigation, communications, electrical, natural gas, and stormwater improvements. The preliminary plat also includes a north-south public pedestrian pathway intended to enhance neighborhood connectivity, as well as Tracts E and F, which are anticipated for future development. The applicant has not proposed a phasing plan; if phasing is anticipated, it will be addressed as part of the project review process.

The project site is identified as Parcel No. 126160129, Pasco, Washington 99301, and is generally located south of Burns Road, west of Broadmoor Boulevard, north of the future Sandifur Parkway alignment, and east of Shoreline Road. The proposal exceeds the applicable SEPA categorical exemption thresholds established in PMC 23.15.025(2)(a) and WAC 197-11-800(1)(d). Accordingly, the project is subject to environmental review under the State Environmental Policy Act (SEPA) and the applicable provisions of the Pasco Municipal Code.

Public Comment Period: Written comments must be submitted to the Community Development Department by 5:00 p.m. on **August 5, 2026**. Only comments received by the referenced date will be included in the SEPA record. If you have questions on the proposal, contact the Planning Division at (509) 544-4146 or via e-mail to: **barragani@pasco-wa.gov**.

Open Record Hearing: No public hearing is required for the SEPA. The SEPA determination will be established administratively by the Pasco SEPA Administrator. An open record hearing with the Hearing Examiner for the plat will be conducted at a later undetermined date.

Determination of Completeness: The applications have been declared complete for the purpose of processing.

Environmental Documents and/or Studies Applicable to this Application: Environmental Determination No. **SEPA2026-018** has been assigned to this proposal. The SEPA comment period will end **August 5, 2026**. 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.

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

* Title 12 (Streets and Sidewalks), Title 16 (Buildings and Construction), Title 21 (Subdivision), Title 25 (Zoning), Title 28 (Critical Areas) regulations of the Pasco Municipal Code, and the land use policies contained in the Pasco Comprehensive Plan;
* Regulations of the Washington State Department of Fish and Wildlife, Washington State Department of Ecology, Washington State Department of Natural Resources and Washington State Department of Archaeology and Historic Preservation;
* Other required agency evaluations, approvals, permits, and mitigations as necessary.

Estimated Date of the Decision: A DNS or MDNS threshold determination is anticipated to be issued following the close of the comment period on **August 5, 2026**.

To receive notification of the subsequent threshold determination and any other information concerning this action, contact the Pasco Planning Division at barragani@pasco-wa.gov or at the address and telephone number listed below.

Phone: 509-544-4146

Appeals:
You may appeal the subsequent threshold determination by submitting a written appeal to one of the following addresses:

Email: barragani@pasco-wa.gov

Physical Address: City of Pasco – Community & Economic Development Department 525 N. 3rd Avenue, First Floor Pasco, WA 99301

Mailing Address: 525 N 3rd Ave Pasco, WA 99301

Appeals must be submitted within 14 days of issuance of the threshold determination. The appeal must be in writing, include a concise statement identifying the matter being appealed, and provide the basic rationale for the appeal. A filing fee is required in accordance with the City's Fee Resolution.

Please note: Failure to file a timely and complete appeal shall constitute a waiver of all rights to an administrative appeal under City Code.

All appeals should be directed to: Craig Raymond, CED Deputy Director

All comments should be directed to: Ivan Barragan, Planner III

Prepared: July 15, 2026

By: Ivan Barragan
IPL0358988
Jul 22 2026

COUNTY OF BENTON)
SS
STATE OF WASHINGTON)

the undersigned, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local 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 publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, and that said newspaper was regularly distributed to its subscribers during all of this period.

1.0 insertion(s) published on:
07/22/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

Sworn to and subscribed before me on Jul 22, 2026, 10:29 AM EDT

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

AMANDA RODELA
NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135514392
COMMISSION EXPIRES 04/12/2029

NOTICE OF APPLICATION/SEPA DETERMINATION
(Optional DNS Process)

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Public Comment Period: Written comments must be submitted to the Community Development Department by 5:00 p.m. on **August 5, 2026**. Only comments received by the referenced date will be included in the SEPA record. If you have questions on the proposal, contact the Planning Division at (509) 544-4146 or via e-mail to: **barragani@pasco-wa.gov**.

Open Record Hearing: No public hearing is required for the SEPA. The SEPA determination will be established administratively by the Pasco SEPA Administrator. An open record hearing with the Hearing Examiner for the plat will be conducted at a later undetermined date.

Determination of Completeness: The applications have been declared complete for the purpose of processing.

Environmental Documents and/or Studies Applicable to this Application: Environmental Determination No. **SEPA2026-018** has been assigned to this proposal. The SEPA comment period will end **August 5, 202**6. 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.

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All appeals should be directed to: Craig Raymond, CED Deputy Director

All comments should be directed to: Ivan Barragan, Planner III

Prepared: July 15, 2026

By: Ivan Barragan
IPL0358988
Jul 22 2026

SEPA[1] 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.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

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

   Cherry Bloom Preliminary Plat

2. **Name of applicant:**

   RP Development, Inc.

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

   Applicant:
   RP Development, Inc.
   Attn: Paul Lavrentiev
   105609 Wiser Parkway
   Kennewick, WA 99338
   (509) 392-7080

   Contact:
   JF Engineering, PLLC
   John Fetterolf
   104 Clover Island Drive, STE 201
   Kennewick, WA 99336
   (509) 551-8174
   john@jfengineering.pro

4. **Date checklist prepared:**

   November 25, 2025

5. **Agency requesting checklist:**

   City of Pasco

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

   Pending necessary approvals, construction is anticipated to begin mid to late 2026 and be completed mid to late 2027.

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

   No further additions, expansions, or further activity is anticipated beyond this project.

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

   A geotechnical investigation will be conducted prior to grading.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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

   None.

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

    This project will need preliminary plat approval, a grading permit, and approval of the civil engineering construction plans, and building permits will be required to develop the plat and construct the homes.

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

    The project involves the development of 22 acres into approximately 160 single-family residential lots of varying size. City of Pasco water will be extended from Burns Road into the plat to provide potable water and fire protection. Sanitary sewer will be collected in a new gravity sewer system that will be connected to an existing sewer main to the east of this property.

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

    The project is located south of Burns Road, approximately 200 feet west of the intersection of Burns Road and Kohler Road.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

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

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

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

The steepest slope is approximately 3% in the northeast portion of the site.

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.**

Burbank loamy fine sand,

The site has not been identified as agricultural land of long-term commercial significance. Soils will not be removed from the site.

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.**

Final engineering and grading plans have not been developed at this time. Cut and fill quantities will be balanced within the project. No net import or export of material will be required. Approximately 20,000 cubic yards of material is expected to be moved on-site during grading operations. Material will be graded on-site to provide roadways and future home sites. The entire site will be graded.

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

Due to the material on-site, wind erosion is more likely to occur than erosion from rain.

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

Approximately 40-45% of the site will be covered with asphalt, sidewalks, driveways, and roof areas when complete.

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

Best Management Practices will be employed to control soil erosion.

2. Air

Find help answering air questions[4]

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.**

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

During the construction phase of the project, exhaust from construction equipment will be generated and dust will be generated from construction activities. After completion, the project will facilitate vehicular traffic but will not generate emissions of its own.

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

None known

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

None

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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.

The Columbia River is approximately 1,500 feet west of the site. The ground between this site and the river is relatively flat, with home sites and county roads between the two. In addition, the soil is very porous. Activity on this site provides no environmental risk to the Columbia River.

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

No

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

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.

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

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:

Find help answering ground water questions[7]

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.**

   No waste materials will be generated by this project.

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.**

   Stormwater runoff will be collected in localized facilities, treated, and infiltrated through subsurface infiltration systems.

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

   No waste materials are proposed with this project. Stormwater infiltration facilities have 2-stage oil and sediment trapping systems to protect groundwater.

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

   No

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

Stormwater systems will be designed to capture runoff from impervious surfaces for the 25-year design rainfall event. Stormwater will be treated and infiltrated in accordance

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

with the City of Pasco and the Eastern Washington Stormwater Management Manual. There are no off-site drainage patterns that enter or leave the site.

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?**

The entire site will be cleared of vegetation for construction of new roads and homes.

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

None known

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

The completed project will incorporate lawn and trees into the landscaping areas as required along arterial roadways.

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

Cheat grass and Russian thistle can be found in the general area.

5. Animals

Find help answering animal questions[8]

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:

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

- **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.

There are no known threatened or endangered species known to be on or near the site.

c. Is the site part of a migration route? If so, explain. Possibly Ferruginous Hawk addressed through CAO. -IB

Yes, Pasco is within the Pacific Flyway which covers an area from Canada to Mexico.

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[9]

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 for street lighting and heating/cooling the homes provided by Franklin Co PUD. A private company may choose to extend natural gas into the project to provide an alternative to electricity for heating.

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.

The future homes will meet the State of Washington Energy Code, reducing energy needs from the project.

7. Environmental health

Health Find help with answering environmental health questions[10]

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.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

No.

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

   The only known possible contamination would be from possible agricultural chemical applications as the site has been an orchard in the past. The applicant is not aware of any present contamination.

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

   None known.

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

   Diesel fuel and industrial lubricants, concrete curing compounds, asphalt binder, and soil sterilant are anticipated to be used during construction. Home construction will involve the use of paint and PVC solvents.

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

   None.

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

   The contractor will adhere to a Spill Prevention Control Plan as well as being required to comply with OSHA requirements.

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)?**

   During the short term, construction equipment will be present to construct the infrastructure necessary for the project. Long-term noise is expected to be that typically associated with an urban subdivision.

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

   During construction, work hours will be limited per the City of Pasco Municipal Code.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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.

Currently, the site is vacant. It has been used as an orchard in the past. This project will not affect current land uses on nearby or adjacent properties.

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?

Previously, the site was an orchard. The trees have been removed and the site is now vacant.

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.

There are no structures on the site.

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

No

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

The property is in the process of being annexed into the City of Pasco. It will be zoned R3, medium density residential. The site was annexed and is zoned R-3. -IB

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

The property is in the process of being annexed into the City of Pasco. It will have a land use designation of Medium Density Residential.

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

None

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

No

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

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

At 3.2-3.4 persons / dwelling, the project will provide housing for approximately 540 people.

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.

The project follows the City of Pasco's Comprehensive Plan which addresses nearby compatible uses.

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

The project follows the City of Pasco's Comprehensive Plan which addresses nearby compatible uses. The property adjacent to the east is in early planning stages of development into homes and also being annexed into the City of Pasco.

9. Housing

Find help answering housing questions[12]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. The exact proposal includes 132 single-family detached homes. -IB

The proposed layout is for 160 dwellings in the middle-income range.

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[13]

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

Two-story single-family homes are planned thar are typically 25-28' in height. Exterior building materials will consist of stucco, brick, faux stone, cement siding, and other materials typically used in home construction.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics

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

None

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

The road frontage along Burns road will be landscaped and screened in accordance with the City of Pasco municipal code.

11. Light and glare

Find help answering light and glare questions[14]

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

Light from new streetlights will be present after completion. Streetlights operate from dusk to dawn.

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

Streetlights are shielded to direct light downward. The lights themselves are intended to increase safety by increasing nighttime visibility. It is not anticipated that the lights will significantly interfere with views.

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:

Streetlights are shielded to direct light downward.

12. Recreation

Find help answering recreation questions

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

None.

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

No.

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

The project proposes installing sidewalks within and on the perimeter of the project. As the area develops around the project, these walkways will connect to the City of Pasco's trail system. The south side of Burns Rd will contain a 12' paved trail that is a part of the city-wide trail system.

[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

   There are no structures onsite. There are no known historic structures near the site known to the applicant.

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.**

   This area includes areas of High Risk and Very High Risk as mapped on the DAHP Predictive mapping tool. High Risk and Moderate Risk. -IB

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.**

   Review of DAHP Predictive mapping tool

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.**

   An Inadvertent Discovery Plan will be prepared for the project.

14. Transportation

Find help with answering transportation questions[16]

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

   The primary site access is from Burns Road. This roadway has been previously improved to 24' of asphalt. Burns Road is part of the City of Pasco's transportation system which connects to I-182.

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

   The general area is served by Benton-Franklin Transit, Route 67. The nearest bus stop is located near the intersection of Burns Road and Broadmoor Blvd, approximately 1.5 miles east of the site.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p
[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

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

The subdivision will create new public roadways and sidewalks to serve the new single-family lots. The south side of Burns Rd will contain a 12' paved trail that is a part of the city wide trail system which is intended to be used by bicycles and pedestrians.

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

No.

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

Current edition needs to be used - 12th Edition. -IB

The project is expected to generate 1,293 daily trips, with 110 pm peak hour trips that will occur in the 4-6 pm time frame. Trip generation was found using the ITE Trip Generation Manual, 11th Edition, Land Use Code 210 (Single-Family Home).

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, the project will not interfere with or be affected by the movement of agricultural products.

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

In addition to construction roadways, the project will be subject to transportation impact fees, which help in offsetting impacts to the surrounding system by the project. Future homeowners will pay taxes that will be used for ongoing maintenance of the public roadway system. A Traffic Impact Analysis will be prepared and will identify mitigation measures that my be necessary to offset the impact of the additional traffic generated by this development.

15. Public services

Find help answering public service questions[17]

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

The project will have a slight increase in need for public services due to the increase in single family residential homes and residences.

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

Residents will pay sales and property taxes that offset their impacts to public services.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services

16. Utilities

Find help answering utilities questions[18]

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.**

The City of Pasco municipal system will provide potable water, sanitary sewer and irrigation services.

Private utilities (telephone, natural gas, television) will have the opportunity to be extended with the project. Actual installation will be dependent upon the private companies' own business operations.

C.Signature

Find help about who should sign[19]

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.



Type name of signee: John Fetterolf

Position and agency/organization: Owner, JF Engineering, PLLC

Date submitted: November 25, 2025

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

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

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

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

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

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

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

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

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

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

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

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

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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

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

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

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

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

Signature: __Ivan Barragan_____
Name of signee: _____Ivan Barragan_____
Position: ___Planner III_____
Date Reviewed: __July 15, 2026_____

City of Pasco
Community Development Department
525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441

SEPA DETERMINATION OF NON-SIGNIFICANCE
(Optional DNS Process)

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

Issuance Date: August 13, 2026

Lead Agency: City of Pasco

Project Name: Cherry Bloom Preliminary Plat

Project Number: SEPA2026-018

Applicant/Proponent: RP Development, Inc.
C/o Paul Lavrentiev
105609 Wiser Parkway
Kennewick, WA 99338

Proposal Description: The proposal consists of the subdivision of approximately 22 acres into 132 single-family residential lots within the R-3 (Medium-Density Residential) zoning district. The SEPA Environmental Checklist evaluates a build-out scenario of up to 160 single-family residential lots.

The proposal includes construction of single-family detached homes and associated subdivision infrastructure, including mass grading, public streets, water, sanitary sewer, irrigation, communications, electrical, natural gas, and stormwater improvements. The preliminary plat also includes a north-south public pedestrian pathway intended to enhance neighborhood connectivity, as well as Tracts E and F, which are anticipated for future development.

No phasing plan is currently proposed. If phasing is proposed in the future, it will be addressed through the applicable project review process.

SEPA Analysis: During the environmental review process, comments were received from the Washington State Department of Ecology (Ecology), Bonneville Power Administration (BPA), Padvorac Consulting, LLC, Washington State Department of Archaeology and Historic Preservation (DAHP), South Columbia Basin Irrigation District (SCBID), and the Washington State Department of Transportation (WSDOT).

The City of Pasco reviewed and accepted the submitted Trip Generation Letter for purposes of the City's concurrency review, satisfying the applicable concurrency review requirement.

Although no comments were received from the Washington Department of Fish and Wildlife (WDFW), the property remains subject to the requirements of Pasco Municipal Code Title 28 (Critical Areas), as applicable.

The Washington State Department of Archaeology and Historic Preservation (DAHP) concurred with the submitted archaeological survey, which identified no cultural resources within the surveyed area. DAHP requested implementation of an Inadvertent Discovery Plan (IDP) during ground-disturbing activities, consistent with PMC 23.15.025(1)(c)(i).

Jon Padvorac of Padvorac Consulting, LLC provided comments regarding the area-wide transportation and infrastructure network. Applicable transportation and infrastructure requirements identified through the review process will continue to be evaluated and addressed, as appropriate, through the City's ongoing review of the preliminary plat.

All comments received and applicable environmental information have been reviewed and considered as part of the City's environmental review of the proposal.

Location: The project site is identified as Parcel No. 126160129, Pasco, Washington 99301, and is generally located south of Burns Road, west of Broadmoor Boulevard, north of the future Sandifur Parkway alignment, and east of Shoreline Road.

Lead Agency: The City of Pasco, acting as lead agency for this proposal, has determined that the proposal will 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 Determination of Non-significance (DNS) is issued pursuant to the optional DNS process under WAC 197-11-355. Comments regarding environmental impacts were accepted during the Notice of Application comment period, and no additional SEPA comment period will be provided. This decision is based on review of the completed environmental checklist and consideration of other information on file with the lead agency. This information is available to the public upon request.

Appeals: You may appeal the threshold determination by submitting a written appeal to one of the following addresses:

Email: barragani@pasco-wa.gov
Physical Address: City of Pasco – Community & Economic Development Department 525 N. 3rd Avenue, First Floor Pasco, WA 99301
Mailing Address: 525 N 3rd Ave, Pasco, WA 99301

Appeals must be submitted within 14 days of issuance of the threshold determination. The appeal must be in writing, include a concise statement identifying the matter being appealed, and provide the basic rationale for the appeal. A filing fee is required in accordance with the City's Fee Resolution.

Please note: Failure to file a timely and complete appeal shall constitute a waiver of all rights to an administrative appeal under City Code.

All appeals should be directed to: Craig Raymond, CED Deputy Director

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

Responsible Official: 

Craig Raymond, C&ED Deputy Director

City of Pasco
Community Development Department
525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441

NOTICE OF APPLICATION/SEPA DETERMINATION
(Optional DNS Process)

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

SEPA Comment Period Deadlines: **August 5, 2026**

Proposal: On June 24, 2026, RP Development, on behalf of Strizhak Haven Ranch, LLC, submitted a SEPA Environmental Checklist (SEPA2026-018), and Petr Strizhak, owner of Strizhak Haven Ranch, LLC, submitted a Preliminary Plat application (PP2026-001) for the subdivision of approximately 22 acres into 132 single-family residential lots within the R-3 (Medium-Density Residential) zoning district. The SEPA Environmental Checklist evaluates a build-out scenario of up to 160 single-family residential lots.

The proposal includes construction of single-family detached homes and associated subdivision infrastructure, including mass grading, public streets, water, sanitary sewer, irrigation, communications, electrical, natural gas, and stormwater improvements. The preliminary plat also includes a north-south public pedestrian pathway intended to enhance neighborhood connectivity, as well as Tracts E and F, which are anticipated for future development. The applicant has not proposed a phasing plan; if phasing is anticipated, it will be addressed as part of the project review process.

The project site is identified as Parcel No. 126160129, Pasco, Washington 99301, and is generally located south of Burns Road, west of Broadmoor Boulevard, north of the future Sandifur Parkway alignment, and east of Shoreline Road. The proposal exceeds the applicable SEPA categorical exemption thresholds established in PMC 23.15.025(2)(a) and WAC 197-11-800(1)(d). Accordingly, the project is subject to environmental review under the State Environmental Policy Act (SEPA) and the applicable provisions of the Pasco Municipal Code.

Public Comment Period: Written comments must be submitted to the Community Development Department by 5:00 p.m. on **August 5, 2026**. Only comments received by the referenced date will be included in the SEPA record. If you have questions on the proposal, contact the Planning Division at (509) 544-4146 or via e-mail to: barragani@pasco-wa.gov.

Open Record Hearing: No public hearing is required for the SEPA. The SEPA determination will be established administratively by the Pasco SEPA Administrator. An open record hearing with the Hearing Examiner for the plat will be conducted at a later undetermined date.

Determination of Completeness: The applications have been declared complete for the purpose of processing.

Environmental Documents and/or Studies Applicable to this Application: Environmental Determination No. **SEPA2026-018** has been assigned to this proposal. The SEPA comment period will end **August 5, 2026.** 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.

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

- Title 12 (Streets and Sidewalks), Title 16 (Buildings and Construction), Title 21 (Subdivision), Title 25 (Zoning), Title 28 (Critical Areas) regulations of the Pasco Municipal Code, and the land use policies contained in the Pasco Comprehensive Plan;
- Regulations of the Washington State Department of Fish and Wildlife, Washington State Department of Ecology, Washington State Department of Natural Resources and Washington State Department of Archaeology and Historic Preservation;
- Other required agency evaluations, approvals, permits, and mitigations as necessary.

Estimated Date of the Decision: A DNS or MDNS threshold determination is anticipated to be issued following the close of the comment period on **August 5, 2026**.

To receive notification of the subsequent threshold determination and any other information concerning this action, contact the Pasco Planning Division at barragani@pasco-wa.gov or at the address and telephone number listed below.

Phone: 509-544-4146

Appeals:
You may appeal the subsequent threshold determination by submitting a written appeal to one of the following addresses:

Email: barragani@pasco-wa.gov

Physical Address: City of Pasco – Community & Economic Development Department 525 N. 3rd Avenue, First Floor Pasco, WA 99301

Mailing Address: 525 N 3rd Ave Pasco, WA 99301

Appeals must be submitted within 14 days of issuance of the threshold determination. The appeal must be in writing, include a concise statement identifying the matter being appealed, and provide the basic rationale for the appeal. A filing fee is required in accordance with the City's Fee Resolution.

Please note: Failure to file a timely and complete appeal shall constitute a waiver of all rights to an administrative appeal under City Code.

All appeals should be directed to: Craig Raymond, CED Deputy Director

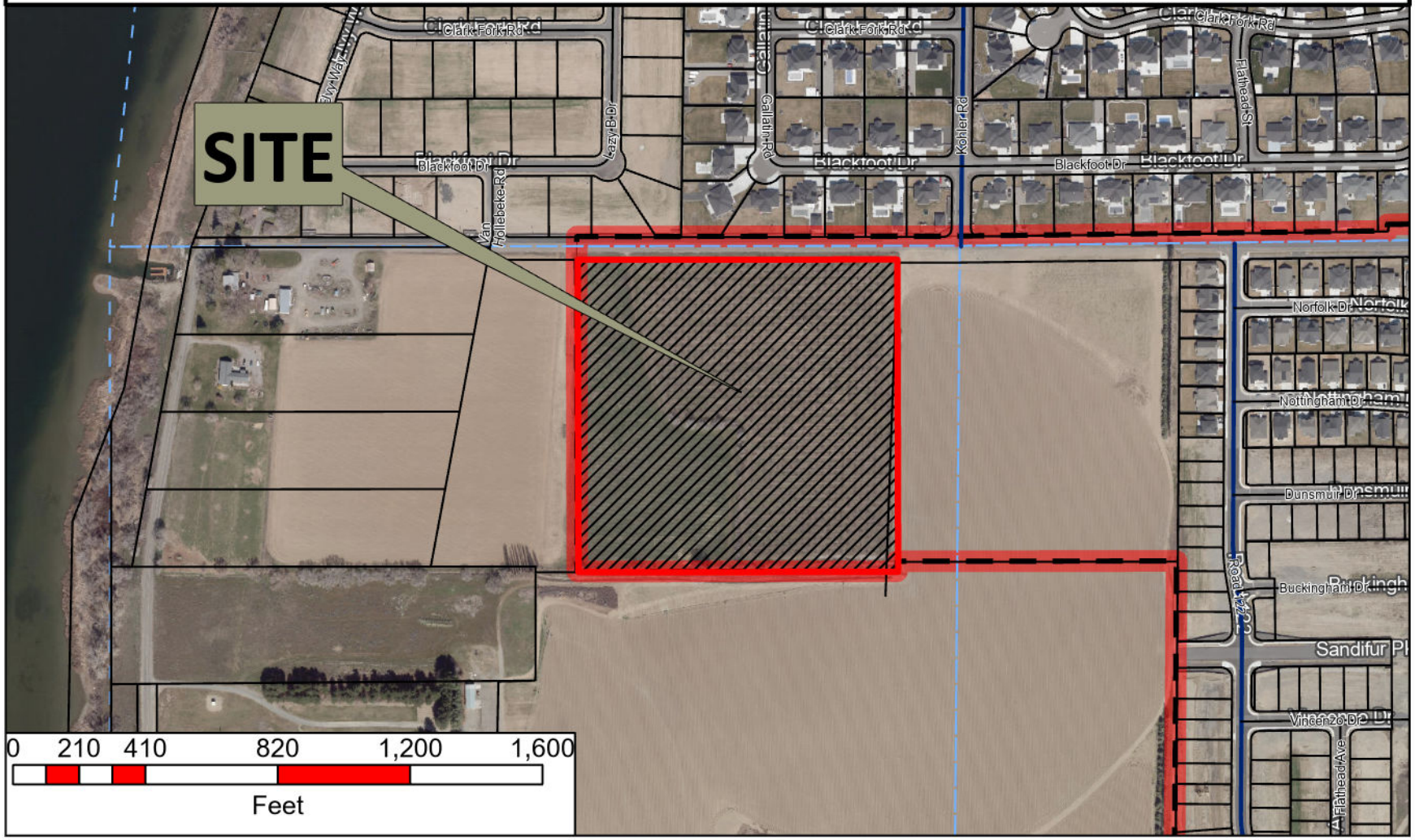
All comments should be directed to: Ivan Barragan, Planner III

Prepared: July 15, 2026

By: Ivan Barragan

Vicinity Map

Item: Cherry Bloom Preliminary Plat
Applicant(s): RP Development, Inc. & Strizhak Haven Ranch, LLC
File #: SEPA2026-018/PP2026-001



JF Engineering, PLLC
104 Clover Island Dr, Suite 201
Kennewick, WA 99336-5199

June 11, 2026

Pro Made Homes
Attn: Trey Tutt
105609 Wiser Parkway
Kennewick, WA 99338

RE: **Trip Generation - Cherry Bloom Subdivision**

The following letter addresses the Trip Generation and Distribution for the Cherry Bloom Subdivision, located in the City of Pasco, Washington. The Project intends to subdivide 22-acres of undeveloped ground into 132 single-family residential lots. In the near term, these 132 housing units will access Burns Road exclusively.

As this property is a part of the Broadmoor Master Plan area, trip distribution and traffic impact mitigation has been previously addressed. This letter serves to document the number of anticipated vehicle trips being created as accounted for within that previous planning effort.

METHODOLOGY

This trip generation utilizes the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition and Trip Generation Handbook, to estimate site traffic volumes for this development. Data utilized from the Trip Generation Manual, 12th Edition can be found in the Appendix.

EXISTING CONDITIONS

The project is located on the south side of Burns Road, east of Kohler Road. Burns Road is currently a paved two-lane road with gravel shoulders. Extending to the east, it connects to Broadmoor Boulevard a 5-lane collector. Most traffic will be to/from the east of the project site as the major shopping, employment, and interstate transportation network lies in that direction.

As this area of Pasco develops over the next several years, Sandifur Parkway, located to the south of the project, will extend from the east towards this area and traffic from this development will likely significantly reduce its dependency on Burns Road.

EXISTING LAND USE

The site is currently zoned for Medium Density Residential (R-3) and was previously the site of an orchard. The site is currently bare and unused.

PROPOSED DEVELOPMENT

The project will develop the 22.0-acre site into 132 lots. A copy of the preliminary plat is included in the Appendix. With the development of the site public roads will be constructed in an east-west/north-south grid pattern. Two connections are proposed to Burns Road (Road A & B), with 4 future connections to an adjacent planned subdivision to the east, 2 future connections to the south, and 1 future connection to the west.

TRIP GENERATION

The potential trip generation for the proposed development was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition and Trip Generation Handbook, 3rd Edition. The ITE Trip Generation Manual contains data collected by various transportation professionals for a wide range of different land uses. The data are summarized in the report and average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The report provides information on daily and peak hour trips.

The ITE Land Use Code 210 (Single-Family Detached Housing) has been used to generate trips for the site. The anticipated trip generation is summarized in Table 1. Data provided by the ITE Trip Generation Manual, 12th Edition is provided in the Appendix.

TABLE 1 – TRIP GENERATION

ITE		Units	ADT		AM Peak Hr			PM Peak Hr		
Code	Land Use	(DU)	Rate	Total	In	Out	Total	In	Out	Total
210	Single Family Attached	132	9.09	1,200	27	72	99	81	47	128

The project is anticipated to generate 1,200 weekday daily trips, 99 trips during the AM Peak Hour, and 128 trips during the PM Peak Hour.

Please feel free to contact me with any questions.

Thank you,

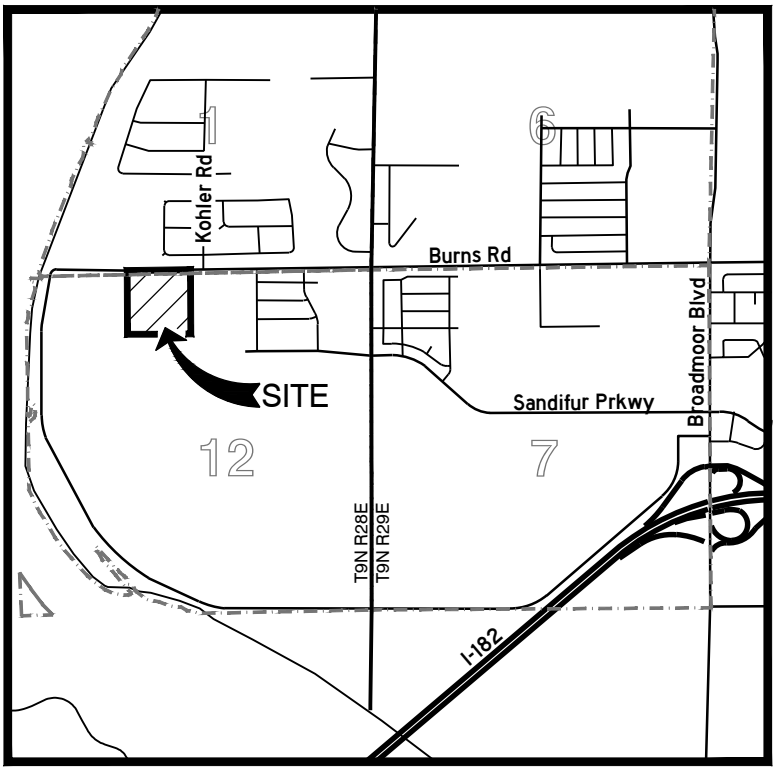


John Fetterolf, PE
Owner
JF Engineering, PLLC 6/12/2026

cc: Trey Tutt, Pro Made Homes

Cherry Bloom Trip Gen Ltr.docx

APPENDIX

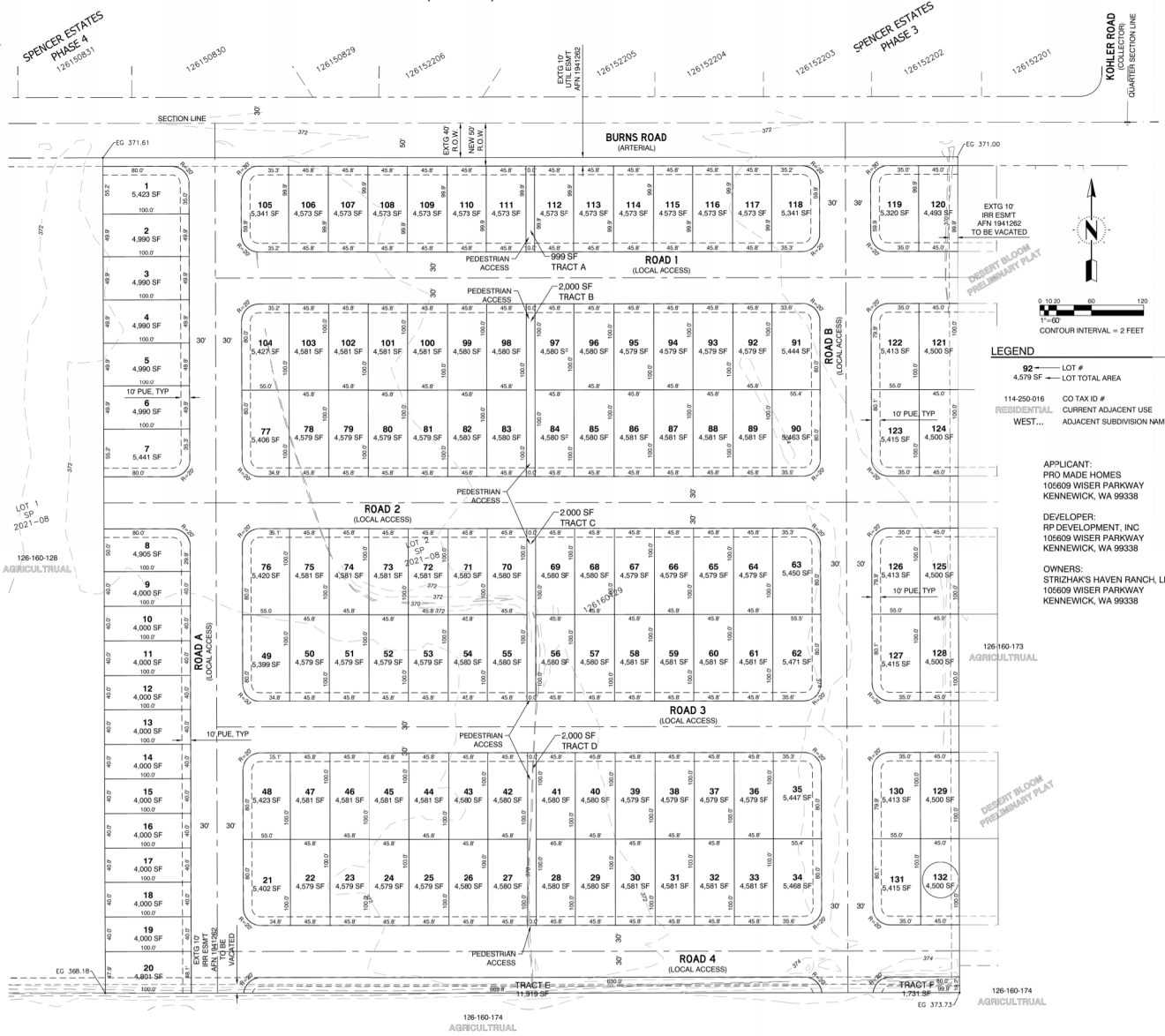


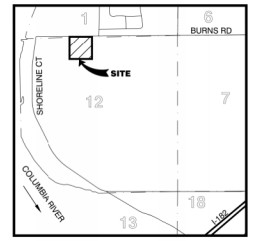
VICINITY MAP

NTS

Cherry Bloom Preliminary Plat

LOCATED IN THE NW ¼ OF SEC 12, T 9 N, R 28 E OF THE WILLAMETTE MERIDIAN





VICINITY MAP

SHEET INDEX

PP100 PRELIMINARY PLAT
PP101 PRELIMINARY UTILITY PLAN
PP102 PRELIMINARY GRADING PLAN

LOT TABLE

Lot Number	Square Feet	Lot Number	Square Feet
1	5,423	71	4,580
2	4,990	72	4,581
3	4,990	73	4,581
4	4,990	74	4,581
5	4,990	75	4,581
6	4,990	76	5,420
7	5,441	77	5,406
8	4,905	78	4,579
9	4,000	79	4,579
10	4,000	80	4,579
11	4,000	81	4,579
12	4,000	82	4,580
13	4,000	83	4,580
14	4,000	84	4,580
15	4,000	85	4,580
16	4,000	86	4,581
17	4,000	87	4,581
18	4,000	88	4,581
19	4,000	89	4,581
20	4,801	90	5,463
21	5,402	91	5,444
22	4,579	92	4,579
23	4,579	93	4,579
24	4,579	94	4,579
25	4,579	95	4,579
26	4,580	96	4,580
27	4,580	97	4,580
28	4,580	98	4,580
29	4,580	99	4,580
30	4,581	100	4,581
31	4,581	101	4,581
32	4,581	102	4,581
33	4,581	103	4,581
34	5,468	104	5,427
35	5,447	105	5,341
36	4,579	106	4,573
37	4,579	107	4,573
38	4,579	108	4,573
39	4,579	109	4,573
40	4,580	110	4,573
41	4,580	111	4,573
42	4,580	112	4,573
43	4,580	113	4,573
44	4,581	114	4,573
45	4,581	115	4,573
46	4,581	116	4,573
47	4,581	117	4,573
48	5,423	118	5,341
49	5,399	119	5,320
50	4,579	120	4,493
51	4,579	121	4,500
52	4,579	122	5,413
53	4,579	123	5,415
54	4,580	124	4,500
55	4,580	125	4,500
56	4,580	126	5,413
57	4,580	127	5,415
58	4,581	128	4,500
59	4,581	129	4,500
60	4,581	130	5,413
61	4,581	131	5,415
62	5,471	132	4,500
63	5,450	Tract A	999
64	4,579	Tract B	2,000
65	4,579	Tract C	2,000
66	4,579	Tract D	2,000
67	4,579	Tract E	11,919
68	4,580	Tract F	1,731
69	4,580		
70	4,580		

LEGEND

92 — LOT #
4,579 SF — LOT TOTAL AREA

114-250-016 — CO TAX ID #
RESIDENTIAL — CURRENT ADJACENT USE
WEST... — ADJACENT SUBDIVISION NAME

APPLICANT:
PRO MADE HOMES
105609 WISER PARKWAY
KENNEWICK, WA 99338

DEVELOPER:
RP DEVELOPMENT, INC
105609 WISER PARKWAY
KENNEWICK, WA 99338

OWNERS:
STRIZHAK'S HAVEN RANCH, LLC
105609 WISER PARKWAY
KENNEWICK, WA 99338

PROPERTY AND PLAT STATISTICS

PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY PBS ENVIRONMENTAL AND ENGINEERING, INC., 2021

BASIS OF BEARING IS: WASHINGTON STATE PLANE: SOUTH ZONE GRID S89°56'00" ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12 OF TOWNSHIP 09 NORTH IN RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.

VERTICAL DATUM IS: NAVD 88, HOLDING AN ELEVATION OF 444.70' AT THE TOP OF A 3" BRASS CAP MONUMENT IN CASE MARKING THE NORTHEAST CORNER OF THE NE ¼ OF SECTION 12, T9N, R28E, W.M., ALSO KNOW AS THE CITY OF PASCO MONUMENT NO. 31.

TAX ID # OF SUBJECT PARCEL:
126-160-129

COMPREHENSIVE PLAN DESIGNATION:
MEDIUM DENSITY RESIDENTIAL

LAND USE ZONING DESIGNATION:
F-3 MEDIUM DENSITY RESIDENTIAL

PROPCSED LAND USE:
FESIDENTIAL-MEDIUM DENSITY

CURRENT PROPERTY USE: VACANT

TOTAL PARCEL AREA:
126-160-129: 22.00 Ac (958,407 SF)

TOTAL LOTS: 132
DENSITY: 6 DU/Ac
REQUIRED DENSITY: 6-29 DU/Ac
AVERAGE LOT SIZE: 4,692 SF
MIN. LOT SIZE: 4,000 SF (LOTS 39-19)
REQUIRED MIN LOT SIZE: 3,000 SF
LARGEST LOT SIZE: 5,471 SF (LOT 62)
R/W AREA: 318,227 SF

ANTICIPATED TO BEGIN CONSTRUCTION FALL 2026 AND COMPLETE BY 2028, DEPENDANT UPON MARKET CONDITIONS.

PUBLIC STREETS, UTILITIES, AND STORMWATER

PUBLIC STREETS WILL BE CONSTRUCTED TO CITY OF PASCO STANDARD ST-2A, LOCAL ACCESS STREETS AND ST-2B, PARTIAL STREET (ARTERIAL/COLLECTOR). THIS SECTION INCLUDES CURBS, GUTTERS, AND SIDEWALKS.

CITY POTABLE WATER, IRRIGATION, AND SANITARY SEWER WILL BE EXTENDED TO EACH LOT WITHIN THE PLAT. FIRE HYDRANTS WILL BE INSTALLED AND LOCATED PER THE REQUIREMENTS OF THE CITY FIRE CHIEF.

STORMWATER RUNOFF WILL BE COLLECTED FROM PUBLIC STREETS AND DISPOSED OF, ONSITE, IN LOCALIZED SUBSURFACE INFILTRATION SYSTEMS.

STREET LIGHTS WILL BE INSTALLED PER THE CITY OF PASCO STANDARDS.

811 Know what's below. Call before you dig.



2026-06-11
14:31:29-07'00'

JF ENGINEERING, PLLC
CIVIL ENGINEERING
PLANNING
PROJECT MANAGEMENT
7500 W. Clearwater Ave. STE A Kennewick, WA 99336
(509) 591-8174 PHN www.JFengineering.pro

Preliminary Plat for:
Cherry Bloom Preliminary Plat
A project in the City of Pasco , WA

Drawn by: KWE
Checked by: JEF

JF Eng. Job # 0154.00

Scale H: 1"=60'
Scale V: N/A

Date: June 11, 2026

PP100

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates, based on a small sample of sites, are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 215), and higher than those for senior adult housing—single-family (Land Use 251). (Source 1008)

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, British Columbia (CAN), California, Delaware, Illinois, Kentucky, Massachusetts, Minnesota, Montana, New Jersey, New York, North Carolina, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Vermont, and West Virginia.

Source Numbers

356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079, 1204, 1221, 1225, 1236, 1251, 1265, 1267

Single-Family Detached Housing
(210)

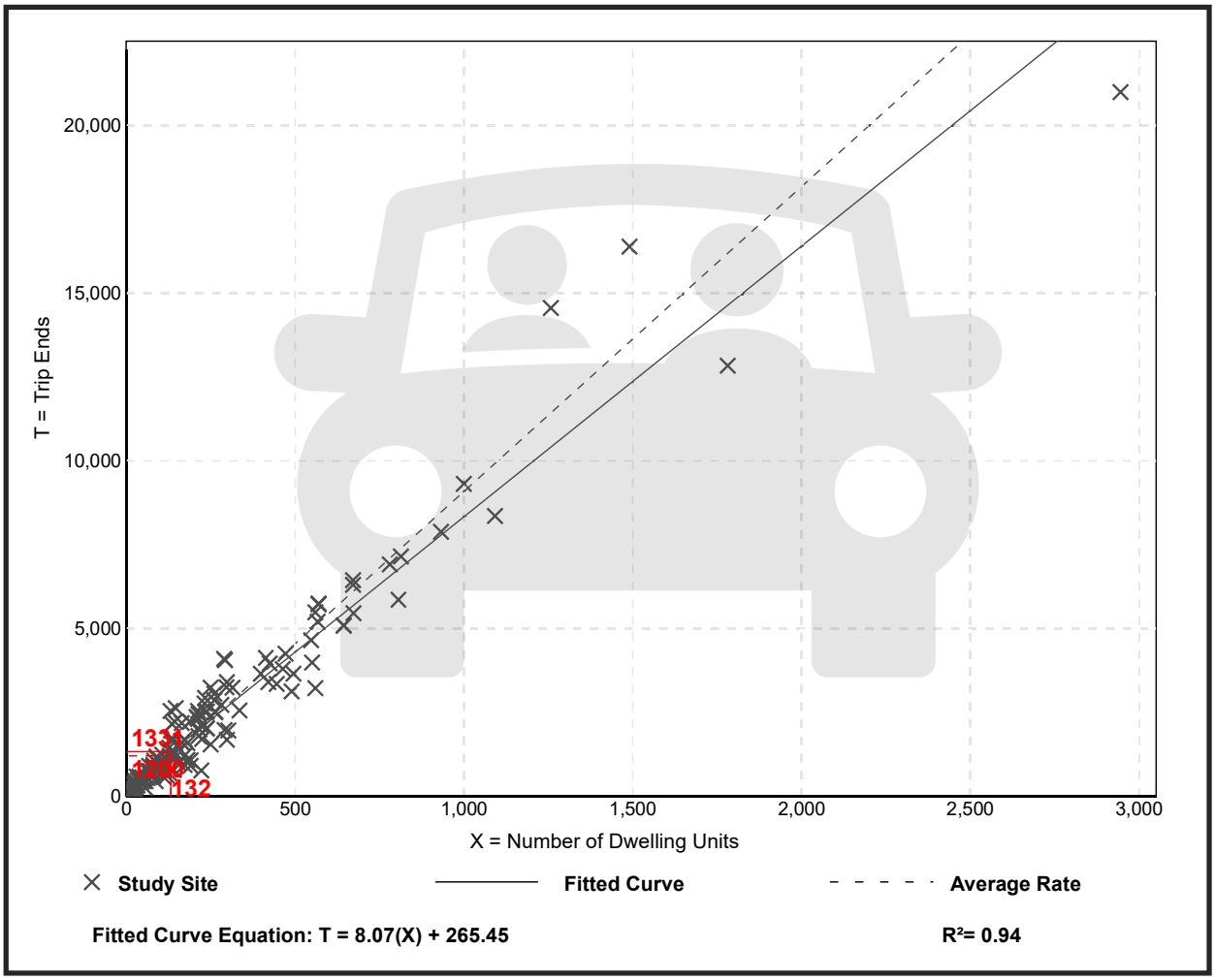
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

Single-Family Detached Housing
(210)

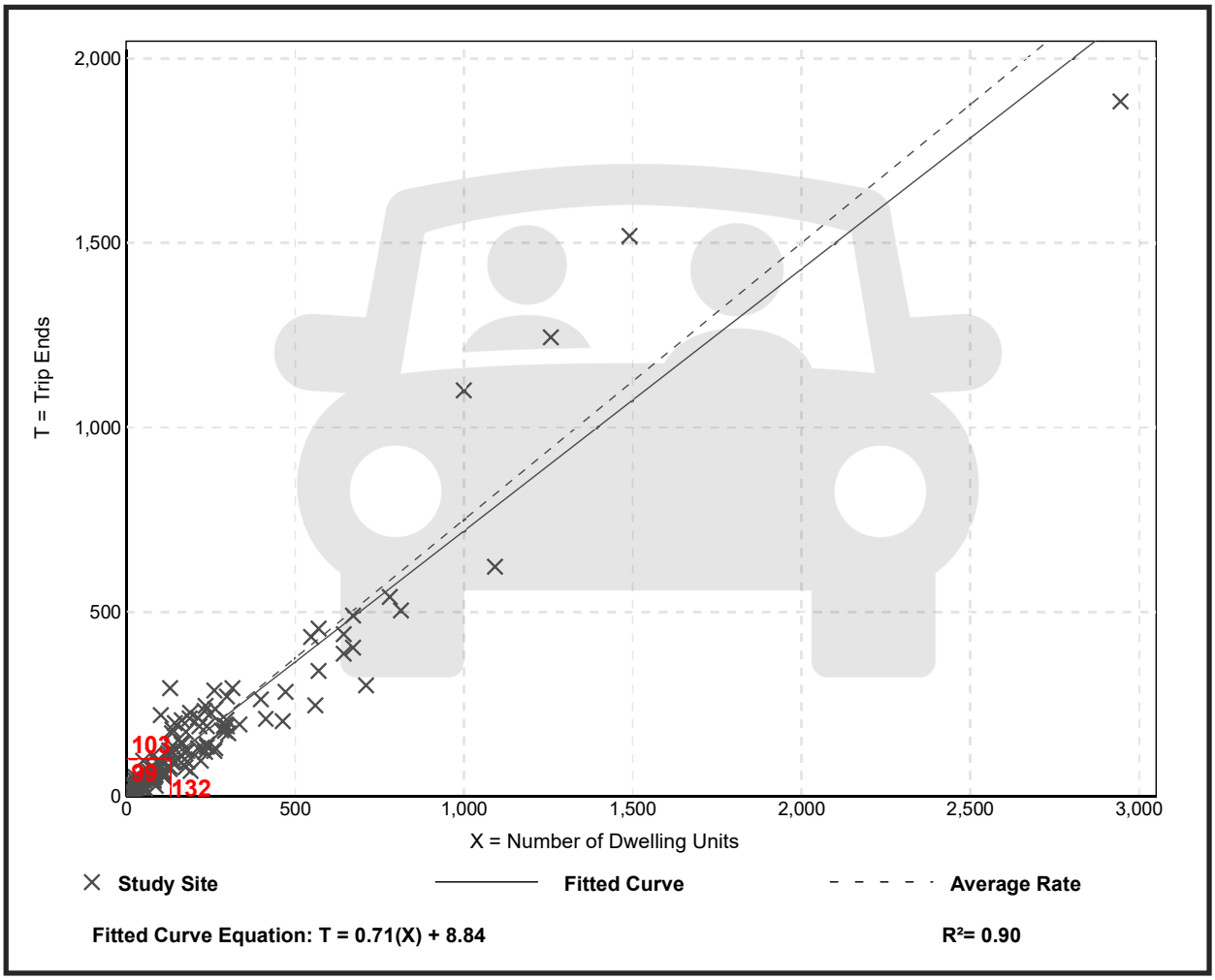
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 132
Avg. Num. of Dwelling Units: 232
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.32 - 2.27	0.26

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

Single-Family Detached Housing
(210)

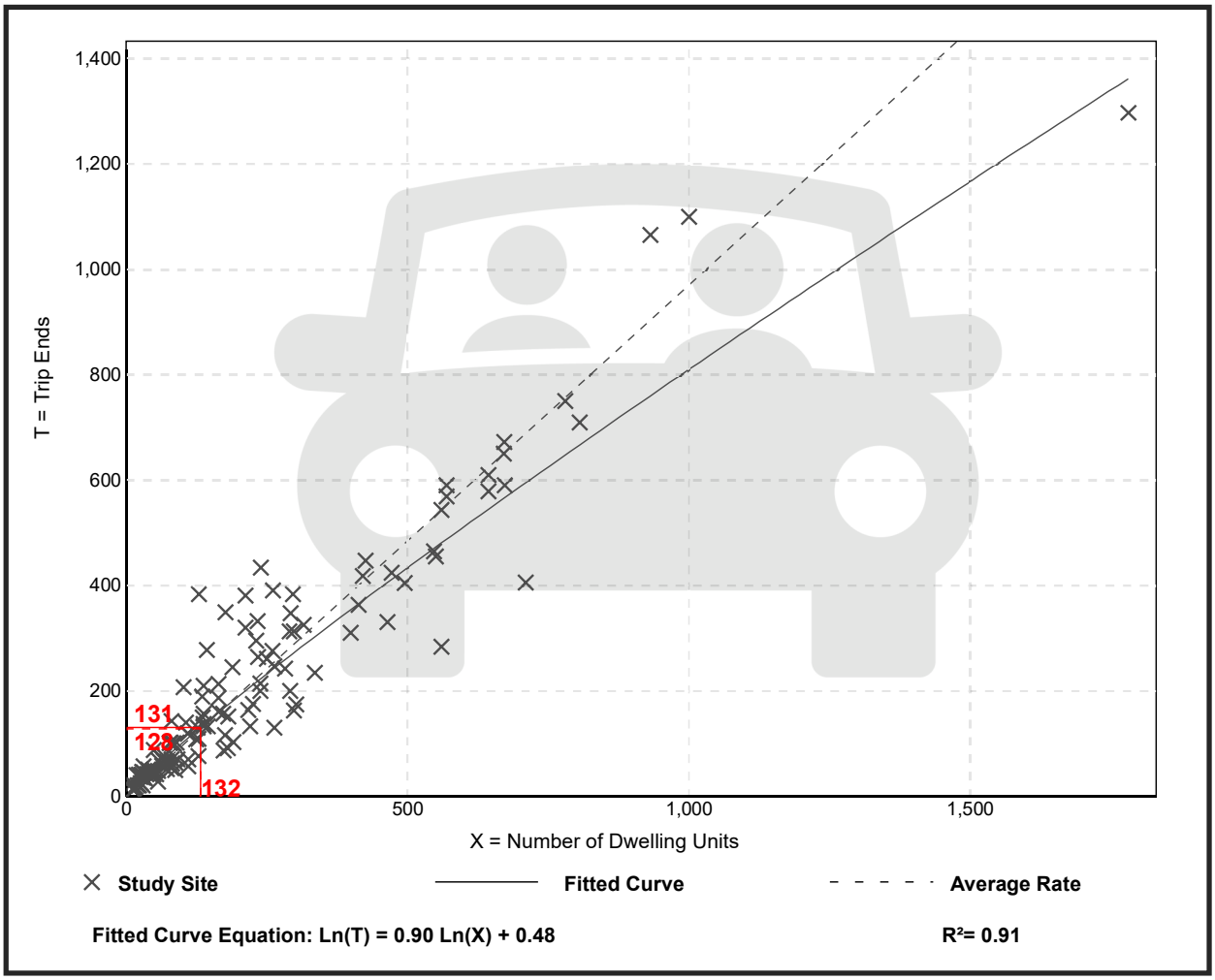
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 138
Avg. Num. of Dwelling Units: 214
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.97	0.49 - 2.98	0.32

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers



FIGURE 3-34: LOCAL STREET STANDARDS

3.6.2.6 Multi-use trails

Trails in the Broadmoor areas can be multi-use/ shared-use in conjunction with existing sidewalks, or standalone pathways. These will provide walking and biking opportunities. Depending on their location, they can serve both recreational and transportation needs. The path design will vary in terms of use, surface types, and widths. Hard surfaces are generally better for bicycle travel. Adequate widths should be provided to accommodate walking, biking, and maintenance vehicle access. Recommended width identified for trails is shown in Figure 3-35.

EXHIBIT 10

RESOLUTION NO. 4608

A RESOLUTION ADOPTING THE 2026-2031 SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM FOR THE CITY OF PASCO FOR THE PURPOSE OF GUIDING THE DEVELOPMENT, DESIGN, AND CONSTRUCTION OF LOCAL AND REGIONAL TRANSPORTATION IMPROVEMENTS.

WHEREAS, RCW 35.77.010 provides for annual revision and extension of the comprehensive transportation program of each city and town, after public hearing thereon; and

WHEREAS, the City shall annually review the work accomplished under the program and determine current City transportation needs and from these findings shall prepare and adopt a revised and extended comprehensive transportation program before July 1 of each year; and

WHEREAS, on April 21, 2025, and May 7, 2025, City staff held open house opportunities on the revision and extension of the comprehensive transportation program, received and evaluated all comments; and

WHEREAS, on May 19, 2025, the City Council held a public hearing on the revision and extension of the comprehensive transportation program, received and evaluated all comments; and

WHEREAS, it is now time to revise and extend the comprehensive transportation program as identified as the Six-Year Transportation Improvement Program (TIP); and

WHEREAS, the City has determined, based on an assessment of the work accomplished under this program and the current City transportation needs, that this revised comprehensive transportation program adequately addresses the City's future transportation needs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PASCO, WASHINGTON:

That the City of Pasco hereby adopts the revision and extension of the comprehensive transportation program for the ensuing six years as attached hereto as **Exhibit A**, and labeled "2025-2031 Transportation Improvement Program" incorporated by this reference as though fully set forth herein; and

Be It Further Resolved, that the comprehensive transportation program shall be filed with the Benton-Franklin Council of Governments and the Washington State Department of Transportation.

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

PASSED by the City Council of the City of Pasco, Washington, on this 16th day of June, 2025.

Signed by:
Pete Serrano
61DC5239F3084C0...
Pete Serrano
Mayor

ATTEST:

Signed by:
Debby Barham
7A5F219B053A4B0...
Debra Barham, CMC
City Clerk

APPROVED AS TO FORM:

Signed by:
Eric Ferguson
67D77940F8DF407...
Kerr Ferguson Law, PLLC
City Attorneys

2026-2031 Transportation Improvement Program

Exhibit A

Final 06/11/2025

Column1	Project Title	Road Name	Begin/End Termini	Prior	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	REMAINDER	6 year- plan
PROJECTS												
1	SRTS Argent Rd/Rd 88 & Sandifur Pkwy/Rd 90 Pedestrian Crossings	Argent Road	Road 88	$ 679,056	$ 500,000							500,000
2	Lewis Street Underpass Demolition	Lewis Street	1st Ave to Tacoma Ave	$ 500,000	$ 2,800,000							2,800,000
3	Rd 40 E Extension	Road 40 East	'A' Street/ East Lewis Place	$ 400,000	$ 528,000	$ 1,400,000						1,928,000
4	Ainsworth Ave Pavement Preservation	Ainsworth Ave	Oregon Ave/10th ave	$ 400,000	$ 1,682,000							1,682,000
5	Sylvester St Overpass Pedestrian/Bicycle Access	Sylvester Street	US 395 Overpass	$ 340,660	$ 659,340	$ 3,229,340						3,888,680
6	Lewis Street Pavement Preservation	Lewis Street	US12/27th Ave	$ 100,000	$ 996,000	$ 4,150,000						5,146,000
7	Sandifur Pkwy/Rd 76 Intersection Safety Enhancements	Sandifur Parkway	Road 76	$ 31,000	$ 300,000	$ 1,700,000						2,000,000
8	Clark St Improvements	Clark Street	10th St/2nd St	$ 50,000	$ 300,000	$ 1,450,000						1,750,000
9	Rd 76 Overpass	Road 76	Chapel Hill/Burden Blvd		$ 2,659,000	$ 3,100,000	$ 8,000,000	$ 12,000,000	$ 5,000,000			30,759,000
10	Burns Rd/Rd 68 Intersection Improvements	Burns Road	Rd 68		$ 150,000	$ 350,000	$ 1,500,000					2,000,000
11	Harris Rd Realignment	Rd 103	Sandifur Pkwy		$ 250,000	$ 1,650,000						1,900,000
12	Burns Rd Extension - Missing link	Burns Road	Road 68/Rio Grande Lane		$ 300,000	$ 1,000,000	$ 4,700,000					6,000,000
13	Burden Blvd/Rd 60 Intersection Improvements	Burden Road	Road 60		$ 360,000	$ 1,810,000						2,170,000
14	City Wide Traffic Signal Improvements (Phase 3)	Multiple Locations	Multiple Locations		$ 300,000	$ 2,877,500						3,177,500
15	E Lewis St/Heritage Blvd Intersection Improvements	E Lewis Street	Heritage Blvd		$ 400,000	$ 1,500,000	$ 500,000					2,400,000
16	**South Rd 68 Pavement Preservation**	**Court St**	**I-182**		**$ 700,000**	**$ 1,500,000**						**2,200,000**
17	**Safe Routes to School Project**	**TBD**	**TBD**			**$ 300,000**	**$ 1,000,000**					**1,300,000**
18	**Road 44 FCID Canal Crossing**	**Road 44**	**FCID Canal (North of Argent Pl)**			**$ 400,000**	**$ 1,600,000**					**2,000,000**
19	South 4th Ave (Festival Street Improvements)	S 4th Avenue	Lewis Street / Columbia Street			$ 290,000	$ 790,000					1,080,000
20	Sandifur Pkwy/Rd 84 Intersection Improvements	Sandifur Parkway	Road 84			$ 350,000	$ 1,900,000					2,250,000
21	Sacajawea Heritage Trail Levee Lowering	Sacajawea Heritage Trail	Road 54/Road 72			$ 250,000	$ 1,500,000	$ 1,500,000				3,250,000
22	Court & Rd 100 Intersection Improvements	Court St	Rd 100			$ 500,000	$ 1,000,000	$ 4,500,000				6,000,000
23	Court Street/Road 60 Intersection Improvements	Court St	Rd 60			$ 450,000	$ 2,500,000					2,950,000
24	Sandifur Pkwy/Convention Dr Intersection Improvements	Sandifur Parkway	Convention Dr			$ 410,000	$ 1,900,000					2,310,000
25	I-182/Broadmoor Blvd I/C Multiuse Pathway/Bridge	Broadmoor Boulevard	I-182				$ 500,000	$ 1,000,000	$ 4,000,000	$ 4,000,000		9,500,000
26	Columbia St Improvements	Columbia Street	10th St/2nd St				$ 390,000	$ 1,190,000				1,580,000
27	Burden Rd/Rd 44 Intersection Improvements	Burden Road	Road 44				$ 360,000	$ 1,810,000				2,170,000
28	Rd 40 East Pathway	Road 40 East	Sacajawea Park/East Lewis Place				$ 540,000	$ 590,000	$ 840,000			1,970,000
29	Rainier Ave/Kartchner St Intersection Improvements	Rainier Ave	Kartchner				$ 200,000	$ 200,000	$ 1,500,000	$ 500,000		2,400,000
30	Court St Improvements- Ped/Bike	Court Street	Road 96/Harris Road				$ 180,000	$ 1,340,000	$ 3,456,000	$ 2,304,000		7,280,000
31	Rd 76 Improvements - Sandifur Pkwy to Cordero Dr	Road 76	Sandifur Pkwy/Cordero Dr				$ 300,000	$ 1,700,000				2,000,000
32	**N 4th Ave Pavement Preservation (I-182 to County Line)**	**I-182**	**County Line (Glade Rd)**					**$ 150,000**	**$ 1,600,000**			**1,750,000**
33	Argent Rd Widening (Phase 4)	Argent Road	Road 36/Road 44					$ 1,180,000	$ 2,360,000	$ 2,360,000		5,900,000
34	Franklin County Irrigation District Canal Bicycle/Pedestrian Pathway	N/A	Road 100/Road 76					$ 300,000	$ 500,000	$ 2,000,000		2,800,000
35	Rd 100 Widening	Road 100	Court St/Chapel Hill Blvd					$ 625,000	$ 950,000	$ 7,000,000		8,575,000
36	Shoreline Rd Realignment	Shoreline Road	Court/Burns Road					$ 250,000	$ 2,000,000	$ 1,000,000	$ 7,700,000	3,250,000
37	Burns Rd Extension to Glade Rd	Burns Road	"Road 44"/N Glade Road					$ 2,400,000	$ 3,400,000	$ 3,000,000	$ 24,750,000	8,800,000
38	Burden Rd/Madison Ave Intersection Improvements	Burden Road	Madison Ave						$ 360,000	$ 1,810,000		2,170,000
39	Court St Safety Improvements	Court Street	Road 40/Road 68						$ 110,000	$ 340,000		450,000
40	James St Improvements	James Street	Oregon Ave/Frontier Lp						$ 250,000	$ 1,600,000		1,850,000
41	Harris Rd / Crescent Rd Overpass	Harris Road	Harris Road/Crescent Rd						$ 1,000,000	$ 3,000,000	$ 47,600,000	4,000,000
42	Lewis Street Corridor Improvements (Phase 1)	Lewis Street	2nd Ave/ 5th Ave	$ 530,000					$ 450,000	$ 780,000	$ 4,000,000	1,230,000
43	Lewis Street Corridor Improvements (Phase 2)	Lewis Street	5th Ave/10th Ave							$ 300,000	$ 4,800,000	300,000
44	I-182/Broadmoor Blvd I/C Improvements - Westbound	Broadmoor Boulevard	I-182							$ 750,000	$ 6,940,000	750,000
45	**Court St Safety Improvements (Phase 2)**	**Court Street**	**Road 68/Road 96**						**$ 680,000**	**$ 680,000**	**$ 5,100,000**	**1,360,000**
PROGRAMS												**161,526,180**
46	Annual Pavement Preservation	Multiple Locations	Multiple Locations		$ 701,000	$ 715,500	$ 737,000	$ 759,200	$ 782,000	$ 805,500		$ 4,500,200
47	Ped/Bike Gap Program	Multiple Locations	Multiple Locations			$ 105,000	$ 110,250	$ 115,763	$ 121,551	$ 127,628		$ 580,191
48	Neighborhood Traffic Calming program	Multiple Locations	Multiple Locations			$ 110,250	$ 115,763	$ 121,551	$ 127,628	$ 134,010		$ 609,201
PLANS AND STUDIES												**$ 5,689,592**
49	Comprehensive Safety Action Plan(SS4A)			$ 250,000	$ 150,000							$ 150,000
50	Traffic Analysis for US 12	US 12	A /Tank Farm Road		$ 1,530,000	$ 1,530,000						$ 3,060,000
51	Interchange Feasibility Study on I-182	I-182	Multiple Existing Interchanges			$ 200,000	$ 250,000					$ 450,000
52	**Rd 68/Taylor Flats Rd Intersection Study**	**Road 68**	**Taylor Flats Rd/Columbia River**				**$ 350,000**					$ 350,000
53	Sign Reflectivity Analysis and Implementation					$ 112,000	$ 400,000					$ 512,000
												4,522,000
					$ 15,265,340	**$ 31,439,590**	**$ 31,323,013**	**$ 31,731,513**	**$ 29,487,179**	**$ 32,491,138**		**171,737,772**

1. **SRTS Argent Rd/Rd 88 & Sandifur Pkwy/Rd 90 Pedestrian Crossings**

Curb extensions/bulb-outs, crossing advance stop bars, median refuge island, reduced curb radii, stop signs, new marked crosswalks, rectangular rapid flashing beacon (RRFB), lane width reduction, sidewalk (5' +) with curb, pedestrian scale crossing illumination, ADA curb ramps.

2. **Lewis Street Underpass Demolition**

This project will demolish the Lewis Street underpass, to 6 feet depth. Backfill after demolition will be consistent with BNSF requirements.

3. **Rd 40 E Extension**

This project will extend Road 40 E, as a 1-lane northbound roadway north of A Street to connect to E Lewis Place. This extension will eliminate a dead-end road at East Lewis Place. Signal adjustments, striping and signage will be included in the scope of work.

4. **Ainsworth Ave Pavement Preservation**

This project involves the overlay and restriping of Ainsworth Street/Avenue (SR397) from 10th Avenue to the West and S Oregon Avenue to the East.

5. **Sylvester St Overpass Pedestrian/Bicycle Access**

Pedestrian/Bicyclist Overpass, Sidewalk (6'+) with curb, ADA Curb Ramps, Shared use Path/Trail, Bridge (Part of Shared-use Path).

6. **Lewis Street Pavement Preservation**

Mill and overlay entire existing pavement area. Work includes cutting and patching failed areas (Alligator cracking and spalling), taper mill at curved edges and then overlay with HMA. This allows for unchanged elevations at existing curbs and additional structural section for the majority of the roadway. ADA upgrades will also be included as needed.

7. **Sandifur Parkway & Road 76 Intersection Safety Enhancement**

This project will convert the two-way stop-controlled intersection into a roundabout or signalized intersection and will include the following safety enhancements: ADA compliant ramps, marked crosswalks, and push button assemblies; Flashing yellow arrows (FYA) for all left-turn movements; emergency vehicle detection; intersection lighting. The project will also include design and construction of intelligent transportation systems (ITS) connections to the Sandifur Parkway/Road 68 intersection for interconnect capabilities.

8. **Clark St Improvements**

This project will adjust Clark Street roadway configuration to include vehicle travel lanes, bike lanes, lighting, and bulb-outs at crossing locations for increased pedestrian safety. Conceptual improvements for this project are included in the adopted Downtown Masterplan.

9. **Rd 76 Overpass**

This project will extend Road 76 north from Chapel Hill Blvd to Burden Blvd by constructing an overpass across I-182 to connect communities north and south of the existing interstate. This project will include bicycle and pedestrian facilities.

10. Burns Rd/ Rd 68 Intersection Improvements
This project will install a traffic signal at the intersection of Burns Road and Road 68 and include any necessary ADA improvements.

11. Harris Rd Realignment
This project will re-align Harris Road from Road 103 to Broadmoor Blvd to connect to Sandifur Parkway and eliminate the existing intersection on Broadmoor.

12. Burns Rd Extension – Missing Link
This project will extend Burns Road, from Road 68 to Rio Grande Lane to improve connectivity and access.

13. City Wide Traffic Signal Improvements (Phase 3)
This project will replace obsolete signal equipment with updated signal controllers, signal equipment, optimized corridor timing plans, vehicle detection system and emergency vehicle priority system. Pedestrian access will be upgraded to meet current ADA right of way accessibility design guidelines for the signalized intersections.

14. Burden Rd/Rd 60 Intersection Improvements
This project will install a traffic signal at the intersection of Burden Road and Road 60 and include any necessary ADA improvements.

15. E Lewis St/Heritage Blvd Intersection Improvements
This project will install a traffic signal at the intersection of E Lewis Street and Heritage Blvd and include any necessary ADA improvements.

16. South Rd 68 Pavement Preservation (NEW)
This project involves the asphalt overlay and restriping of South Road 68 from Court Street to eastbound on/off I-182 ramp.

17. Safe Routes to School Project
City will continue to work closely with Pasco School District and parents/residents to identify and prioritize projects that qualify for the state's biannual Safe Routes to School Program, which could include several locations. This project typically involves providing sidewalks, enhancing intersection crossings, providing ADA curb ramps, providing school zone beacons or rectangular rapid flashing beacons (RRFBs), and other safety related improvements within designated school walking routes.

18. Road 44 FCID Canal Crossing (NEW)
Project along the west side of Road 44 to provide sidewalk connectivity to address existing gap across Franklin County Irrigation Canal structure.

19. South 4th Ave (Festival Street Improvements)

This project will revise roadway configuration and install sidewalk furnishings, lighting, street trees and landscaping to create a Festival Street on South 4th Avenue from Lewis Street to Columbia Street. The street will be able to be closed to motor vehicles during special events and further enhance the completed Peanuts Park improvement project to allow for greater and more varied use of Peanuts Park Plaza. Conceptual improvements for this project are included in the adopted Downtown Masterplan.

20. Sandifur Pkwy/Rd 84 Intersection Improvements

This project will install a traffic signal at the intersection of Sandifur Parkway and Rd 84 and include any necessary ADA improvements.

21. Sacajawea Heritage Trail Levee Lowering

This project will lower the levee and re-install a wider pathway for pedestrians and bicyclists from Road 52 to Road 72.

22. Court & Rd 100 Intersection Improvements

This project will convert the existing angled T-intersection at Court St and Road 100 into a roundabout or signalized intersection, enhance traffic flow and safety in the area, and include any necessary ADA improvements.

23. Court St/Rd 60 Intersection Improvements

This project will install a traffic signal at the intersection of Court St and Road 60 and include any necessary ADA improvements.

24. Sandifur Pkwy/Convention Drive Intersection Improvements

This project will install a traffic signal at the intersection of Sandifur Parkway and Convention Drive and include any necessary ADA improvements.

25. I-182/Broadmoor Blvd I/C Multiuse Pathway/Bridge

Construct a ped/bike bridge with a multi-use pathway across I-182 on the west side of the existing overpass, between ramp terminals.

26. Columbia St Improvements

This project will adjust Columbia Street roadway configuration to include vehicle travel lanes, bike lanes, lighting, and bulb-outs at crossing locations for increased pedestrian safety. Conceptual improvements for this project are included in the adopted Downtown Masterplan.

27. Burden Rd/Rd 44 Intersection Improvements

This project will install a traffic signal at the intersection of Burden Road and Road 44 and include any necessary ADA improvements.

28. Rd 40 East Pathway

This project will construct a multi-use pathway along Road 40 E from ”A” Street to Sacajawea Park E.

29. Rainier Ave/Kartchner St Intersection Improvements
This project will install a traffic signal at the intersection of Rainier Avenue and Kartchner Street at the location of the US 395 SB On/Off Ramps and include any necessary ADA improvements.

30. Court Street Improvements – Ped/Bike
This project will improve Court Street from Road 96 to Harris Road to include bike and pedestrian facilities and permanent traffic calming features.

31. Rd 76 Improvements – Sandifur Pkwy to Cordero Dr
This project will install a traffic signal at the intersection of Wrigley Drive and Road 76 and include any necessary ADA improvements and reconfigure corridor between Sandifur Pkwy and Cordero Dr.

32. N 4th Ave Pavement Preservation (I-182 to County Line) (NEW)
This project involves the asphalt overlay and restriping North 4th Ave from westbound on/off I-182 ramp to County Line (Glade Road).

33. Argent Road Widening (Phase 4)
This project is Phase 4 of urban road improvements to Argent Road from Road 36 to Road 44. Improvements include street widening to a three-lane section, illumination, stormwater facilities, curb/gutter, sidewalk, and related improvements.

34. Franklin County Irrigation District Canal Bicycle/Pedestrian Pathway
This project will construct a multi-use pathway along the piped irrigation canal from Road 100 to Road 76.

35. Rd 100 Widening
This project will widen the Road 100 corridor to a 3-lane section from W Court St to Chapel Hill Blvd. Intersection Improvements (such as turn lanes) will be evaluated and implemented as part of this project.

36. Shoreline Rd Realignment
This project will provide for the realignment of Shoreline Road from Shoreline Court to Burns Road. The realignment would be coordinated with the construction of a park, to the west of the proposed roadway.

37. Burns Rd Extension to Glade Rd
This project will extend Burns Road from the approximate alignment of Road 44 to Glade Road.

38. Burden Rd/Madison Ave Intersection Improvements
This project will install a traffic signal at the intersection of Burden Rd and Madison Ave and include any necessary ADA improvements.

39. Court St Safety Improvements
This project will reconfigure Court Street from Road 40 to Road 68 to three lanes, with one lane in each direction and a center two-way-left-turn lane and provides designated bike lanes in each direction, and pedestrian facility enhancements.

40. James St Improvements

This project is intended to provide pavement preservation/reconstruction of E James Street.

41. Harris Rd/Crescent Rd Overpass

This project will construct an overpass over I-182 to connect Harris Road and Crescent Road. This project will connect the communities north and south of I-182 and relieve some of the demand at Broadmoor Boulevard and the I-182 interchange.

42. Lewis Street Corridor Improvements (Phase 1)

The project is intended to tie the improvements made with the overpass project into those made under the Peanuts Park improvement project. This project will include ADA improvements, crosswalks, widened sidewalks, streetlights, re-striping and streetscape. NOTE: A revised scope is being considered to minimize impacts to businesses during construction.

43. Lewis Street Corridor Improvements (Phase 2)

This project will include ADA improvements, crosswalks, widened sidewalks, streetlights, re-striping and streetscape between 5th Ave and 10th Ave. NOTE: A revised scope is being considered to minimize impacts to businesses during construction.

44. I-182/Broadmoor Blvd I/C Improvements – Westbound

New multi-lane roundabout at the I-182 westbound ramp terminal at Broadmoor Blvd on the north side of I-182.

45. Court St Safety Improvements (Phase 2) (NEW)

This project will reconfigure Court Street from Road 68 to Road 96 to provide designated bike lanes in each direction, and pedestrian facility enhancements, as well as .

46. Annual Pavement Preservation

The City has implemented an annual Pavement Preservation Program to assess and maintain quality streets within the City. The program includes crack seal, overlay, chip seal, etc. of city streets.

47. Ped/Bike Gap Program

This program identifies and closes gaps in the pedestrian and bicycle network to enhance connectivity and safety. Annually, locations are selected with stakeholder and community input, prioritizing areas based on traffic volumes, crash history, and proximity to schools, hospitals, transit, and essential services.

48. Neighborhood Traffic Calming Program

This program aims to enhance safety and livability in residential areas by implementing measures to reduce vehicle speeds and discourage cut-through traffic. This program includes the implementation of traffic calming measures, such as: chicanes, islands, speed cushions, traffic circles, radar speed feedback signs, and other calming devices to create a safer and more pleasant environment for pedestrians, cyclists, and residents.

49. Comprehensive Safety Action Plan (SS4A)
Pasco's Comprehensive Safety Action Plan (CSAP) will help identify the updated 2024 problem areas through systematic data collection, recommending innovative and appropriate countermeasures, and prioritizing safety improvements that will benefit all users. The recommended solutions will aim to reduce the frequency and severity of crashes, with an emphasis in reducing fatalities and serious injuries.

50. Traffic Analysis for US 12
This project will consist of a traffic analysis for US 12 from the intersections of A Street to Tank Farm Road/Sacajawea Park Road. This study will be completed in partnership with WSDOT in search of practical solutions for safety improvements at these locations.

51. Interchange Feasibility Study
This study will evaluate the potential for modifying existing interchanges along I-182, in order to improve traffic flow and safety. It serves as a planning document, defining "purpose and need" and conducting traffic analysis to coordinate potential solutions with DOT and FHWA.

52. Rd 68/Taylor Flats Rd Intersection Study (NEW)
This study will consist of a traffic and safety analysis for the intersection of Road 68 and Taylor Flats Road. The intersection has split ownership with Franklin County.

53. Sign Reflectivity Analysis & Implementation
The project will evaluate up to 500 stop signs that are near the end of their service life (older than 12 years) and upgrade the retro-reflectivity as needed. The project will also include the evaluation of the stop sign size and may increase stop signs from 30" to 36" signs. In addition, red reflective strips will be added to the stop sign poles as warranted.

REMOVED PROJECTS

1. Burns Rd/Broadmoor Blvd Intersection Improvements
This project will install a traffic signal at the intersection of Burns Road and Broadmoor Blvd. Sidewalks and any necessary ADA improvements will be included.

2. Sandifur Pkwy Extension
This project will extend Sandifur Parkway from the vicinity of Road 103 to Road 108. Provisions for future traffic signals will be included at the intersection of Sandifur and Road 105. A roundabout will be constructed at the intersection of Sandifur Parkway and Road 108.

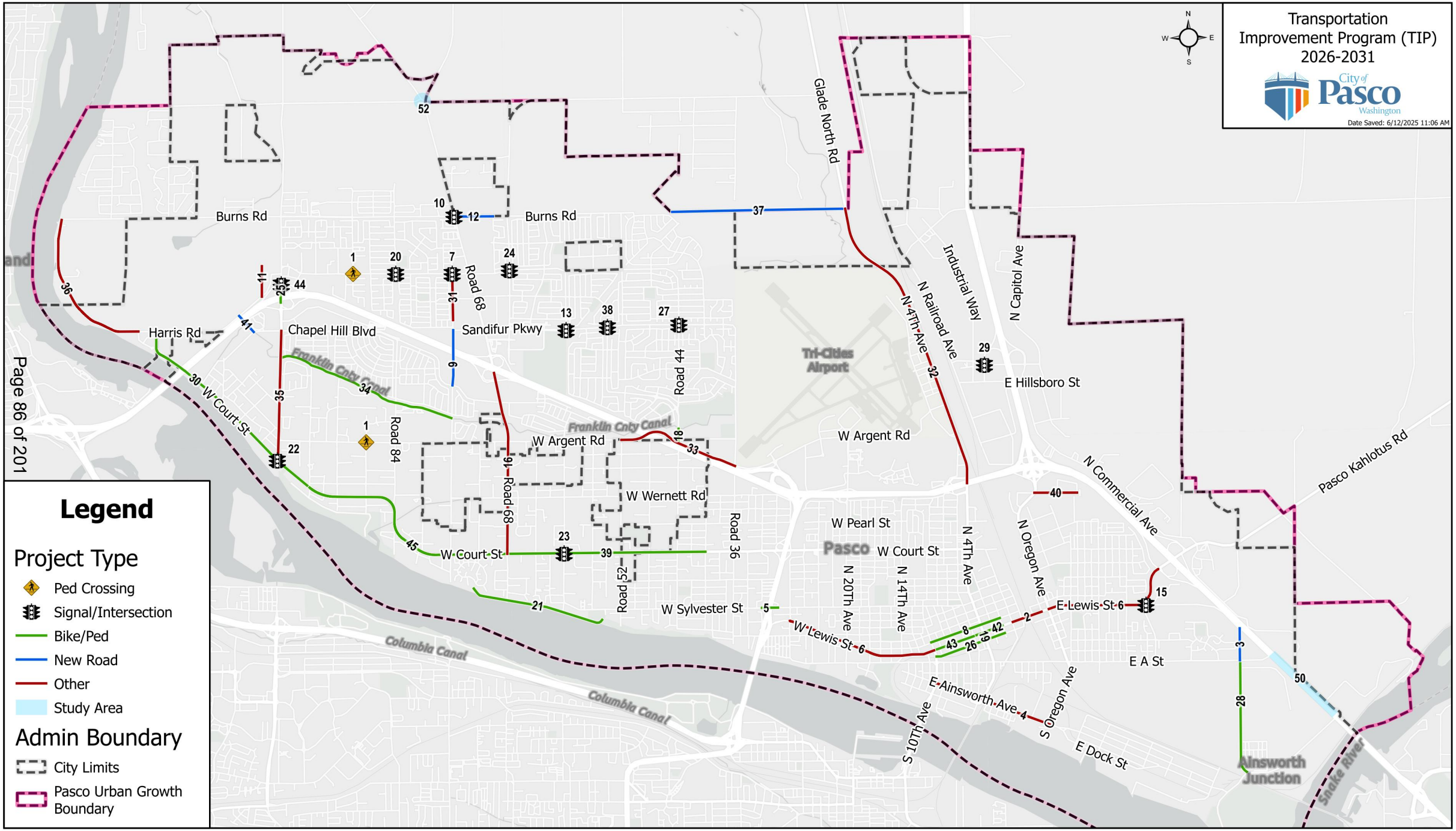
3. Sandifur Pkwy/Broadmoor Blvd Intersection Improvements
This project will improve the intersection of Sandifur Parkway and Broadmoor Boulevard. Additionally, Broadmoor Blvd. widening will be included as part of this project extending north up to Burns Road. Provisions for a future traffic signal at Buckingham Dr are considered in this project.

4. Road 108 Extension
This project will construct a 2-lanes road from Harris Road to Sandifur Parkway.

5. W 'A' St/6th Ave Pedestrian Crossing
Install Rectangular Rapid Flashing Beacons, curb extensions, illumination, signing, pavement markings, and curb ramps.

6. Commercial Ave/Kartchner St Intersection Improvements
This project will install a traffic signal at the intersection of Commercial Ave and Kartchner St at the location of the US 395 NB On/Off Ramps and include any necessary ADA improvements.

7. Citywide Injury Minimization & Speed Management Implementation
Conduct Citywide speed data collection and study. Install speed limit signing and radar speed feedback signs.


Transportation Improvement Program (TIP) 2026-2031
City of Pasco Washington
Date Saved: 6/12/2025 11:06 AM
Legend
Project Type
Ped Crossing
Signal/Intersection
Bike/Ped
New Road
Other
Study Area
Admin Boundary
City Limits
Pasco Urban Growth Boundary
Burns Rd
Harris Rd
Chapel Hill Blvd
Sandifur Pkwy
Road 68
Road 84
Road 44
Road 36
Road 52
Road 68
Glade North Rd
Industrial Way
N Railroad Ave
N 4Th Ave
N Capitol Ave
E Hillsboro St
W Argent Rd
W Wernett Rd
W Court St
W Pearl St
W Sylvester St
W Lewis St
E Lewis St
E A St
E Dock St
E Ainsworth Ave
N Commercial Ave
Pasco Kahlotus Rd
N Oregon Ave
S Oregon Ave
N 20Th Ave
N 14Th Ave
S 10Th Ave
Franklin Cnty Canal
Columbia Canal
Tri-Cities Airport
Pasco
Ainsworth Junction
Snake River
Page 86 of 201

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

July 31, 2026

Ivan Barragan
Planner II
City of Pasco

In future correspondence please refer to:
Project Tracking Code: **2026-07-05147**
Property: City of Pasco - PP2026-001 SEPA2026-018 - Cherry Bloom Subdivision
Re: **Concur with Survey; Follow Inadvertent Finds Plan**

Dear Ivan Barragan:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above-referenced project. In response, we concur with the results and recommendations made in the report entitled "CRS for the Cherry Bloom Development Project, Franklin County, WA," (Lewis, et al. 2026). Specifically, as no cultural resources were found during the survey we do not recommend further direct archaeological supervision of the project. However, we do recommend that a standard Inadvertent Finds Plan is followed during all ground disturbing activities.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving copies of any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to Washington State law. Please note that should the project scope of work and/or location change significantly, please contact DAHP for further review.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is attached to any future communications about this project. Should you have any questions, please feel free to contact me.

Sincerely,

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

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

July 30, 2026

Ivan Barragan
Planner II
City of Pasco

In future correspondence please refer to:
Project Tracking Code: **2026-07-05147**
Property: City of Pasco - PP2026-001 SEPA2026-018 - Cherry Bloom Subdivision
Re: Survey Highly Advised

Dear Ivan Barragan:

Thank you for contacting the Washington State Historic Preservation Officer and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above-referenced project. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. The proposed project is immediately adjacent to the Tri-Cities Archaeological District (45DT00041). Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities.

We also recommend that the affected tribes be consulted and we would appreciate receiving any correspondence or comments from the consulting parties regarding cultural resource concerns. Please note that the recommendations provided in this letter reflect only the opinions of DAHP and that the affected tribes may have different recommendations.

These comments are based on the information available at the time of this review. If the project changes, please contact DAHP for further review. Should additional information become available, our assessment may be revised.

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

Sincerely,

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

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

August 4, 2026

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

Re: Cherry Bloom Preliminary Plat
File# SEPA2026-018, Ecology SEPA# 202602991

Dear Ivan Barragan:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) Notice of Application for the **Cherry Bloom Preliminary Plat** 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.

Water Resources Program
Herm Spangle, (509) 329-3610, herm.spangle@ecy.wa.gov

The water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

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,

Amanda Hiebert

Amanda Hiebert
SEPA Coordinator
Eastern Region Office

From: Kelly,Melissa S (CONTR) <MSKelly@bpa.gov>
Sent: Monday, July 20, 2026 2:38 PM
To: Ivan Barragan
Cc: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ
Subject: RE: Notice of Application-PP2026-001/SEPA2026-018 Cherry Bloom Preliminary Plat-City of Pasco

[**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.]

Hello Ivan,
Bonneville Power Administration (BPA) has had the opportunity to review PP2026-001/SEPA2026-018.
In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 5.33 miles southeast of the subject property. BPA does not have any objections to the approval of this request at this time.
If you have any questions or need additional information, please feel free to contact RS Info at 360-624-4767 or by email at vlconnell@bpa.gov.
Thank you for the opportunity to review this application.
Regards,

Melissa Kelly
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
(CONTR) Actalent
Realty Technician 2 | Real Property Field Services | TERR/Tri-Cities-RMHQ
mskelly@bpa.gov | 509-579-6504

From: Ivan Barragan <barragani@pasco-wa.gov>
Sent: Wednesday, July 15, 2026 4:18 PM
To: Ivan Barragan <barragani@pasco-wa.gov>
Subject: Notice of Application-PP2026-001/SEPA2026-018 Cherry Bloom Preliminary Plat-City of Pasco

Good afternoon,

Please accept this email as notice of the proposed Preliminary Plat application (PP2026-001) and SEPA Environmental Checklist (SEPA2026-018) for your review and comment.

On June 24, 2026, RP Development, on behalf of Strizhak Haven Ranch, LLC, submitted a SEPA Environmental Checklist (SEPA2026-018), and Petr Strizhak, owner of Strizhak Haven Ranch, LLC, submitted a Preliminary Plat application (PP2026-001) to subdivide approximately 22 acres into 132 single-family residential lots within the R-3 (Medium-Density Residential) zoning district. The SEPA Environmental Checklist evaluates an ultimate build-out scenario of up to 160 single-family residential lots.

The proposal includes construction of single-family detached homes and associated subdivision infrastructure, including mass grading, public streets, water, sanitary sewer, irrigation, communications, electrical, natural gas, and stormwater improvements. The preliminary plat also includes a north-south public pedestrian pathway intended to enhance neighborhood connectivity, as well as Tracts E and F, which are anticipated for future development. A phasing plan has not been submitted; should the project be developed in phases, phasing will be addressed during the review process.

The project site is identified as Parcel No. 126160129, Pasco, Washington 99301, and is generally located south of Burns Road, west of Broadmoor Boulevard, north of the future Sandifur Parkway alignment, and east of Shoreline Road. The proposal exceeds the applicable SEPA categorical exemption thresholds established in PMC 23.15.025(2)(a) and WAC 197-11-800(1)(d). Accordingly, the project is subject to environmental review under the State Environmental Policy Act (SEPA) and the applicable provisions of the Pasco Municipal Code.

No public hearing is required for the SEPA review. The SEPA threshold determination will be issued administratively by the City's SEPA Responsible Official. An open record public hearing on the Preliminary Plat application will be scheduled before the Hearing Examiner at a later date.

All pertinent application materials are available in the SEPA Register and at the Pasco File Share link provided below.
SEPA2026-018.PP2026-001

Please submit any comments regarding the Preliminary Plat application and SEPA review no later than **5:00 p.m. on August 5, 2026**. Your comments will be considered as part of the City's review process.

Submitted application materials include:

- Title Report
- Preliminary Plat
- Trip Generation Letter
- Preliminary Plat Application
- CAD File

City staff materials include:

- Signed SEPA Environmental Checklist
- SEPA Notice of Application

If you have any questions or need additional information, please feel free to contact me.

Thank you,

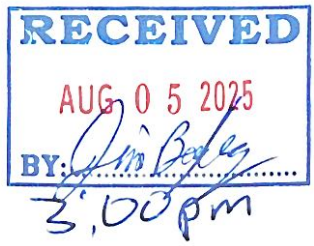
Ivan Barragan
Planner III

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

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

August 5, 2026

Ivan Barragan, Planner III
Community and Economic Development Department
City of Pasco
525 N. 3rd Avenue
Pasco, WA 99301



COPY

Re: SEPA Comments – Cherry Bloom Preliminary Plat (PP2026-001 / SEPA2026-018)

Dear Mr. Barragan:

Padvorac Consulting, LLC is providing these comments on behalf of Raybern Group, LLC, which is planning a large, mixed-use residential development on the property immediately south of the Cherry Bloom site. The concerns raised within this document may very well have been caught during future plat review, but given the timing of the SEPA notice, we are providing comments in response to the initial layout contained in the applicant's original submittal.

Raybern supports coordinated development within the Broadmoor area and requests that the following matters be included in the SEPA and preliminary plat records and be addressed, as appropriate, through the threshold determination, the staff report for the plat hearing, and/or the conditions of approval.

1. Preserve the Planned Neighborhood Collector and Southward Connectivity

Figure 2-3 of the Broadmoor Master Plan Mapfolio depicts a north-south neighborhood collector on the western side of the Cherry Bloom property, connecting Burns Road with the developable lands to the south. See Attachment C. The Broadmoor Master Plan explains that the area currently lacks adequate access and identifies additional north-south and east-west arterial, collector, and neighborhood collector roads to establish the planned interconnected network. The Cherry Bloom preliminary plat does not propose to construct any portion of the neighborhood collector prescribed in the Broadmoor Master Plan along the property's western boundary; instead, it only provides an interior local access road. Failing to require a neighborhood collector as outlined in the Broadmoor Master Plan risks compromising near-future levels of service in this rapidly growing area.

> **Requested action:** Require the Cherry Bloom preliminary plat to be developed consistent with the Broadmoor Master Plan, including provision of the portion of the neighborhood collector located within the Cherry Bloom property. If the City determines that an alternate alignment of this neighborhood collector is appropriate, or that Shoreline Road would take the place of this neighborhood collector (see Item 3 below), the alternate should be developed in coordination with affected adjacent property owners and should provide equivalent multimodal and utility connectivity, account for the development timing of the affected parcels, and avoid shifting the planned system connection entirely onto the adjoining properties without supporting analysis and the support of affected property owners, including Raybern.

2. Remove the Privately Retained Access-Control Tract That Blocks Right-Of-Way & Utility Access

The preliminary plat proposes to retain a narrow strip of land along the southern project boundary between the proposed public street system and the adjoining property. The tract is too narrow for any practical future purpose and would unnecessarily impede the adjoining property's access to future public right-of-way and utility corridors, forcing the adjacent property to develop single-tier lots with backyards abutting this access-control tract. In addition to creating an unattractive and inefficient development pattern, the proposed tract would directly conflict with PMC 21.15.010(1), which states:

> *(1) Connectivity to Abutting Lands. The street system of a proposed subdivision shall be designed to provide direct and efficient connections to existing, proposed, and planned streets adjacent to the subdivision.*

A tract with no identified development or infrastructure function should not be created in a form that would obstruct an adjacent property's access to streets, pedestrian facilities, emergency access, water, sewer, irrigation, stormwater, or franchise utilities.

The proposed access-control tract would also needlessly block the adjacent property from accessing a public street, in direct conflict with PMC 21.15.010(2), which states:

> *(2) Future Street Plan. Subdivision applicants must demonstrate, pursuant to City standards, that the proposed development does not preclude future street connections to adjacent lands.*

The proposed access-control strip would also force an undesirable development pattern of single-tier lots, inconsistent with the block-width standard in PMC 21.20.020, which states:

> *The width of the block under normal conditions shall be sufficient to allow for two tiers of lots with easements.*

The proposed access-control tract would also preclude direct access to City sewer for the abutting properties, contrary to Chapter 6 of the City's Design and Construction Standards, which were adopted by ordinance.

Furthermore, this access-control tract would lead to inefficient land use in the future development to the south by precluding direct access to City right-of-way and utilities and requiring alternative roads to provide street and utility access to future lots on the property to the south. This would needlessly reduce achievable density, increase housing costs, and increase the City's long-term per-capita maintenance obligations. These outcomes would be inconsistent with the preliminary plat approval criteria in PMC 21.25.060, including whether the subdivision contributes to orderly development and land use patterns and whether the public use and interest would be served.

> **Requested action:** Do not allow a privately retained access-control tract in the preliminary plat as it would needlessly block access to City right-of-way and utilities, create inefficiencies, increase future development costs, increase future maintenance costs for the City, reduce future density, and fail to serve the public interest by preventing direct, efficient connections to City streets. We request that the City require the preliminary plat layout be revised to eliminate the proposed privately retained access-control tract.

3. Coordinate and Preserve Options for the Future Shoreline Road Realignment

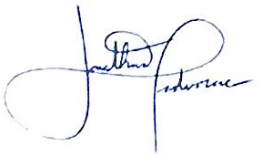
The Broadmoor Master Plan states that the City will work with property owners to explore realigning Shoreline Road to increase shoreline public access and support future development. See Attachment D, Pg 27 of the Broadmoor Maste Plan. The final alignment has not yet been established. As individual properties along Burns Road and within the western Broadmoor area develop, feasible corridor and intersection options become progressively more limited. Parcel-by-parcel decisions made without an area-wide strategy could eliminate some or all practical alternatives, contrary to the intent of the Broadmoor Master Plan.

Additionally, the City has included the Shoreline Road Realignment in the City's TIP, which is incorporated into the City's Comprehensive Plan by reference. A Corps property in the vicinity very limited opportunities for development, and it is uncertain if Shoreline Road could cross this parcel in the near or distant future (see Attachment C). Because of this, a shift in Shoreline Road alignment away from the shoreline must move it over to the approximate location of the Neighborhood Collector alignment shown in the Broadmoor Master Plan as being along the Western boundary of the proposed Cherry Bloom subdivision.

> **Requested action:** As part of the current review and before preliminary plat approval, coordinate with the Cherry Bloom applicant, Raybern, and other affected property owners to identify a viable route for realigned Shoreline Road, a collector street. Although the right-of-way widths and road sections for a neighborhood collector and Shoreline Road are similar (see Attachment D), the planned sections are not identical; notably, the Shoreline Road collector section includes a separated multi-use path. To avoid requiring two space- and resource-intensive collector corridors in close proximity, consider whether the planned neighborhood collector alignment along the west side of Cherry Bloom would be an appropriate location for realigned Shoreline Road. At minimum, condition the plat so that lot placement, streets, intersection spacing, utilities, grading, and stormwater facilities preserve viable and practical alternatives for the Shoreline Road realignment, allowing future development to comply with the Broadmoor Master Plan's objective of realigning Shoreline Road.

These comments are intended to avoid fragmented approvals that would inhibit the area-wide transportation and infrastructure network intended in the Broadmoor Master Plan. Please include this letter and its attachments in both the SEPA and preliminary plat records, address the requested actions in the threshold determination and preliminary plat Staff Report, and provide Padvorac Consulting, LLC with timely notice of the SEPA determination, the preliminary plat hearing, and subsequent decisions.

Sincerely,



Jonathan Padvorac
Padvorac Consulting, LLC on behalf of Raybern Group, LLC
jon@padvorac-consulting.com
(509) 713-6365

Attachments:

A – Cherry Bloom Preliminary Plat

B – SEPA Notice of Application

C – Broadmoor Master Plan Mapfolio Excerpts

D – Broadmoor Master Plan Excerpts

E – Resolution 4608 - 2026-2031 TIP

ATTACHMENT A

Cherry Bloom Preliminary Plat

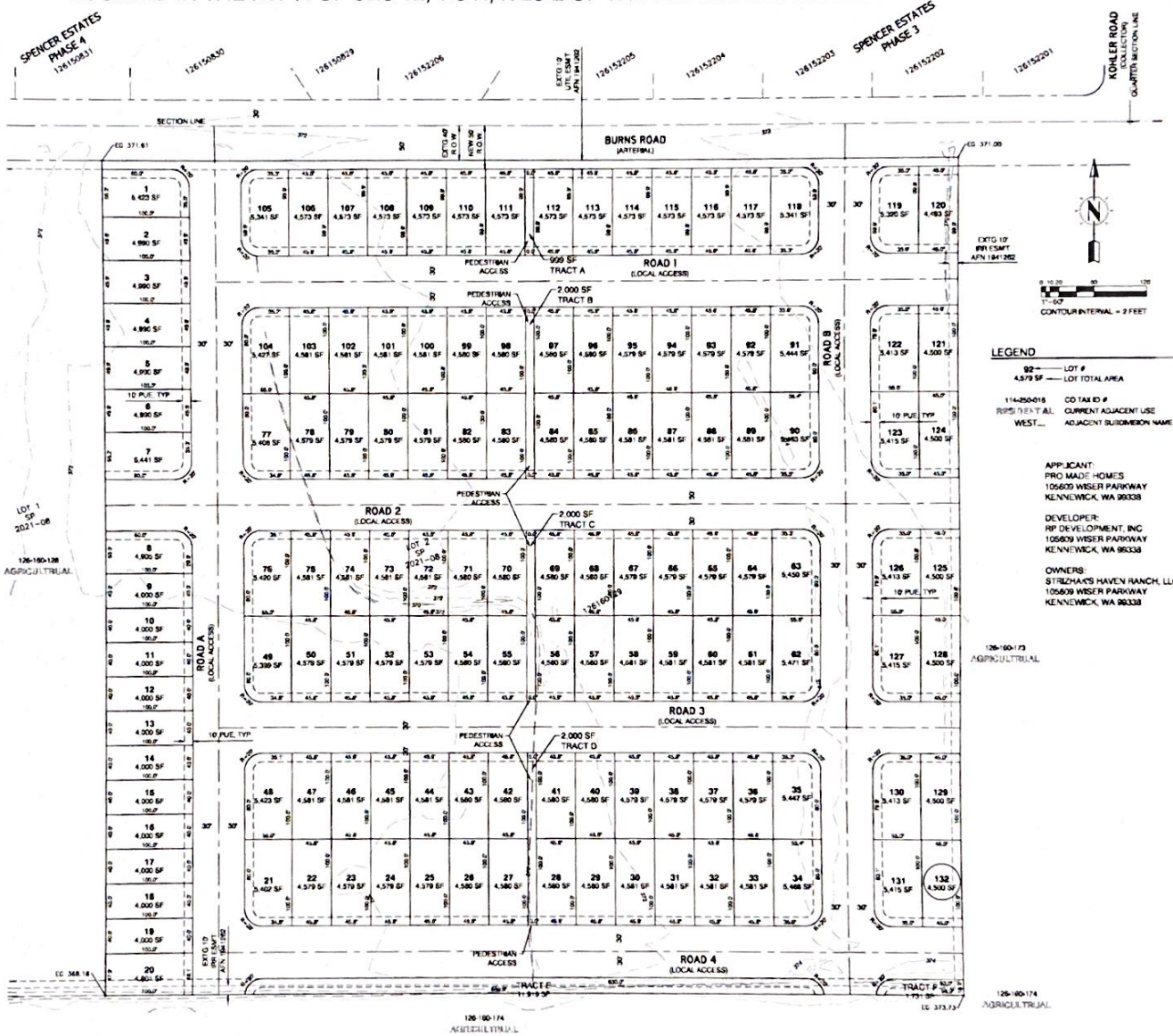
PP2026-001

Cherry Bloom Preliminary Plat

LOCATED IN THE NW ¼ OF SEC 12, T 9 N, R 28 E OF THE WILLAMETTE MERIDIAN

LOT TABLE

Lot Number	Square Feet	Lot Number	Square Feet
1	5,423	71	4,580
2	4,990	72	4,581
3	4,990	73	4,581
4	4,990	74	4,581
5	4,990	75	4,581
6	4,990	76	5,420
7	5,441	77	5,406
8	4,905	78	4,579
9	4,000	79	4,579
10	4,000	80	4,579
11	4,000	81	4,579
12	4,000	82	4,580
13	4,000	83	4,580
14	4,000	84	4,580
15	4,000	85	4,580
16	4,000	86	4,581
17	4,000	87	4,581
18	4,000	88	4,581
19	4,000	89	4,581
20	4,801	90	5,463
21	5,402	91	5,444
22	4,579	92	4,579
23	4,579	93	4,579
24	4,579	94	4,579
25	4,579	95	4,579
26	4,580	96	4,580
27	4,580	97	4,580
28	4,580	98	4,580
29	4,580	99	4,580
30	4,581	100	4,581
31	4,581	101	4,581
32	4,581	102	4,581
33	4,581	103	4,581
34	5,468	104	5,427
35	5,447	105	5,341
36	4,579	106	4,573
37	4,579	107	4,573
38	4,579	108	4,573
39	4,579	109	4,573
40	4,580	110	4,573
41	4,580	111	4,573
42	4,580	112	4,573
43	4,580	113	4,573
44	4,581	114	4,573
45	4,581	115	4,573
46	4,581	116	4,573
47	4,581	117	4,573
48	5,423	118	5,341
49	5,399	119	5,320
50	4,579	120	4,493
51	4,579	121	4,500
52	4,579	122	5,413
53	4,579	123	5,415
54	4,580	124	4,500
55	4,580	125	4,500
56	4,580	126	5,413
57	4,580	127	5,415
58	4,581	128	4,500
59	4,581	129	4,500
60	4,581	130	5,413
61	4,581	131	5,415
62	5,471	132	4,500
63	5,450	Tract A	999
64	4,579	Tract B	2,000
65	4,579	Tract C	2,000
66	4,579	Tract D	2,000
67	4,579	Tract E	11,919
68	4,580	Tract F	1,731
69	4,580		
70	4,580		



LEGEND

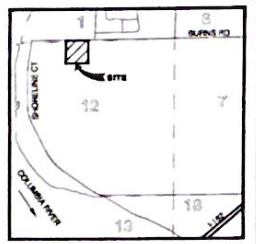
92 — LOT #
4,579 SF — LOT TOTAL AREA

114-250018 — CO TAX ID #
RIPS/VENTAL WEST... — CURRENT ADJACENT USE / ADJACENT SUBDIVISION NAME

APPLICANT:
PRO MADE HOMES
105609 WISER PARKWAY
KENNEWICK, WA 99338

DEVELOPER:
RP DEVELOPMENT, INC
105609 WISER PARKWAY
KENNEWICK, WA 99338

OWNERS:
STRIZHAK'S HAVEN RANCH, LLC
105609 WISER PARKWAY
KENNEWICK, WA 99338



VICINITY MAP

SHEET INDEX

PP100 PRELIMINARY PLAT
PP101 PRELIMINARY UTILITY PLAN
PP102 PRELIMINARY GRADING PLAN

PROPERTY AND PLAT STATISTICS

PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY PBS ENVIRONMENTAL AND ENGINEERING, INC., 2021

BASIS OF BEARING IS: WASHINGTON STATE PLANE, SOUTH ZONE GRID BEARING ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12 OF TOWNSHIP 09 NORTH IN RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.

VERTICAL DATUM IS: NAVD 88, HOLDING AN ELEVATION OF 444.70' AT THE TOP OF A 3" BRASS CAP MONUMENT IN CASE MARKING THE NORTHEAST CORNER OF THE NE ¼ OF SECTION 12, TSN, R28E, W.M., ALSO KNOW AS THE CITY OF PASCO MONUMENT NO. 31.

TAX ID # OF SUBJECT PARCEL:
126-160-129

COMPREHENSIVE PLAN DESIGNATION:
MEDIUM DENSITY RESIDENTIAL

LAND USE ZONING DESIGNATION:
MJ MEDIUM DENSITY RESIDENTIAL

PROPOSED LAND USE:
RESIDENTIAL MEDIUM DENSITY

CURRENT PROPERTY USE: VACANT

TOTAL PARCEL AREA:
126-160-129: 22.00 Ac. (958,407 SF)

TOTAL LOTS: 132
DENSITY: 6 DU/Ac
REQUIRED DENSITY: 5-29 DU/Ac
AVERAGE LOT SIZE: 4,892 SF
MIN. LOT SIZE: 4,000 SF (LOTS 59-19)
REQUIRED MIN LOT SIZE: 3,000 SF
LARGEST LOT SIZE: 5,471 SF (LOT 62)
R/W AREA: 318,227 SF

ANTICIPATED TO BEGIN CONSTRUCTION FALL 2026 AND COMPLETE BY 2028, DEPENDANT UPON MARKET CONDITIONS.

PUBLIC STREETS, UTILITIES, AND STORMWATER

PUBLIC STREETS WILL BE CONSTRUCTED TO CITY OF PASCO STANDARD ST-2A, LOCAL ACCESS STREETS AND ST-2B, PARTIAL STREET (ARTERIAL/COLLECTOR). THIS SECTION INCLUDES CURBS, GUTTERS, AND SIDEWALKS.

CITY POTABLE WATER, IRRIGATION, AND SANITARY SEWER WILL BE EXTENDED TO EACH LOT WITHIN THE PLAT. FIRE HYDRANTS WILL BE INSTALLED AND LOCATED PER THE REQUIREMENTS OF THE CITY FIRE CHIEF.

STORMWATER RUNOFF WILL BE COLLECTED FROM PUBLIC STREETS AND DISPOSED OF ONSITE IN LOCALIZED SUBSURFACE INFILTRATION SYSTEMS.

STREET LIGHTS WILL BE INSTALLED PER THE CITY OF PASCO STANDARDS.

811 Know what's below. Call before you dig.

JF ENGINEERING, PLLC
CIVIL ENGINEERING
PLANNING
PROJECT MANAGEMENT
7900 W Clearwater Ave, STE A Kennewick, WA 99336
(509) 551-8174 Fax www.JFengineering.pro

Preliminary Plat for:

Cherry Bloom Preliminary Plat

A project in the City of Pasco, WA

Drawn by: KWB
Checked by: JEF

JF Eng. Job # 0154.00

Scale H: 1"=50'
Scale V: N/A

Date: May 13, 2026

PP100

ATTACHMENT B

SEPA Notice of Application

SEPA2026-018

City of Pasco
Community Development Department
525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441

NOTICE OF APPLICATION/SEPA DETERMINATION
(Optional DNS Process)

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

SEPA Comment Period Deadlines: **August 5, 2026**

Proposal: On June 24, 2026, RP Development, on behalf of Strizhak Haven Ranch, LLC, submitted a SEPA Environmental Checklist (SEPA2026-018), and Petr Strizhak, owner of Strizhak Haven Ranch, LLC, submitted a Preliminary Plat application (PP2026-001) for the subdivision of approximately 22 acres into 132 single-family residential lots within the R-3 (Medium-Density Residential) zoning district. The SEPA Environmental Checklist evaluates a build-out scenario of up to 160 single-family residential lots.

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The project site is identified as Parcel No. 126160129, Pasco, Washington 99301, and is generally located south of Burns Road, west of Broadmoor Boulevard, north of the future Sandifur Parkway alignment, and east of Shoreline Road. The proposal exceeds the applicable SEPA categorical exemption thresholds established in PMC 23.15.025(2)(a) and WAC 197-11-800(1)(d). Accordingly, the project is subject to environmental review under the State Environmental Policy Act (SEPA) and the applicable provisions of the Pasco Municipal Code.

Public Comment Period: Written comments must be submitted to the Community Development Department by 5:00 p.m. on **August 5, 2026**. Only comments received by the referenced date will be included in the SEPA record. If you have questions on the proposal, contact the Planning Division at (509) 544-4146 or via e-mail to: barragani@pasco-wa.gov.

Open Record Hearing: No public hearing is required for the SEPA. The SEPA determination will be established administratively by the Pasco SEPA Administrator. An open record hearing with the Hearing Examiner for the plat will be conducted at a later undetermined date.

Determination of Completeness: The applications have been declared complete for the purpose of processing.

Environmental Documents and/or Studies Applicable to this Application: Environmental Determination No. **SEPA2026-018** has been assigned to this proposal. The SEPA comment period will end **August 5, 2026.** 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.

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:

City of Pasco
Community Development Department
525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441

- Title 12 (Streets and Sidewalks), Title 16 (Buildings and Construction), Title 21 (Subdivision), Title 25 (Zoning), Title 28 (Critical Areas) regulations of the Pasco Municipal Code, and the land use policies contained in the Pasco Comprehensive Plan;
- Regulations of the Washington State Department of Fish and Wildlife, Washington State Department of Ecology, Washington State Department of Natural Resources and Washington State Department of Archaeology and Historic Preservation;
- Other required agency evaluations, approvals, permits, and mitigations as necessary.

Estimated Date of the Decision: A DNS or MDNS threshold determination is anticipated to be issued following the close of the comment period on **August 5, 2026**.

To receive notification of the subsequent threshold determination and any other information concerning this action, contact the Pasco Planning Division at barragani@pasco-wa.gov or at the address and telephone number listed below.

Phone: 509-544-4146

Appeals:
You may appeal the subsequent threshold determination by submitting a written appeal to one of the following addresses:

Email: barragani@pasco-wa.gov

Physical Address: City of Pasco – Community & Economic Development Department 525 N. 3rd Avenue, First Floor Pasco, WA 99301

Mailing Address: 525 N 3rd Ave Pasco, WA 99301

Appeals must be submitted within 14 days of issuance of the threshold determination. The appeal must be in writing, include a concise statement identifying the matter being appealed, and provide the basic rationale for the appeal. A filing fee is required in accordance with the City's Fee Resolution.

Please note: Failure to file a timely and complete appeal shall constitute a waiver of all rights to an administrative appeal under City Code.

All appeals should be directed to: Craig Raymond, CED Deputy Director

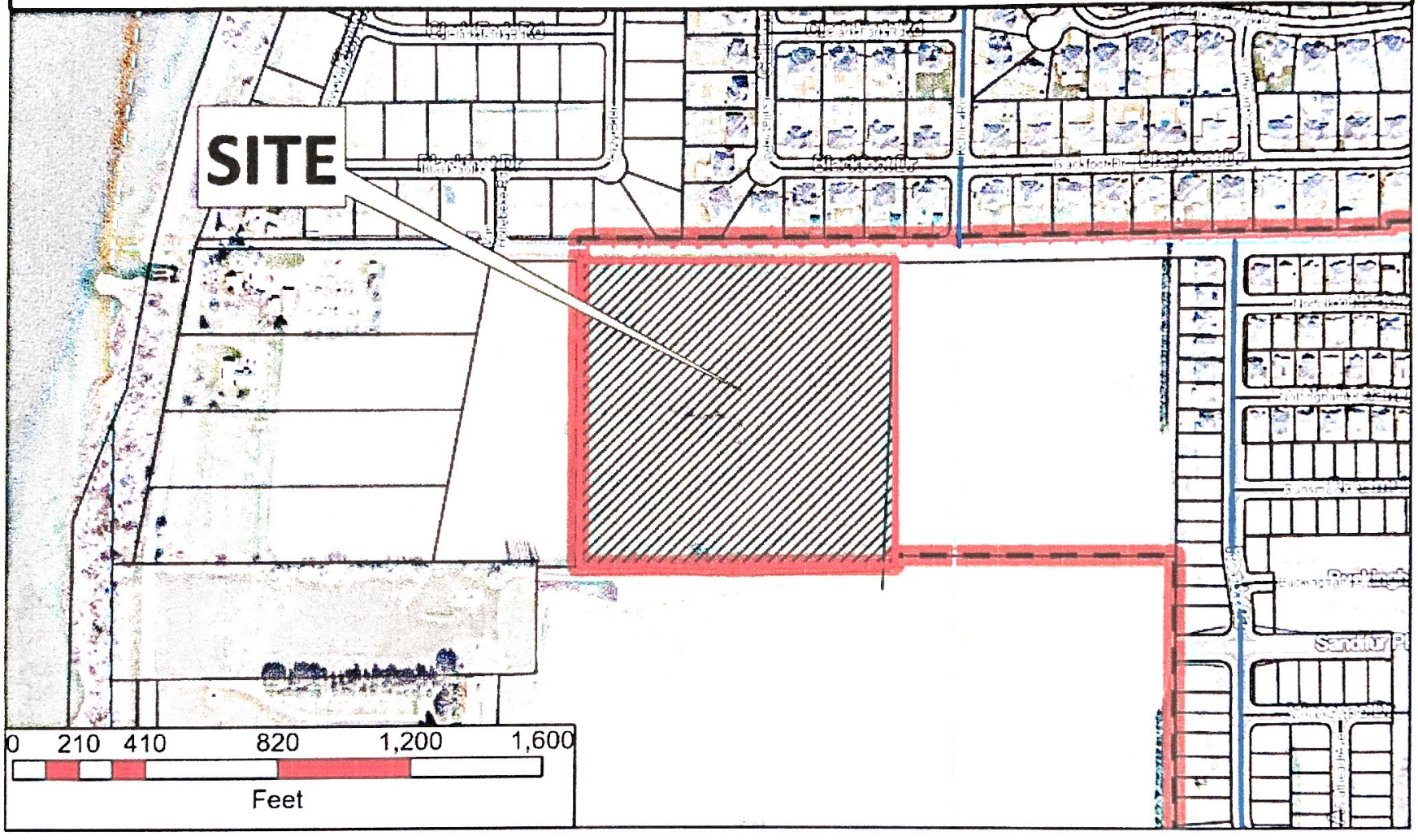
All comments should be directed to: Ivan Barragan, Planner III

Prepared: July 15, 2026

By: Ivan Barragan

Vicinity Map

Item: Cherry Bloom Preliminary Plat
Applicant(s): RP Development, Inc. & Strizhak Haven Ranch, LLC
File #: SEPA2026-018/PP2026-001



ATTACHMENT C

Broadmoor Master Plan Mapfolio Excerpts

Figure 2-3 - Proposed Major Road Network

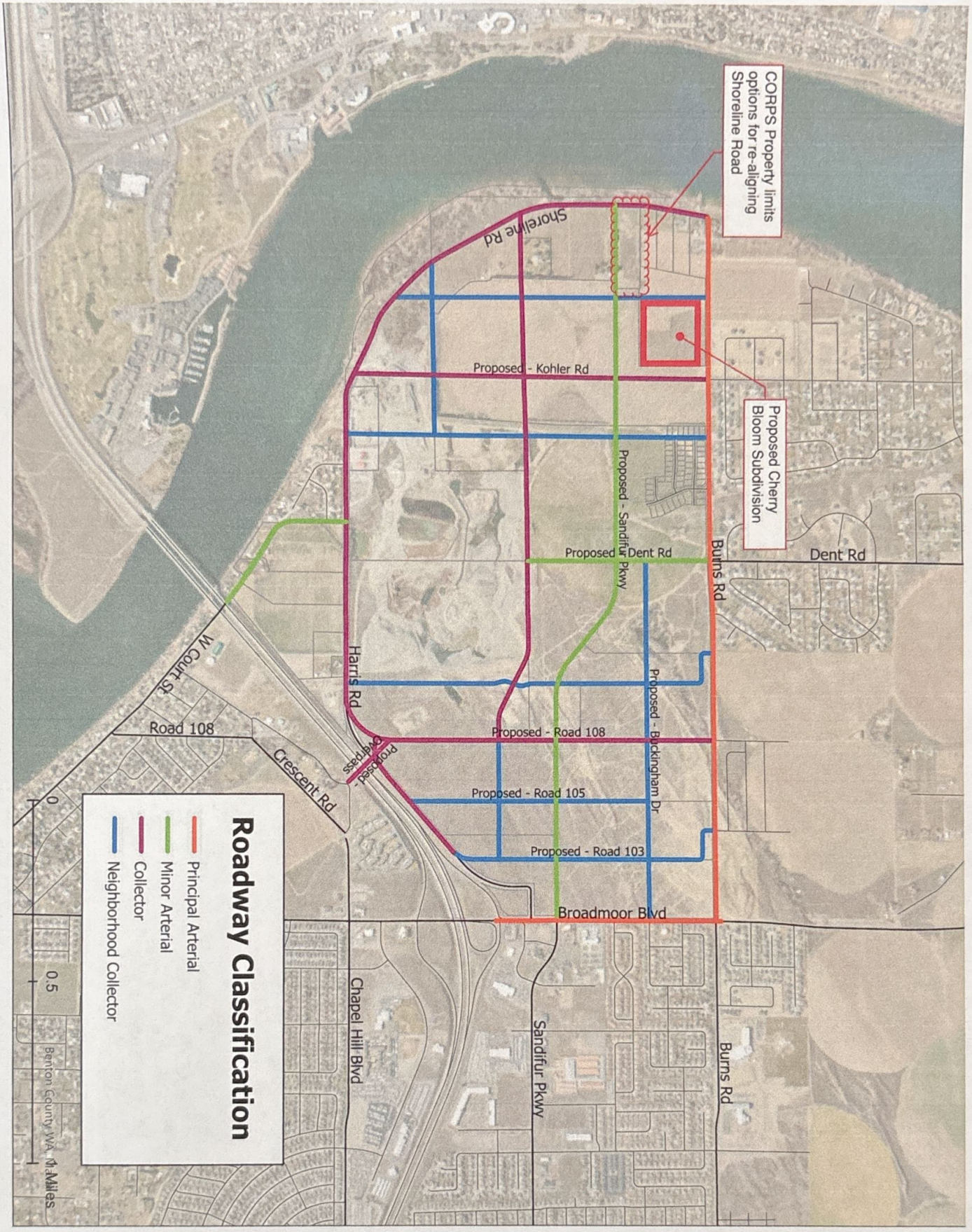


Figure 2-3: Proposed Major Road Network

Broadmoor Master Plan Maps

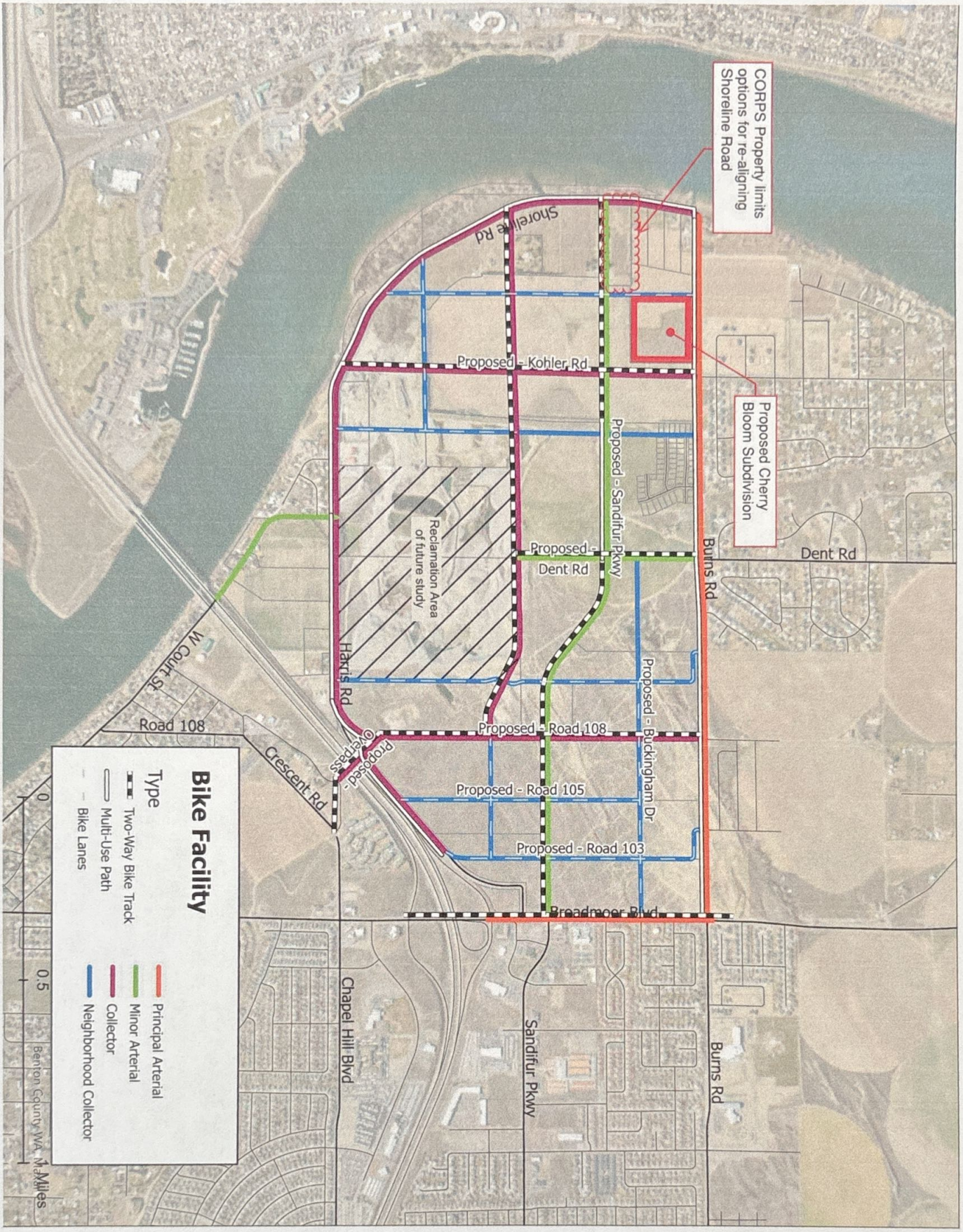


Figure 2-4: Proposed Enhanced Bike Network

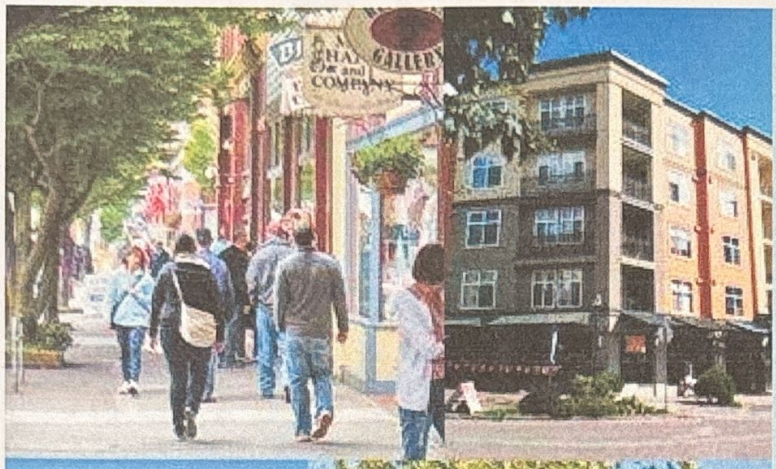
Broadmoor Master Plan Maps

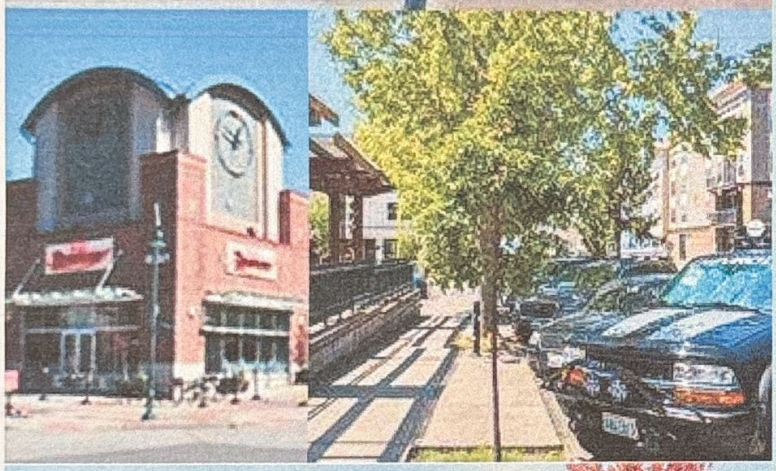
ATTACHMENT D

Broadmoor Master Plan Excerpts

Access and Circulation; Collector and Neighborhood Collector Standards

City of Pasco
Washington







Broadmoor Master Plan and Development Regulations

City of Pasco

March, 2023

Prepared by Oneza & Associates
In partnership with White Bluffs Consulting

2.2.3 ACCESS AND CIRCULATION

The area currently lacks adequate access. Several north-south and east-west arterial, collector and neighborhood collector roads are proposed with the intent of connecting with the existing street grids for better connectivity.

A "complete street" is a roadway that is designed to be safe, accessible, and functional for all users of the City's rights-of-way regardless of age or ability.

Existing Burns Road is proposed to be improved as a principal arterial and serve as a major east-west connection. Existing Broadmoor Boulevard is proposed to be improved as a principal arterial. Extension of Sandifur Parkway will be a central east-west corridor to serve as a minor arterial. Shoreline Road, Harris Road will be improved as collectors. Road 108, the extension of Kohler Road and an east-west road north of the gravel operation will be collectors. Buckingham Drive will continue east-west as a neighborhood collector. Road 103, Road 105, and additional not yet named roads will be neighborhood collectors as shown in Figure 2-3. Local access roads are not shown and will need to provide local access. Access and circulation requirements to and through the reclamation area will need to be determined in the future

An area abutting future extensions of Road 108 and Sandifur Parkway is being considered for future transit center.

The Transportation System Master Plan (TSMP) provides lists of specific street categories and design standards based on traffic demand, and the character of the land use district they will serve. Figure 2-3 indicates the proposed major road network and how the local road network shall be arranged. Detailed standards are also identified in Section 3 under each land use, as well as in Section 3.6, Street Environment and Public Realm.

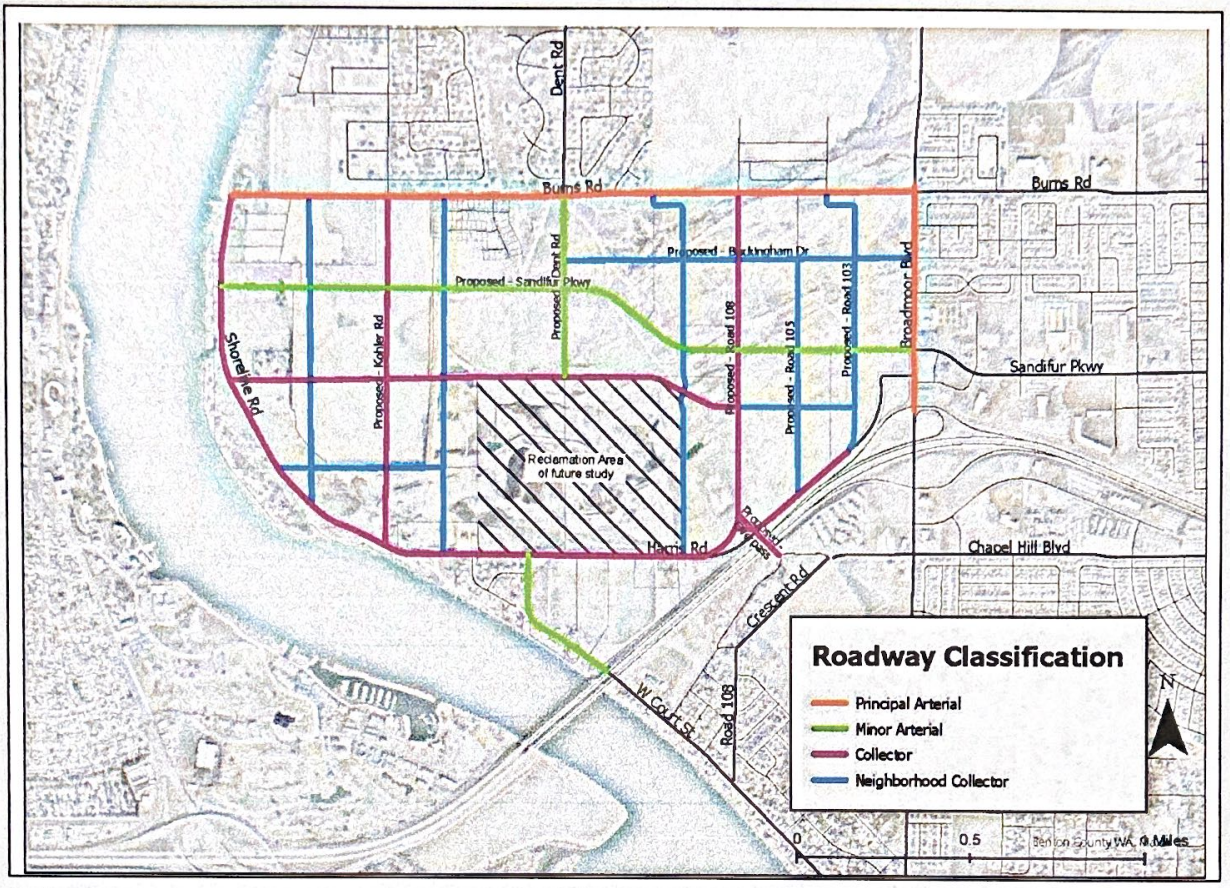
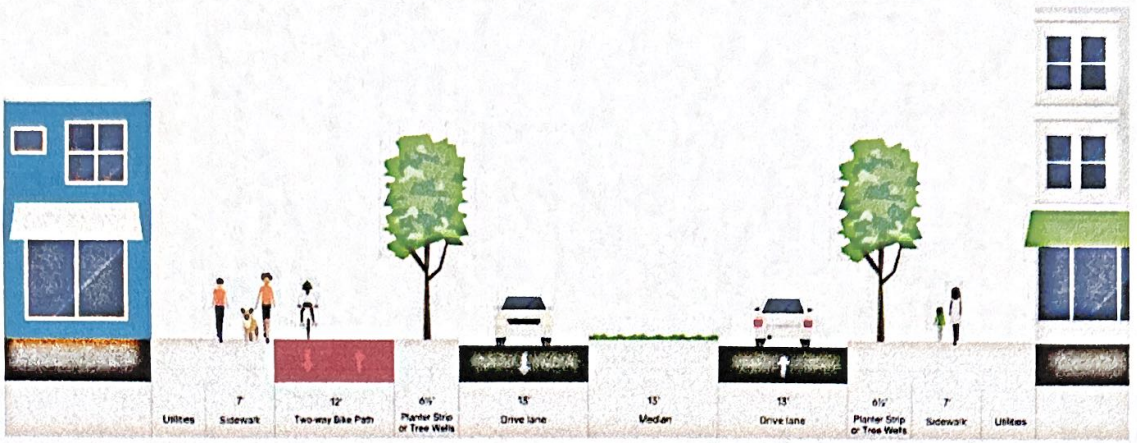


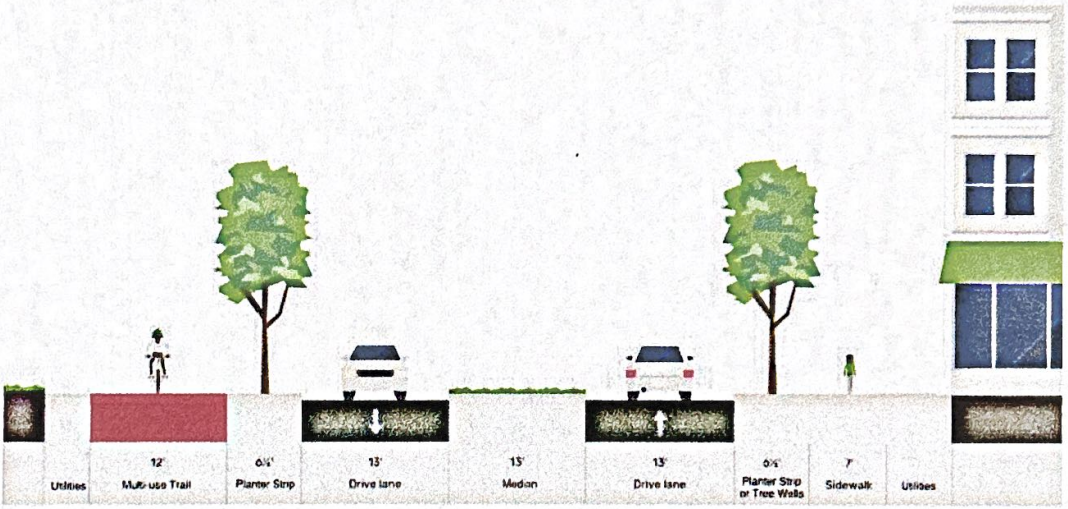
FIGURE 2-3: PROPOSED MAJOR ROAD NETWORK

Pedestrian and bike facilities are required to comply with the city's complete streets ordinance. A "complete street" is a roadway that is designed to be safe, accessible, and functional for all users of the City's rights-of-way regardless of age or ability. The vision of the master plan is to provide enhanced walkability and multi-modal access. The major road network will include enhanced bike as shown in Figure 2-4. Additionally, pedestrian connections and public access to the shoreline area will be provided at multiple locations. The Pasco Rivershore Linkage and Amenity Plan prepared in 2012 indicates potential trails along the shoreline. This plan recommends working with the U.S. Army Corps of Engineers, the County, and property owners to design and build an extension of the Sacagawea Trail with raised wildlife watching decks on piers. Additional access along the shoreline shall be provided at locations that maximize non-motorized public access to shoreline such as, the road ends of Burns Road and along Shoreline Road. See Figure 2-8 for proposed park along the shoreline area and trail connections. The City will work with the property owners to explore realigning Shoreline Road to increase public access to the shoreline for recreational purposes, and allow future developments in this area. Further studies and detailed planning will be needed for appropriate developments along Shoreline Road to create a shoreline-based mixed-use community. Figure 2-4 indicates the pedestrian and bike network proposed in conjunction with the street network. Future local roads will be developed with the pedestrian network.



Section A

Right of Way: 78 feet
(Road 108, Kohler Road, and unnamed East-West Collector)
Utility easements are located outside of Right-of-Way, as needed.



Section B

Right of Way: 71 feet
(Harris Road and Shoreline Road)
Utility easements are located outside of Right-of-Way, as needed.

FIGURE 3-32: COLLECTOR STREET STANDARDS



FIGURE 3-33: NEIGHBORHOOD COLLECTOR STREET STANDARDS

ATTACHMENT E

Resolution 4608 – 2026-2031 TIP

Shoreline Realignment Included in the 2026-2031 TIP

RESOLUTION NO. 4608

A **RESOLUTION** ADOPTING THE 2026-2031 SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM FOR THE CITY OF PASCO FOR THE PURPOSE OF GUIDING THE DEVELOPMENT, DESIGN, AND CONSTRUCTION OF LOCAL AND REGIONAL TRANSPORTATION IMPROVEMENTS.

WHEREAS, RCW 35.77.010 provides for annual revision and extension of the comprehensive transportation program of each city and town, after public hearing thereon; and

WHEREAS, the City shall annually review the work accomplished under the program and determine current City transportation needs and from these findings shall prepare and adopt a revised and extended comprehensive transportation program before July 1 of each year; and

WHEREAS, on April 21, 2025, and May 7, 2025, City staff held open house opportunities on the revision and extension of the comprehensive transportation program, received and evaluated all comments; and

WHEREAS, on May 19, 2025, the City Council held a public hearing on the revision and extension of the comprehensive transportation program, received and evaluated all comments; and

WHEREAS, it is now time to revise and extend the comprehensive transportation program as identified as the Six-Year Transportation Improvement Program (TIP); and

WHEREAS, the City has determined, based on an assessment of the work accomplished under this program and the current City transportation needs, that this revised comprehensive transportation program adequately addresses the City's future transportation needs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PASCO, WASHINGTON:

That the City of Pasco hereby adopts the revision and extension of the comprehensive transportation program for the ensuing six years as attached hereto as **Exhibit A**, and labeled "2025-2031 Transportation Improvement Program" incorporated by this reference as though fully set forth herein; and

Be It Further Resolved, that the comprehensive transportation program shall be filed with the Benton-Franklin Council of Governments and the Washington State Department of Transportation.

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

PASSED by the City Council of the City of Pasco, Washington, on this 16th day of June, 2025.

Signed by:
Pete Serrano
81DC5239F3084C0...
Pete Serrano
Mayor

ATTEST:

Signed by:
Debby Barham
7A5F219B053A4B0...
Debra Barham, CMC
City Clerk

APPROVED AS TO FORM:

Signed by:
Eric Ferguson
67D77940F8DF407...
Kerr Ferguson Law, PLLC
City Attorneys

2026-2031 Transportation Improvement Program

Exhibit A

Final 06/11/2025

Column1	Project Title	Road Name	Begin/End Termini	Prior	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	REMAINDER	6 year- plan
PROJECTS												
1	SRTS Argent Rd/Rd 88 & Sandifur Pkwy/Rd 90 Pedestrian Crossings	Argent Road	Road 88	$ 679,056	$ 500,000							500,000
2	Lewis Street Underpass Demolition	Lewis Street	1st Ave to Tacoma Ave	$ 500,000	$ 2,800,000							2,800,000
3	Rd 40 E Extension	Road 40 East	'A' Street/ East Lewis Place	$ 400,000	$ 528,000	$ 1,400,000						1,928,000
4	Ainsworth Ave Pavement Preservation	Ainsworth Ave	Oregon Ave/10th ave	$ 400,000	$ 1,682,000							1,682,000
5	Sylvester St Overpass Pedestrian/Bicycle Access	Sylvester Street	US 395 Overpass	$ 340,660	$ 659,340	$ 3,229,340						3,888,680
6	Lewis Street Pavement Preservation	Lewis Street	US12/27th Ave	$ 100,000	$ 996,000	$ 4,150,000						5,146,000
7	Sandifur Pkwy/Rd 76 Intersection Safety Enhancements	Sandifur Parkway	Road 76	$ 31,000	$ 300,000	$ 1,700,000						2,000,000
8	Clark St Improvements	Clark Street	10th St/2nd St	$ 50,000	$ 300,000	$ 1,450,000						1,750,000
9	Rd 76 Overpass	Road 76	Chapel Hill/Burden Blvd		$ 2,659,000	$ 3,100,000	$ 8,000,000	$ 12,000,000	$ 5,000,000			30,759,000
10	Burns Rd/Rd 68 Intersection Improvements	Burns Road	Rd 68		$ 150,000	$ 350,000	$ 1,500,000					2,000,000
11	Harris Rd Realignment	Rd 103	Sandifur Pkwy		$ 250,000	$ 1,650,000						1,900,000
12	Burns Rd Extension - Missing link	Burns Road	Road 68/Rio Grande Lane		$ 300,000	$ 1,000,000	$ 4,700,000					6,000,000
13	Burden Blvd/Rd 60 Intersection Improvements	Burden Road	Road 60		$ 360,000	$ 1,810,000						2,170,000
14	City Wide Traffic Signal Improvements (Phase 3)	Multiple Locations	Multiple Locations		$ 300,000	$ 2,877,500						3,177,500
15	E Lewis St/Heritage Blvd Intersection Improvements	E Lewis Street	Heritage Blvd		$ 400,000	$ 1,500,000	$ 500,000					2,400,000
16	**South Rd 68 Pavement Preservation**	**Court St**	**I-182**		**$ 700,000**	**$ 1,500,000**						**2,200,000**
17	**Safe Routes to School Project**	**TBD**	**TBD**			**$ 300,000**	**$ 1,000,000**					**1,300,000**
18	**Road 44 FCID Canal Crossing**	**Road 44**	**FCID Canal (North of Argent Pl)**			**$ 400,000**	**$ 1,600,000**					**2,000,000**
19	South 4th Ave (Festival Street Improvements)	S 4th Avenue	Lewis Street / Columbia Street			$ 290,000	$ 790,000					1,080,000
20	Sandifur Pkwy/Rd 84 Intersection Improvements	Sandifur Parkway	Road 84			$ 350,000	$ 1,900,000					2,250,000
21	Sacajawea Heritage Trail Levee Lowering	Sacajawea Heritage Trail	Road 54/Road 72			$ 250,000	$ 1,500,000	$ 1,500,000				3,250,000
22	Court & Rd 100 Intersection Improvements	Court St	Rd 100			$ 500,000	$ 1,000,000	$ 4,500,000				6,000,000
23	Court Street/Road 60 Intersection Improvements	Court St	Rd 60			$ 450,000	$ 2,500,000					2,950,000
24	Sandifur Pkwy/Convention Dr Intersection Improvements	Sandifur Parkway	Convention Dr			$ 410,000	$ 1,900,000					2,310,000
25	I-182/Broadmoor Blvd I/C Multiuse Pathway/Bridge	Broadmoor Boulevard	I-182				$ 500,000	$ 1,000,000	$ 4,000,000	$ 4,000,000		9,500,000
26	Columbia St Improvements	Columbia Street	10th St/2nd St				$ 390,000	$ 1,190,000				1,580,000
27	Burden Rd/Rd 44 Intersection Improvements	Burden Road	Road 44				$ 360,000	$ 1,810,000				2,170,000
28	Rd 40 East Pathway	Road 40 East	Sacajawea Park/East Lewis Place				$ 540,000	$ 590,000	$ 840,000			1,970,000
29	Rainier Ave/Kartchner St Intersection Improvements	Rainier Ave	Kartchner				$ 200,000	$ 200,000	$ 1,500,000	$ 500,000		2,400,000
30	Court St Improvements- Ped/Bike	Court Street	Road 96/Harris Road				$ 180,000	$ 1,340,000	$ 3,456,000	$ 2,304,000		7,280,000
31	Rd 76 Improvements - Sandifur Pkwy to Cordero Dr	Road 76	Sandifur Pkwy/Cordero Dr				$ 300,000	$ 1,700,000				2,000,000
32	**N 4th Ave Pavement Preservation (I-182 to County Line)**	**I-182**	**County Line (Glade Rd)**					**$ 150,000**	**$ 1,600,000**			**1,750,000**
33	Argent Rd Widening (Phase 4)	Argent Road	Road 36/Road 44					$ 1,180,000	$ 2,360,000	$ 2,360,000		5,900,000
34	Franklin County Irrigation District Canal Bicycle/Pedestrian Pathway	N/A	Road 100/Road 76					$ 300,000	$ 500,000	$ 2,000,000		2,800,000
35	Rd 100 Widening	Road 100	Court St/Chapel Hill Blvd					$ 625,000	$ 950,000	$ 7,000,000		8,575,000
36	Shoreline Rd Realignment	Shoreline Road	Court/Burns Road					$ 250,000	$ 2,000,000	$ 1,000,000	$ 7,700,000	3,250,000
37	Burns Rd Extension to Glade Rd	Burns Road	"Road 44"/N Glade Road					$ 2,400,000	$ 3,400,000	$ 3,000,000	$ 24,750,000	8,800,000
38	Burden Rd/Madison Ave Intersection Improvements	Burden Road	Madison Ave						$ 360,000	$ 1,810,000		2,170,000
39	Court St Safety Improvements	Court Street	Road 40/Road 68						$ 110,000	$ 340,000		450,000
40	James St Improvements	James Street	Oregon Ave/Frontier Lp						$ 250,000	$ 1,600,000		1,850,000
41	Harris Rd / Crescent Rd Overpass	Harris Road	Harris Road/Crescent Rd						$ 1,000,000	$ 3,000,000	$ 47,600,000	4,000,000
42	Lewis Street Corridor Improvements (Phase 1)	Lewis Street	2nd Ave/ 5th Ave	$ 530,000					$ 450,000	$ 780,000	$ 4,000,000	1,230,000
43	Lewis Street Corridor Improvements (Phase 2)	Lewis Street	5th Ave/10th Ave							$ 300,000	$ 4,800,000	300,000
44	I-182/Broadmoor Blvd I/C Improvements - Westbound	Broadmoor Boulevard	I-182							$ 750,000	$ 6,940,000	750,000
45	**Court St Safety Improvements (Phase 2)**	**Court Street**	**Road 68/Road 96**						**$ 680,000**	**$ 680,000**	**$ 5,100,000**	**1,360,000**
PROGRAMS												**161,526,180**
46	Annual Pavement Preservation	Multiple Locations	Multiple Locations		$ 701,000	$ 715,500	$ 737,000	$ 759,200	$ 782,000	$ 805,500		$ 4,500,200
47	Ped/Bike Gap Program	Multiple Locations	Multiple Locations			$ 105,000	$ 110,250	$ 115,763	$ 121,551	$ 127,628		$ 580,191
48	Neighborhood Traffic Calming program	Multiple Locations	Multiple Locations			$ 110,250	$ 115,763	$ 121,551	$ 127,628	$ 134,010		$ 609,201
PLANS AND STUDIES												$ 5,689,592
49	Comprehensive Safety Action Plan(SS4A)			$ 250,000	$ 150,000							$ 150,000
50	Traffic Analysis for US 12	US 12	A /Tank Farm Road		$ 1,530,000	$ 1,530,000						$ 3,060,000
51	Interchange Feasibility Study on I-182	I-182	Multiple Existing Interchanges			$ 200,000	$ 250,000					$ 450,000
52	**Rd 68/Taylor Flats Rd Intersection Study**	**Road 68**	**Taylor Flats Rd/Columbia River**				**$ 350,000**					$ 350,000
53	Sign Reflectivity Analysis and Implementation					$ 112,000	$ 400,000					$ 512,000
												4,522,000
					$ 15,265,340	**$ 31,439,590**	**$ 31,323,013**	**$ 31,731,513**	**$ 29,487,179**	**$ 32,491,138**		**171,737,772**

29. Rainier Ave/Kartchner St Intersection Improvements
This project will install a traffic signal at the intersection of Rainier Avenue and Kartchner Street at the location of the US 395 SB On/Off Ramps and include any necessary ADA improvements.

30. Court Street Improvements – Ped/Bike
This project will improve Court Street from Road 96 to Harris Road to include bike and pedestrian facilities and permanent traffic calming features.

31. Rd 76 Improvements – Sandifur Pkwy to Cordero Dr
This project will install a traffic signal at the intersection of Wrigley Drive and Road 76 and include any necessary ADA improvements and reconfigure corridor between Sandifur Pkwy and Cordero Dr.

32. N 4th Ave Pavement Preservation (I-182 to County Line) (NEW)
This project involves the asphalt overlay and restriping North 4th Ave from westbound on/off I-182 ramp to County Line (Glade Road).

33. Argent Road Widening (Phase 4)
This project is Phase 4 of urban road improvements to Argent Road from Road 36 to Road 44. Improvements include street widening to a three-lane section, illumination, stormwater facilities, curb/gutter, sidewalk, and related improvements.

34. Franklin County Irrigation District Canal Bicycle/Pedestrian Pathway
This project will construct a multi-use pathway along the piped irrigation canal from Road 100 to Road 76.

35. Rd 100 Widening
This project will widen the Road 100 corridor to a 3-lane section from W Court St to Chapel Hill Blvd. Intersection Improvements (such as turn lanes) will be evaluated and implemented as part of this project.

36. Shoreline Rd Realignment
This project will provide for the realignment of Shoreline Road from Shoreline Court to Burns Road. The realignment would be coordinated with the construction of a park, to the west of the proposed roadway.

37. Burns Rd Extension to Glade Rd
This project will extend Burns Road from the approximate alignment of Road 44 to Glade Road.

38. Burden Rd/Madison Ave Intersection Improvements
This project will install a traffic signal at the intersection of Burden Rd and Madison Ave and include any necessary ADA improvements.

39. Court St Safety Improvements
This project will reconfigure Court Street from Road 40 to Road 68 to three lanes, with one lane in each direction and a center two-way-left-turn lane and provides designated bike lanes in each direction, and pedestrian facility enhancements.

From: Ivan Barragan
Sent: Friday, August 7, 2026 8:20 AM
To: 'Hatfield, Aaron'
Cc: Prilucik, Jacob
Subject: RE: [EXTERNAL] Notice of Application-PP2026-001/SEPA2026-018 Cherry Bloom Preliminary Plat-City of Pasco

Good morning,

Thank you for taking the time to review the project and provide your comments.

I would like to address the transportation-related comments that were submitted. This project will be subject to Transportation Impact Fees, which will contribute toward Project No. 17, the I-182/Broadmoor Boulevard Interchange, as identified in PMC 3.40.160.

A Transportation Impact Analysis (TIA) will not be required for this project, as a TIA was previously completed for the Broadmoor Area, and the proposed development falls within the growth and traffic projections evaluated in that analysis.

Thank you again for your review. Please let me know if you have any additional questions.

Thank you,

Ivan Barragan | Planner III | (509) 544-4146 | 525 N. 3rd Avenue | Pasco, WA 99301 | barragani@pasco-wa.gov
Notice of Public Disclosure: This e-mail and any response may be 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.

From: Hatfield, Aaron <aaron.hatfield@wsdot.wa.gov>
Sent: Wednesday, August 5, 2026 4:13 PM
To: Ivan Barragan <barragani@pasco-wa.gov>
Cc: Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>
Subject: RE: [EXTERNAL] Notice of Application-PP2026-001/SEPA2026-018 Cherry Bloom Preliminary Plat-City of Pasco

[**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. Please find attached WSDOT's comment letter for the PP2026-001/SEPA2026-018 Cherry Bloom Preliminary Plat notification. Please let us know if there are any issues accessing the response letter. Thank you.

Aaron Hatfield
SCR Development Services
Email: HatfieA@wsdot.wa.gov
Cell: (509) 268-8497

Washington State Department of Transportation
South Central Region – Development Services
2809 Rudkin Road, Union Gap, WA 98903-1648

From: Ivan Barragan <barragani@pasco-wa.gov>
Sent: Wednesday, July 15, 2026 4:18 PM
To: Ivan Barragan <barragani@pasco-wa.gov>
Subject: [EXTERNAL] Notice of Application-PP2026-001/SEPA2026-018 Cherry Bloom Preliminary Plat-City of Pasco

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

Good afternoon,

Please accept this email as notice of the proposed Preliminary Plat application (PP2026-001) and SEPA Environmental Checklist (SEPA2026-018) for your review and comment.

On June 24, 2026, RP Development, on behalf of Strizhak Haven Ranch, LLC, submitted a SEPA Environmental Checklist (SEPA2026-018), and Petr Strizhak, owner of Strizhak Haven Ranch, LLC, submitted a Preliminary Plat application (PP2026-001) to subdivide approximately 22 acres into 132 single-family residential lots within the R-3 (Medium-Density Residential) zoning district. The SEPA Environmental Checklist evaluates an ultimate build-out scenario of up to 160 single-family residential lots.

The proposal includes construction of single-family detached homes and associated subdivision infrastructure, including mass grading, public streets, water, sanitary sewer, irrigation, communications, electrical, natural gas, and stormwater improvements. The preliminary plat also includes a north-south public pedestrian pathway intended to enhance neighborhood connectivity, as well as Tracts E and F, which are anticipated for future development. A phasing plan has not been submitted; should the project be developed in phases, phasing will be addressed during the review process.

The project site is identified as Parcel No. 126160129, Pasco, Washington 99301, and is generally located south of Burns Road, west of Broadmoor Boulevard, north of the future Sandifur Parkway alignment, and east of Shoreline Road. The proposal exceeds the applicable SEPA categorical exemption thresholds established in PMC

23.15.025(2)(a) and WAC 197-11-800(1)(d). Accordingly, the project is subject to environmental review under the State Environmental Policy Act (SEPA) and the applicable provisions of the Pasco Municipal Code.

No public hearing is required for the SEPA review. The SEPA threshold determination will be issued administratively by the City's SEPA Responsible Official. An open record public hearing on the Preliminary Plat application will be scheduled before the Hearing Examiner at a later date.

All pertinent application materials are available in the SEPA Register and at the Pasco File Share link provided below.
SEPA2026-018.PP2026-001

Please submit any comments regarding the Preliminary Plat application and SEPA review no later than **5:00 p.m. on August 5, 2026**. Your comments will be considered as part of the City's review process.

Submitted application materials include:
- Title Report
- Preliminary Plat
- Trip Generation Letter
- Preliminary Plat Application
- CAD File

City staff materials include:
- Signed SEPA Environmental Checklist
- SEPA Notice of Application

If you have any questions or need additional information, please feel free to contact me.

Thank you,

Ivan Barragan
Planner III

City of Pasco

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

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

Washington State Department of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

August 5, 2026

City of Pasco Community Development Department
525 N. 3rd Avenue
Pasco, WA 99301

Attn: Ivan Barragan, Planner III

Re: PP2026-001/SEPA2026-018 - Cherry Bloom Preliminary Plat
I-182 Exit 7 vicinity Lt.

We have reviewed the preliminary plat and have the following comments.

The subject property is not adjacent to Interstate 182 (I-182); however, the I-182 Broadmoor (Exit 7) interchange is the primary facility providing access between west Pasco and the surrounding communities and employment centers. As such, it is WSDOT's position that the majority of vehicle trips generated by this project will utilize the Exit 7 interchange, and that continued growth will be the sole factor driving the need for interchange improvements.

The trip generation letter prepared by JF Engineering estimated the number of vehicle trips this project may generate; however, it did not assess how these trips would be distributed across the transportation system or indicate whether any roadways or intersections would be adversely impacted. Under the transportation element of the SEPA Checklist, the applicant states that a Traffic Impact Analysis (TIA) will be prepared. Prior to the city issuing a determination, we request that the TIA include an analysis of the I-182 Exit 7 westbound ramp terminals and be submitted to WSDOT for review. If the city has conducted a review of the interchange or has a current study that negates the need for a TIA, we request that it be shared with the department at this time.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at jacob.prilucik@wsdot.wa.gov.

Sincerely,

Stephen P. (Phil) Nugent
Region Planning Manager

SPN: akh

cc: SR 182, File #2026-008

From: Brian Scott <bscott@scbid.org>
Sent: Monday, July 27, 2026 12:22 PM
To: Ivan Barragan
Subject: RE: Notice of Application-PP2026-001/SEPA2026-018 Cherry Bloom Preliminary Plat-City of Pasco

[**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.]

Ivan,
Thank you for sending this over for comment by the District. While this is within the administrative boundary of the District, it does not impact platted farm units or District Facilities. Given this, the District does not have any comments regarding this Preliminary Plat/SEPA application.

Thank you,

Brian M Scott. P.E.
Chief Engineer
South Columbia Basin Irrigation District
1135 E Hillsboro St, Suite A, Pasco, WA 99301
O: 509-547-1735|C: 509-521-7321| bscott@scbid.org

From: Ivan Barragan <barragani@pasco-wa.gov>
Sent: Wednesday, July 15, 2026 4:18 PM
To: Ivan Barragan <barragani@pasco-wa.gov>
Subject: Notice of Application-PP2026-001/SEPA2026-018 Cherry Bloom Preliminary Plat-City of Pasco

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SEPA2026-018.PP2026-001

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- Title Report
- Preliminary Plat
- Trip Generation Letter
- Preliminary Plat Application
- CAD File

City staff materials include:

- Signed SEPA Environmental Checklist
- SEPA Notice of Application

If you have any questions or need additional information, please feel free to contact me.

Thank you,

Ivan Barragan
Planner III

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

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

REPORT TO THE HEARING EXAMINER
City Hall – 525 North Third Avenue – Council Chambers
THURSDAY October 15, 2026
6:00 PM

MASTER FILE #:	**SP 2026-009**
PROPONENT:	Anwar Jafar 1719 W 5th Pl Kennewick, WA 99336
APPLICANT:	Anwar Jafar 1719 W 5th Pl Kennewick, WA 99336
REQUEST:	**Special Permit**: To permit a small used motor vehicle dealership in suite 104 of an existing commercial building.

Timeline:

July 30, 2026	Application Submitted
August 21, 2026	Application Deemed Complete
September 30, 2026	Notice of Public Hearing for SP2026-009 scheduled for September 28, 2026, was posted on the City of Pasco website, published in the Tri-City Herald Newspaper, and mailed to properties owners within 300 feet of the proposal.
October 7, 2026	Public Hearing Staff Report Published

Exhibits:

1. **Maps**
2. **Preliminary Site Plan**
3. **Application**
4. **Public Notices**

BACKGROUND

1) PROPERTY DESCRIPTION:

Abbreviated Legal: SHORT PLAT 84-6 LOT 2
Site Location: 1828 W Lewis ST. Suite 104. (Parcel# 112230201), Pasco, WA 99301
Property Size: 1.01 acres (43,906.86 Square Feet).

2) **ACCESS:** The site is currently accessed from a driveway off of W Lewis St. north of the suite and S. 18th Ave. east of the suite.

3) **UTILITIES:** Municipal water is available in W Lewis St to the north. Municipal sewer is available in S 18th Ave. to the east. The site is currently served by both municipal water and sewer.

4) **LAND USE AND ZONING: The property is zoned C-1 (Retail Business)** and is developed with an approximately 10,645-square-foot building containing four business suites. The proposed use would occupy the only suite located at the rear of the building. Surrounding properties are zoned and developed as follows:

Direction	Zone	Current Development
North	C-3	Apartment Complexes
East	C-1	Various small businesses within a commercial building complex
South	C-3	Electric supply company and contractor storage yard
West	C-1/C-3	Undeveloped parcel

5) **COMPREHENSIVE PLAN:** The Comprehensive Plan designates the location as "Commercial" 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 review pursuant to WAC 197-11-800(6)(b), as the proposed use will occur within an existing building and will not involve alterations that would change the character of the building or otherwise remove the proposal from the applicable categorical exemption.

BACKGROUND

Request

The applicant proposes to permit a small used motor vehicle dealership in suite 104 of an existing commercial building.

Site

The building is comprised of four suites with suite 104 being the only suite located in the back of the building with no street frontage. The building was constructed in 1988 and is approximately 10,645 square feet. The building has undergone several minor and major remodels. Various businesses have occupied the suites. Currently, the other businesses that occupy the front of the building facing W Lewis St is a message therapist, youth mentorship services, and a beauty supply store. The parcel is approximately 1.01 acres in size. The site currently has a parking lot with +/- 45 parking spaces, with approximately 20 of the 45 graveled spaces located behind the building. Suite 4 has an office and a garage totaling 1,300 square feet and a 700 square foot fenced yard. The proposed dealership requires approximately 4.3 parking spaces and will provide six dedicated

spaces, with vehicle inventory stored separately within the fenced portion of the site. The proposed use therefore meets the applicable parking requirements.

History

The site was originally platted in 1888 under the Columbia River Addition. Then, the parcel was re-platted on June 25, 1950 under the Re-Plat of Columbia River Addition.

The site was annexed into the City on April 3, 1961. The site was assigned C-1 zoning in 1961 (Ordinance 1028) in conjunction with the 1961 annexation.

The building was constructed in 1988. Between the years of 2006 – 2022, the building underwent several interior remodels and cosmetic alterations.

According to license records, 23 business licenses have been applied for on subject parcel. Previous businesses have been retail store for cosmetics, tax services, auto detail, accountant, boxing club, wholesale, wireless sales, computer retail, and electrical contractor office.

The building directly east of the subject building that shares an access easement, had a special permit approved for a car dealership in 2022 (SP2022-025). The car dealership is no longer active at that location.

Land Use Regulations

Per Pasco Municipal Code (PMC) 25.85.040(2) retail automobile sales require a special permit provided they meet the requirements in subsection PMC 25.85.040(2)(a)(i) & (ii) that the property is located east of Highway 395 and either adjacent to the intersection of two arterial streets, or adjacent to a single arterial street; provided, that it is not adjacent to or across a public street right-of-way from a residential district; and not located closer than 300 feet to any existing car lot.

The proposed use is located east of Highway 395, and adjacent to a single arterial street, but not adjacent to or across a public street right-of-way from a residential district; and not located closer than 300 feet to any existing car lot.

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 July 30, 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 September 30, 2026.
3) The proposed auto sales use would be located in a general commercial area and located at the back of the commercial building, without facing any public streets.
4) The proposed site is Parcel # 112230201 in Pasco, WA.
5) The site was added to the town of Pasco in 1888 as part of the Columbia River Addition to Pasco.
6) The site was annexed into the City of Pasco in 1961.
7) The site is zoned C-1 (Retail Business).
8) The site was developed as commercial building with multiple suites in 1988.
9) Conditional uses in the C-1 zoning district may be permitted through the Special Permit process.

10) As per PMC 25.85.040(2)(a)(i) and (ii) retail automobile sales are allowed in the C-1 zoning district as a "Conditional Use," provided
    a. the property is located east of Highway 395 and either
        i. adjacent to the intersection of two arterial streets, or
        ii. adjacent to a single arterial street; provided, that it is not adjacent to or across a public street right-of-way from a residential district; and
    b. not located closer than 300 feet to any existing car lot.
11) The proposed use is adjacent to a single arterial street.
12) The proposed use is not adjacent to or across a public street right-of-way from a residential district.
13) The proposed use is not located closer than 300 feet to any existing car lot.

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;

This special permit is in conformance with the Comprehensive Plan. The Comprehensive Plan indicates the site is primarily intended for Commercial uses. The property is zoned C-1 (Retail Business). The existing structure was built in 1988.

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 from W. Lewis Street. The site is served by existing City utilities, including municipal water and sewer. W. Lewis Street is identified in the City of Pasco Transportation System Master Plan (TSMP) as a principal arterial. Principal arterials are intended to accommodate higher volumes of traffic, connect major activity centers, and provide for regional traffic movement. The limited additional vehicle trips associated with the proposed small motor vehicle dealership are not anticipated to materially affect the operation or capacity of the existing transportation system.

The proposed use is located within an existing commercial building and does not appear to place a greater demand on existing water, sewer, or other public infrastructure than other uses permitted within the C-1 (Retail Business) district. Therefore, staff finds that the proposal will not increase the need for infrastructure improvements and is unlikely to adversely affect existing 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;

The proposed dealership would be in harmony with the surrounding uses as the general character of the area is retail commercial. The properties in the general vicinity are a mixture small retail business, wholesale, commercial, and high-density residential uses. Properties to the north although zoned as C-3 (General Business District), have multifamily housing units. West, east, and south of the proposal are retail commercial

uses. W Lewis St. 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 transportation corridors. The property is currently screened along the western boundary with a chain link fence and landscaping that has well established deciduous and evergreen trees, shrubs, and decorative rock.

(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 used motor vehicle dealership would be consistent with the existing and intended character of the general vicinity. The surrounding area contains a mixture of retail, commercial, wholesale, and high-density residential uses. Properties to the east, west, and south are primarily developed with retail and commercial uses. Properties to the north are zoned C-3 (General Business District), although some are currently developed with multifamily residential uses.

W. Lewis Street is classified as a principal arterial, and the City of Pasco Comprehensive Plan encourages commercial and higher-density residential development along major transportation corridors. The proposed dealership would operate from an existing commercial building within the C-1 (Retail Business) district and would not substantially alter the existing commercial character of the site or surrounding area.

The property also includes existing screening along the western boundary consisting of a chain-link fence and established landscaping, including deciduous and evergreen trees, shrubs, and decorative rock. Based on the existing development pattern, surrounding land uses, and the limited nature of the proposed use, staff finds that the proposal will be maintained and operated in harmony with the existing and intended character of the general vicinity.

(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 uses permitted outright within the C-1 (Retail Business) district include automobile detail shops, automobile rental or leasing establishments, hotels and motels, car washes, and restaurants. These permitted uses may generate noise, fumes, vibrations, dust, traffic, lighting, and other impacts at levels comparable to or greater than those anticipated from the proposed small used motor vehicle dealership.

The proposed dealership will operate from an existing commercial building, with Suite 104 located at the rear of the building and not directly visible from adjacent public streets. The proposed use is limited in scale and is not anticipated to generate substantial noise, fumes, vibrations, dust, traffic, or flashing lights beyond those ordinarily associated with uses permitted within the C-1 district.

The surrounding area also contains zoning that allows more intensive commercial uses, including contractor storage yards, automobile repair and service establishments, wholesale uses, and service stations, which may generate similar or greater impacts. Based on the nature and scale of the proposed dealership and the range of uses permitted within the surrounding commercial districts, staff finds that the operation of the proposal will not be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than the operation of uses otherwise permitted within the district.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, provides estimated PM peak-hour trip generation rates for the existing and proposed uses. Based on these rates, the existing 1,300-square-foot beauty supply store is estimated to generate approximately 9 PM peak-hour vehicle trips, while the 1,400-square-foot general office occupied by the Big Joe organization is estimated to generate approximately 2 PM peak-hour vehicle trips. By comparison, a used automobile dealership occupying approximately 1,300 square feet is estimated to generate approximately 5 PM peak-hour vehicle trips. Based on the anticipated trip generation and the traffic associated with other uses permitted within the C-1 district,

staff finds that traffic generated by the proposed dealership would not be more objectionable than traffic generated by other permitted uses within the district.

The site currently provides approximately 45 parking spaces. Based on the applicable parking standard of one space per 300 square feet of floor area for general retail uses, the existing building requires approximately 40 parking spaces. The existing parking area therefore provides sufficient parking to meet the overall parking requirement for the building.

Based on the floor area associated with the proposed dealership, a minimum of approximately 4.3 parking spaces is required. The applicant proposes six parking spaces for the dealership, exceeding the minimum parking requirement. Additional space for vehicle inventory will be provided within the fenced portion of the site and will be separate from the required customer and employee parking. Based on the limited size and nature of the proposed use, the availability of parking on the overall site, and the parking provided specifically for the dealership, staff finds that the proposal meets the applicable parking requirements and is not anticipated to adversely affect parking availability for other businesses on the site.

Fumes, vibrations, and dust are unlikely to be generated from this proposed auto sales in a manner that would be more significant than other uses in the C-1 district.

Staff finds that, as conditioned, the proposal will not be more objectionable to nearby properties than the operation of any permitted use within the district.

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

The proposed Auto Sales use would not likely endanger the public health or safety more than permitted uses within the district. The Special Permit review process allows the city to impose mitigating conditions on the proposed use.

The proposal, as conditioned, will not endanger public health or safety, nor will it become a nuisance in the proposed location.

The proposal must comply with all relevant provisions of the Pasco Municipal Code. Any violations would trigger enforcement and corrective action.

APPROVAL CONDITIONS

1) The special permit shall apply to Parcel 112230201.
2) All lighting shall be directed downward and shielded in such a way that no light from the development encroaches onto another property, per Pasco Municipal Code 12.32.
3) A minimum of one space for each 300 square feet of floor area shall be reserved for customer parking.
4) All required improvements and modifications shall be completed prior to the issuance of a City of Pasco Business License for the car sales activity.
5) The parking area shall be maintained in such a manner to control erosion and dust per PMC 25.180.050(5).
6) The site plan shall be developed in substantial conformity to the Special Use Permit application, site plan and any building plans submitted.
7) Any modification or change in the nature, character or intensity of the use may require additional review and/or Special Use Permits.
8) Applicant shall adhere to all Federal, State and City zoning, building, fire, and safety codes.
9) The special permit shall be null and void if the above conditions are not met.

RECOMMENDATION

Staff recommends approval of a Special Permit for an Auto Sales facility to be located at 1828 W Lewis ST. Suite 104, (Franklin County Tax Parcel 112230201) in a C-1 (Retail Business) zoning district with conditions as set forth herein.

Exhibit 1 "Maps"

Overview Map

Item: Car Dealership
Applicant: Anwar Jafar
File #: SP2026-009



Zoning Map



Zoning:

- C-1: Retail Business District
- C-3: General Business District
- I-1: Light Industrial District
- O: Office District
- R-1: Low-Density Residential District
- R-2: Medium-Density Residential District
- R-3: Medium-Density Residential District
- R-4: High-Density Residential District

Land Use Map

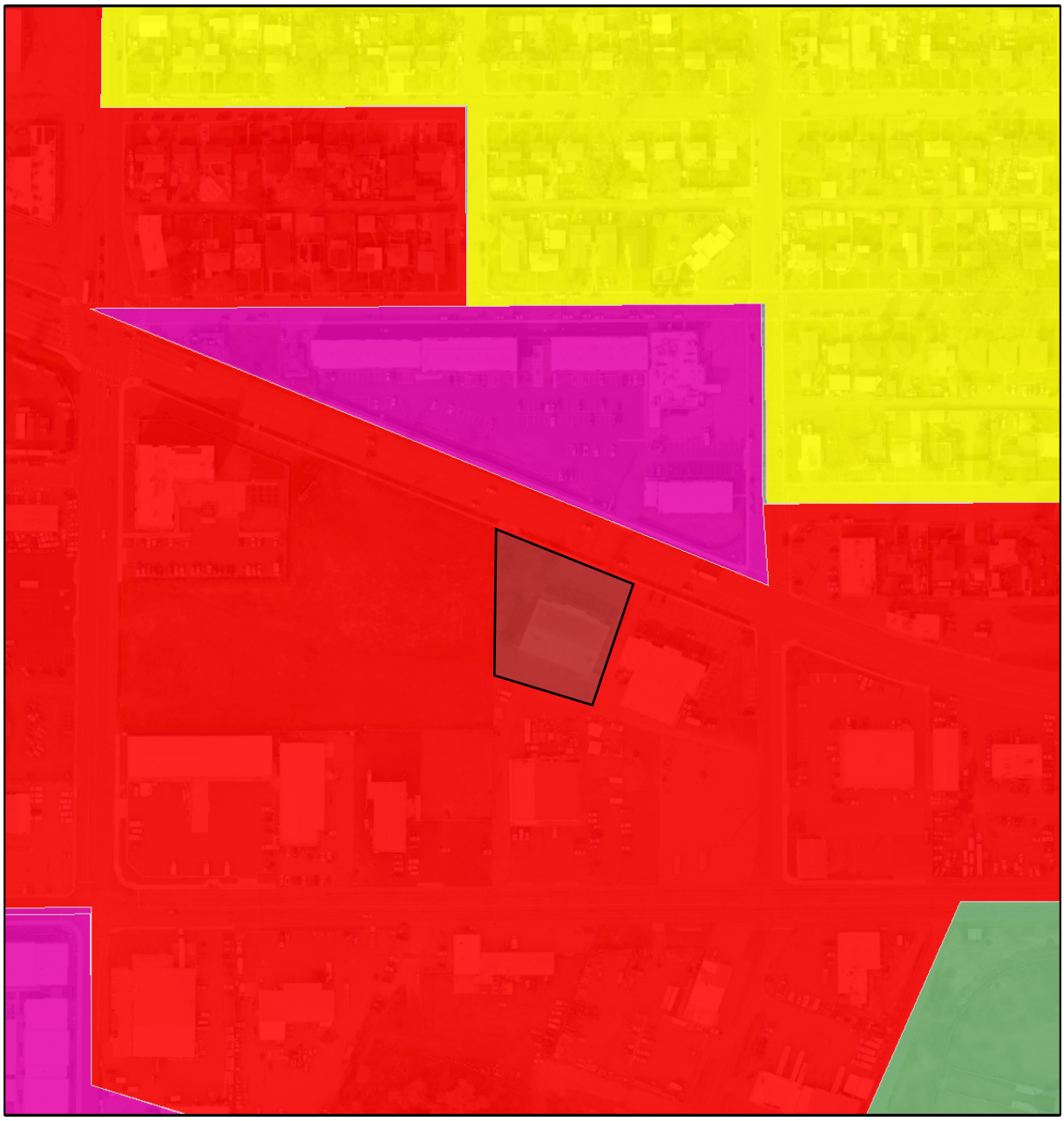

Land use:
Mixed Residential Commercial
Commercial
Low Density Residential
Open Space Parks
1:2,750
0
0.02
0.04
0.09 mi
0
0.04
0.07
0.14 km

Exhibit 2 "Preliminary Site Plan"



parking space
dealership zone
fenced zone
office entrance
Garage
Door

Exhibit 3 "Application"

SCANNED

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

Fee: $625

RECEIVED
JUL 30 2026
COMMUNITY & ECONOMIC

CITY OF PASCO
SPECIAL PERMIT APPLICATION

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

UNCLASSIFIED USES:

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

REQUIREMENTS:

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

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

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

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

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

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

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

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

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

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

Fee: $625

CITY OF PASCO
SPECIAL PERMIT APPLICATION

Master File # _____ Date Submitted: _____

Applicant Info	Owner Info (if different than applicant)
Name: Anwar Jafar	Name:
Address: 1719 W 5TH Pl Kennewick WA 99336	Address:
Phone: 5094608697	Phone:
Email: AnwarJafar822@gmail.com	Email:

Project Address: 1828 W Lewis St unit 104 Pasco WA 99301

Project Parcel Number: _____

Current Zoning: _____

Source of domestic water: City of Pasco Water.

Method of sewage disposal: City Sewer.

Present use of the land and structure(s) if any: _____

Vacant commercial tenant space.

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

None.

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

The proposed use is a retail used motor vehicle dealership. The business will sell quality used vehicles from this location and provide related office services, including customer assistance, vehicle sales, title and licensing paperwork, financing coordination, and record keeping. Vehicles will be displayed on-site in designated parking areas.

The business will comply with all applicable City of Pasco and Washington State regulations.

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

Anwar Jafar

Signature of Applicant

Landram Living Trust
Andrew Landram Trustee

***Notarized Signature of Property Owner**

State of Washington)
ss.
County of Franklin)

On this 28th day of July, 2026, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned an sworn, personally appeared Andrew Landram 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 28th day of July, 2026.

AE BARRY
EXPIRES 02/14/2030
NOTARY
PUBLIC
COMM. #22011696
STATE OF WASHINGTON

Notary Public in and for the State of Washington
Residing at Kennewick, WA
My Commission expires 2/14/2030


Lewis St
S 18TH AVE St
W A St
Property boundaries
Vwhicle Cirulation

parking space
dealership zone
fenced zone
office entrance
Garage
Door

From: Anwar Jafar <anwarjafar822@gmail.com>
Sent: Sunday, September 6, 2026 8:43 PM
To: Shannon Zimmerman
Subject: Re: SP2026-009 Car Dealership Notice of Complete Application

Follow Up Flag: Follow up
Flag Status: Flagged

[**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.]

Hello
Thank you for your email

How is your use of the property in line with the overall land use of the property?

We have an office for customers and a garage for parking cars and a small yard for our inventory and there is a parking lot in front of the office for customers

How will the business be accessed? Any body can come through the parking lot
What kind of advertising do you plan to utilize?

We will list out inventory on Marketplace and mostly in the auctions as a wholesale

How will the business be maintained and operated to be in harmony with the existing or intended character of the general surrounding area?

Our business will not change any thing around and we will take care of the area around

How will your business be operated? How many employees do you plan to have? How many cars/inventory will be on the property?

No employees
Our business will be managed by me and my partner , Our inventory will be around 10 cars maximum in the location because we are going to put our inventory in the auctions

How will the business impact the surrounding businesses? (Noise, fumes, dust, traffic, lights, etc.)

our business will not effect any of the surrounding businesses , no noise or dust or anything to effect them because we will not work on cars Our inventory will be parked only

How many customers do you anticipate on serving ever day? Or a weekly average?
That will depend on the inventory and the market I guess it's 10 customers a week maximum also we will sell our cars as a wholesale so mostly there is not a lot of customers are going to come to our location

On Mon, Aug 31, 2026 at 3:47 PM Shannon Zimmerman <Zimmermans@pasco-wa.gov> wrote:

> Good afternoon,
>
> Thank you for your payment and submitting a complete application. Your permit will be noticed to the paper and neighboring properties on 9/28. The report that will be prepared and sent to the Hearing Examiner and yourself will be 10/5 and the date the special permit will be presented to the Hearing Examiner is 10/14.
>
> I am currently working on your report. To help me understand and present a well rounded and accurate representation of your proposed business, can you help provide some more information? Here are some questions that will be in the report that if I had some more details, I can provide a thorough explanation to the Hearing Examiner:
>
> How is your use of the property in line with the overall land use of the property?
> How will the business be accessed?
> What kind of advertising do you plan to utilize?
> How will the business be maintained and operated to be in harmony with the existing or intended character of the general surrounding area?
> How will your business be operated? How many employees do you plan to have? How many cars/inventory will be on the property?
> How will the business impact the surrounding businesses? (Noise, fumes, dust, traffic, lights, etc.)
> How many customers do you anticipate on serving ever day? Or a weekly average?
>
> Providing as much detail as possible helps to present your business as best as possible and allows for the planner to determine what types/kinds of conditions would be needed for the approval.
>
> Please let me know if you have any questions.

Thank you,

Shannon Zimmerman
Planner II

O: 509-545-3497
zimmermans@pasco-wa.gov | www.pasco-wa.gov
City Hall, 525 N. 3rd Avenue, Pasco, WA 99301

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

Exhibit 4 "Public Notices"

Affidavit of Mailing

In regards to MF# SP2026-009

I, Carmen Patrick, hereby confirm that notification was sent by mail September 23, 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 23rd day, September of 2026.

Carmen Patrick

Representative's Signature

City of Pasco
Community Development Department
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 October 14th, 2026, at 6:00 pm

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

Proposal: Applicant Anwar Jafar has applied for a Special Use Permit (SP2026-009) to operate a small used motor vehicle dealership from Suite 104 of an existing commercial building within the C-1 (Retail Commercial) zoning district. The property is situated east of Highway 395, adjacent to an arterial street, and more than 300 feet from an existing car lot. The project is located at 1828 W. Lewis Street, Suite 104, Pasco, WA 99301 (Parcel No. 112230201). Suite 104 is located at the rear of the building and is not visible from adjacent public streets.

The Special Permit is exempt from SEPA review pursuant to WAC 197-11-800(6)(b), as the proposed use will occur within an existing building and will not involve alterations that would change the character of the building or otherwise remove the proposal from the applicable categorical exemption. The proposal is subject to the applicable provisions of the Pasco Municipal Code.

Public Comment Period: Written comments must be submitted to the Community Development Department by 5:00 p.m. on ***October 14th, 2026,*** to be included in the written record. If you have questions on the proposal, contact the Planning Division at (509) 545-3497 or via e-mail to: zimmermans@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

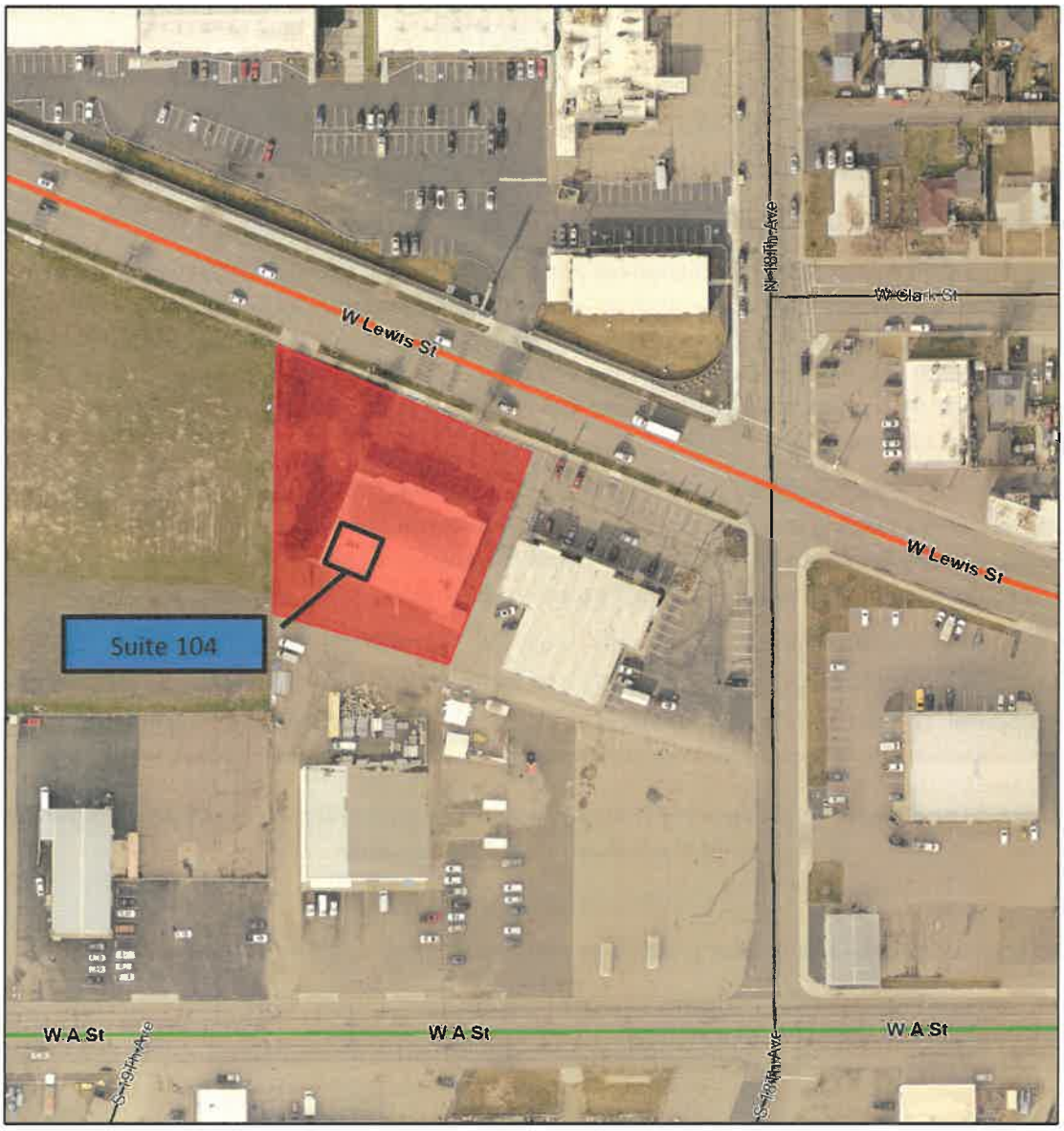
After registering, you will receive a confirmation email containing information about joining the webinar.

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 September 21, 2026 by: *Shannon Zimmerman*, Planner II, 525 N3rd Ave. 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

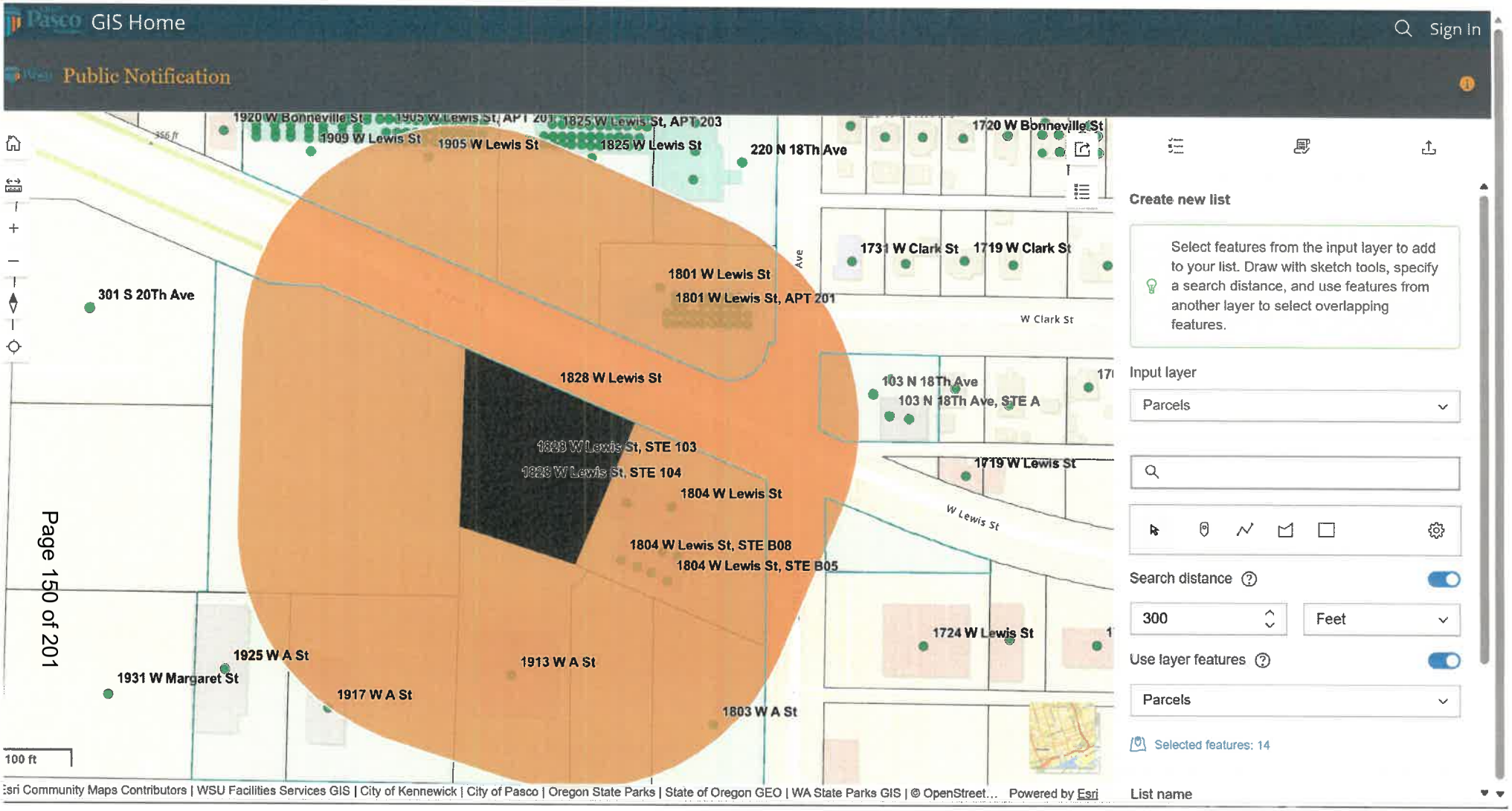


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1825 W Lewis St, APT 203
1909 W Lewis St
1905 W Lewis St
1825 W Lewis St
220 N 18Th Ave
1720 W Bonneville St
1731 W Clark St
1719 W Clark St
1801 W Lewis St
1801 W Lewis St, APT 201
W Clark St
301 S 20Th Ave
1828 W Lewis St
103 N 18Th Ave
103 N 18Th Ave, STE A
1719 W Lewis St
1804 W Lewis St
W Lewis St
1804 W Lewis St, STE B08
1804 W Lewis St, STE B05
1724 W Lewis St
1925 W A St
1913 W A St
1931 W Margaret St
1917 W A St
1803 W A St
100 ft
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: 14
List name
Esri Community Maps Contributors | WSU Facilities Services GIS | City of Kennewick | City of Pasco | Oregon State Parks | State of Oregon GEO | WA State Parks GIS | © OpenStreet... Powered by Esri

TAXPAYER_NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_ST	ZIP_CODE
DESERT SAGEBRUSH PROPERTY LLC	68908 E 669 PR NE	RICHLAND	WA	99352-7875
ATTICUS PROPERTY MANAGEMENT LL	15308 S MOUNTAIN RIDGE CT	KENNEWICK	WA	99338-5010
CTM MANAGEMENT COMPANY LLC	1724 W LEWIS ST	PASCO	WA	99301-5036
SHKJ LEE LLC	1920 N PITTSBURG ST STE A	KENNEWICK	WA	99336-7173
SUUBI NORTHWEST LLC	PO BOX 6914	KENNEWICK	WA	99336-0602
CHRISTINA H OLSON (TRUSTEE)	PO BOX 6	BAY VIEW	ID	83803-0006
THE SALVATION ARMY	PO BOX 9219	SEATTLE	WA	98109-0200
BERNARDO S LOPEZ (ETAL)	923 W PARK ST	PASCO	WA	99301-5222
CV THE CLARK LLC	732 NW 19TH AVE	PORTLAND	OR	97209-1302

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The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
35222	IPL0376164	Legal Ad - IPL0376164	NOPH 9-27-2026	3.0	237.0L

ATTENTION: Debra Barham
525 North Third Ave.
Pasco, WA 99301
edwardsn@pasco-wa.gov; cityclerk@pasco-wa.gov; shanksk@pasco-wa.gov;barragani@pasco-wa.gov;zimmermans@pasco-wa.gov

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, and Location: The City of Pasco Hearing Examiner will hold an open record hearing at 6:00 p.m. on October 14, 2026, in the Council Chambers at Pasco City Hall, located at 525 N. 3rd Avenue, Pasco, Washington. Access is available through the east or south entrances. The Hearing Examiner will receive public testimony on the following applications at this hearing:

PP2025-004 Wilson Acres: A public hearing will be held to consider a preliminary plat for the development of 692-single-family detached residential lots in ten phases. The proposed subdivision improvements include mass grading, construction of public roads, installation of water, sewer, irrigation, communication, and power infrastructure, pedestrian and mixed-use accessways intended to provide neighborhood connectivity, a 2.25-acre park to be maintained by the Homeowners Association (HOA), a tract for a sewer lift station, and open space areas containing an underlying U.S. Bureau of Reclamation (USBR) irrigation easement right-of-way.

The subject property, formerly identified as Parcel No. 115180030, is now identified as Parcel Nos. 115180033, 115180211, 115180212, 115180213, 115180214, 115180215, 115180216, 115180217, 115180218, 115180219, 115180220, and 115180221, Pasco, Washington 99301. The property is generally located north of Burns Road, west of Broadmoor Boulevard, south of future Dent Road, and east of future Dent/Fraser Road.

A Determination of Nonsignificance (DNS) under the State Environmental Policy Act (SEPA) was issued for the proposal on June 22, 2026. The proposal is subject to the applicable provisions of the Pasco Municipal Code. 509-544-4146 / **barragani@pasco-wa.gov**

PP2026-001 Cherry Bloom: A public hearing will be held to consider a preliminary plat for the development of 122 single-family detached residential lots in two phases. The proposed subdivision improvements include construction of public roads, installation of public utilities, right-of-way dedications, utility easements, and pedestrian and bicycle accessways intended to provide neighborhood connectivity. The proposed street network includes extensions of four local access roads previously approved through the neighboring Desert Bloom Preliminary Plat to the east, an additional north-south local access road, and dedication and development of one-half of the right-of-way for the planned neighborhood collector along the western boundary of the site.

The subject property is identified as Parcel No. 126160129 and consists of approximately 22 acres. The property is generally located south of Burns Road and east of Shoreline Road in Section 12, Township 9 North, Range 28 East, W.M., Pasco, Washington 99301.

A Determination of Nonsignificance (DNS) under the State Environmental Policy Act (SEPA) was issued for the proposal on August 13, 2026. The proposal is subject to the applicable provisions of the Pasco Municipal Code. 509-544-4146 / **barragani@pasco-wa.gov**

SP2026-009 Car Dealership: Applicant Anwar Jafar has applied for a Special Use Permit (SP2026-009) to operate a small used motor vehicle dealership from Suite 104 of an existing commercial building within the C-1 (Retail Commercial) zoning district. The property is situated east of Highway 395, adjacent to an arterial street, and more than 300 feet from an existing car lot. The project is located at 1828 W. Lewis Street, Suite 104, Pasco, WA 99301 (Parcel No. 112230201). Suite 104 is located at the rear of the building and is not visible from adjacent public streets.

The Special Permit is exempt from SEPA review pursuant to WAC 197-11-800(6)(b), as the proposed use will occur within an existing building and will not involve alterations that would change the character of the building or otherwise remove the proposal from the applicable categorical exemption. The proposal is subject to the applicable provisions of the Pasco Municipal Code. 509-545-3497 / **zimmermans@pasco-wa.gov**

Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m. on October 14, 2026**. 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 number or email address listed after the project description, or by mail at:

City of Pasco – Planning Division
525 N 3rd Ave
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 make a Decision to City Council on the Preliminary Plats and Special Permit within ten (10) days of the public hearing.

The City of Pasco welcomes full participation in public meetings by all individuals. Pasco City Hall is accessible to persons with disabilities. In compliance with the Americans with Disabilities Act (ADA), no qualified individual with a disability shall be excluded from participation in, or denied the benefits of, City services, programs, or activities. If you require auxiliary aids, services, or other accommodations to participate in this meeting, please contact the Community Development Department at (509) 545-3441, TTY 711, or via email at **patrickc@pasco-wa.gov** at least ten (10) days prior to the meeting to request assistance.
IPL0376164
Sep 27 2026

COUNTY OF BENTON)
SS
STATE OF WASHINGTON)

the undersigned, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local 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 publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, and that said newspaper was regularly distributed to its subscribers during all of this period.

1.0 insertion(s) published on:
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Sherry Chasteen

Sworn to and subscribed before me on Sep 28, 2026, 9:40 AM EDT

AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

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Pasco, WA 99301

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IPL0376164
Sep 27 2026

REPORT TO HEARING EXAMINER
PUBLIC HEARING
City Hall – 525 North Third Avenue – Council Chambers
October 14, 2026, 6:00 PM

MASTER FILE #:	**Z2026-004/Rezone R-T to R-1**
APPLICANTS:	Haven Capital, LLC 6119 Burden Blvd, Ste C Pasco, WA 99301
OWNER:	Franklin County PUD No.1 1411 W Clark St, Pasco, WA 99301
REQUEST:	**Rezone**: Recommendation to rezone R-T (Residential Transition) to R-1 (Low Density Residential).

TIMELINE

September 9, 2026	Application Submitted.
September 30, 2026	Application Deemed Complete.
September 30, 2026	Application Noticed for Public Hearing to Property Owners within 300 feet.
September 30, 2026	Application Noticed for Public Hearing to the Tri-City Herald.
October 7, 2026	Public Hearing Staff Report Published

BACKGROUND

1. **PROPERTY DESCRIPTION:**

Parcel No.: 117250038 (R-T to R-1)

Legal: PTN S2SW4SW4 14-9-29 LY S OF SR182 & N & W OF ARGENT RD

Property Size: Approximately 6.81 Acres (296,611 square feet)

General Location: The subject properties are located in Pasco, WA 99301, generally north of W Argent Rd, west of Road 48, south of I-182, and east of Road 52.

2. **ACCESS:** The site will have access from Chapel Hill Blvd to the northwest and W Argent from the south.

3. **UTILITIES:** Municipal water and sewer are available in W Argent Rd to the south.

4. **LAND USE AND ZONING:** The subject property is currently zoned R-T. The applicant is requesting to rezone the parcel to R-1. The parcel currently is the location of a Franklin County Public Utility District electrical substation.

   Surrounding properties are zoned and developed as follows:

North: R-1/R-S-1	Interstate highway/ Single family dwellings
East: C-1	Interstate highway/ Storage facility/ Gas station
South: Franklin County	Single family dwellings
West: R-15/R-4	Single family dwellings/ Duplexes

5. **COMPREHENSIVE PLAN:** The City's Comprehensive Plan designates the southern portion of subject property as Low Density Residential, and the northern portion of the property as Medium Density Residential, these sections are split by a Franklin County Irrigation District canal. These designations allow for a mix of housing types at a density of 3-6 dwelling units per acre in the Low Density Residential area, and 6-20 dwelling units per acre in the Medium Density Residential area consistent with the Pasco Municipal Code (PMC) Table 25.215.015.

   Zoning districts implementing these land use designations include R-S-12, R-S-1, R-1, R-1-A, R-1-A2, R2, R-3, and R-4.

6. **ENVIRONMENTAL DETERMINATION**: The City has determined this proposal to be exempt under Washington Administrative Code 197-11-800 (6) Land use decisions. (c) Where an exempt project requires a rezone, the rezone is exempt only if: (i) The project is in an urban growth area in a city or county planning under RCW 36.70A.040; (ii) The proposed rezone is consistent with and does not require an amendment to the comprehensive plan; and (iii) The applicable comprehensive plan was previously subjected to environmental review and analysis through an EIS under the requirements of this chapter prior to adoption; and the EIS adequately addressed the environmental impacts of the rezone. No further Washington State Environmental Policy Act (SEPA) review is required for this proposal.

Analysis

Haven Capital, LLC is requesting approval to rezone Parcel No. 117250038 (from R-T to R-1), totaling approximately 6.8 acres.

The existing zoning classification of Residential Transition is not consistent with the City's Comprehensive Plan designation, the applicant is requesting the R-1 zone, which is compatible with the majority of the parcel as depicted in the City's Comprehensive Plan designation. The northern portion of the property is designated Medium Density Residential in the City's Comprehensive Plan, while R-1 is not compatible with the Comprehensive Plan's land use

designation for the northern portion of the property the northern area has been developed with an electrical substation that would inhibit most development of the northern portion of the property.

The R-1 zone would allow for the development of mixed housing options on the southern portion of the property, which is the available area for development as the northern portion of the parcel is occupied by a specially permitted electrical substation.

Parcel No. 117250038 is currently developed with an existing Franklin County Public Utility District electrical substation (SP1991-028) the substation is intended to remain in use; the remainer of the parcel south of the canal would be developable if rezoned to R-1.

This request is not associated with a specific development proposal; therefore, no project-level action is under review at this time.

History

In 1977, the subject property was annexed into the City under Ordinance No. 1898 and assigned R-T zoning via the same document. The parcel has retained its zoning classification since its initial annexation in 1977. In 1991, the property underwent the Special Permit process for the development of an electrical substation, SP1991-028. An electrical substation was then developed on the northern portion of the property subject to the conditions of SP1991-028.

Rezone Criteria

The initial review criteria for considering a rezone application are explained in PMC. 25.210.030. The criteria are listed below as follows:

1. The date the existing zone became effective:

Parcel No. 117250038 was assigned its current zoning designation on December 19, 1977.

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

Since the original zoning designation was established, the surrounding area has transitioned from primarily low-density development to a more urbanized environment characterized by adjacent development activity, including the development of Parcel No. 117470138, which was subdivided in 2018, FP2018-005, into 82 residential lots. Growth continued on surrounding properties within city limits as well as in the properties in Franklin County. This evolution in land use patterns represents a material change in circumstances.

The increased development intensity in the vicinity now supports a broader range of land uses and greater density than permitted under the existing zoning. The existing R-T designation is intended as a transitional district and does not permit development consistent with the standards of the Comprehensive Plan.

The requested R-1 zoning designation better reflects the current character of the area and constitutes an appropriate response to these changed conditions.

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

The proposed rezone advances the public health, safety, and general welfare by implementing the City's Comprehensive Plan policies for coordinated growth and development. The City of Pasco is required under state law to plan for and accommodate significant population growth. This rezone supports that obligation by allowing a mix of residential uses that promote housing diversity, housing density, and efficient land use patterns.

The portion of the property currently designated as medium density residential by the City's Comprehensive Plan is the location of the Franklin County Public Utility District's electrical substation, the portion of the property north of the canal. This area of the parcel seems highly unlikely to develop due to its proximity to the electrical substation, which occupies a significant portion of the northern area of the parcel.

By encouraging this residential development, the proposal supports infill development, and increased housing variety which benefits by expanding the potential housing stock while requiring little extra infrastructure improvements. Overall, the rezone furthers orderly growth consistent with the City's adopted vision and long-term planning objectives.

4. The effect it will have on the value and character of the adjacent property and the Comprehensive Plan:

The proposed rezone of one residentially zoned lot to a different residential designation is not anticipated to adversely impact the value or character of adjacent properties. The R-1 zone allows continued residential use while allowing for densification of property already served by city services, matching residential development patterns in the surrounding area.

The integration of residential designation supports orderly growth, infill development, and development that utilizes existing utilities and transportation infrastructure. The proposal is consistent with the Comprehensive Plan's long-term vision for integrated land use patterns and efficient utilization of land.

Accordingly, the rezone is consistent with the Comprehensive Plan and is not expected to negatively affect adjacent property values or neighborhood character.

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

If the rezone request is denied, the subject property would remain limited to development under the existing zoning classifications. The parcel would be restricted to develop within the Residential Transition designation standards of one dwelling unit per 5 acres. This would reduce development flexibility, increase regulatory burden, and may limit the owner's ability to develop the site in a cohesive and economically viable manner. Denial would therefore constrain the property's reasonable development potential compared to the proposed low density residential designation.

6. The Comprehensive Plan land use designation for the property:

The City of Pasco Comprehensive Plan designates the site as Low Density Residential, and Medium Density Residential.

7. Such other information as the Hearing Examiner requires:

The proposed rezone is more consistent with and better implements the Comprehensive Plan by aligning the zoning classification with the City's long-range growth policies. The proposal promotes orderly and predictable development, enhances regulatory clarity, and advances the City's housing capacity and land use objectives. The rezone also satisfies the requirements of Washington's Growth Management Act by maintaining internal consistency between the Comprehensive Plan and its implementing development regulations.

STAFF FINDINGS OF FACT

1) Pursuant to PMC 25.210.040, Public notice for this hearing was mailed to property owners within 300 feet of the boundaries of the proposal on September 30, 2026, in compliance with this requirement.
2) Pursuant to PMC 25.210.040, Public notice for this hearing was published in the *Tri-City Herald* on September 30, 2026, in compliance with this requirement.
3) Pursuant to PMC 25.210.060(2), the Hearing Examiner's rezone recommendation based on its findings and conclusions must be forwarded to the City Council.
4) The northern portion of the property has been developed with an electrical substation making that portion of the property highly unlikely to develop.
5) The requested low density zoning designation request is consistent with the Comprehensive Plan for the southern portion of the parcel and aligns with the designated land use for southern portion of the subject site.

TENTATIVE CONCLUSIONS BASED ON FINDINGS OF FACT

Following the conclusion of an open record hearing on a property rezone 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 Land Use Element of the Comprehensive Plan designates the site as Low Density Residential and Medium Density Residential. The proposed R-1 rezone is consistent with the Low Density Residential Land Use Map designation, the designation applies to the majority of the developable portion of the parcel. The portion of the parcel designated as Medium Density Residential has been developed with an electrical substation which makes the further development of that portion of the parcel highly unlikely. Rezoning the parcel to R-1 advances the goals and policies of the Comprehensive Plan. Specifically, the proposal supports Land Use Goal LU-4, as well as Land Use Policy LU-4(B), and LU-4(D) which promote increased community accessibility through proper land use planning; infill and higher-density development in proximity to major travel corridors and public transportation; and designate areas for higher density where utilities and transportation infrastructure allow for efficient use of public capital resources.

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

The proposed rezone is not expected to be materially detrimental to properties in the immediate vicinity. The site is located in an area where residential uses already exist in proximity. The low-density residential designation allows residential uses to continue while aligning the parcel with surrounding development patterns.

The immediate vicinity has been developed with a variety of residential dwelling types, the rezone would be consistent with the pattern of development in the surrounding area by permitting a range of dwelling types and the applicable development standards are intended to mitigate impacts related to scale, intensity, and traffic.

Given the existing context and the regulatory controls that apply to residential development, the proposal is not anticipated to adversely affect the value, use, or character of adjacent properties. Therefore, the rezone would not result in a materially detrimental effect on the immediate vicinity.

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

There is merit and value in the proposed rezone because it implements the Comprehensive Plan's designation of the site as Low Density Residential. Applying the low-density residential zoning classification ensures consistency between the City's adopted long-range plan and its development regulations.

The proposal creates opportunities for additional housing within the same area, supporting a more efficient and integrated land use pattern. By encouraging low density residential development, the rezone advances housing availability, community accessibility through proper land use planning, and supports infill development where utilities and transportation infrastructure allow for efficient use of public capital resources.

Additionally, the proposal facilitates the efficient use of existing public infrastructure and services, promotes orderly growth, and advances the community's long-term goals related to livability. For these reasons, the rezone provides clear merit and value to the community as a whole.

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

No conditions are necessary at the rezone stage. The proposed zoning classification establishes a regulatory framework but does not authorize specific development. Any future development of the site will be subject to the applicable provisions of the Pasco Municipal Code and the City of Pasco Design and Construction Standards.

Subsequent project-level applications will undergo independent review, including environmental review as applicable, to identify and mitigate any potential significant adverse impacts. Because no specific development is proposed at this time and adequate regulatory controls are already in place, the imposition of conditions as part of this rezone is not warranted.

(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.

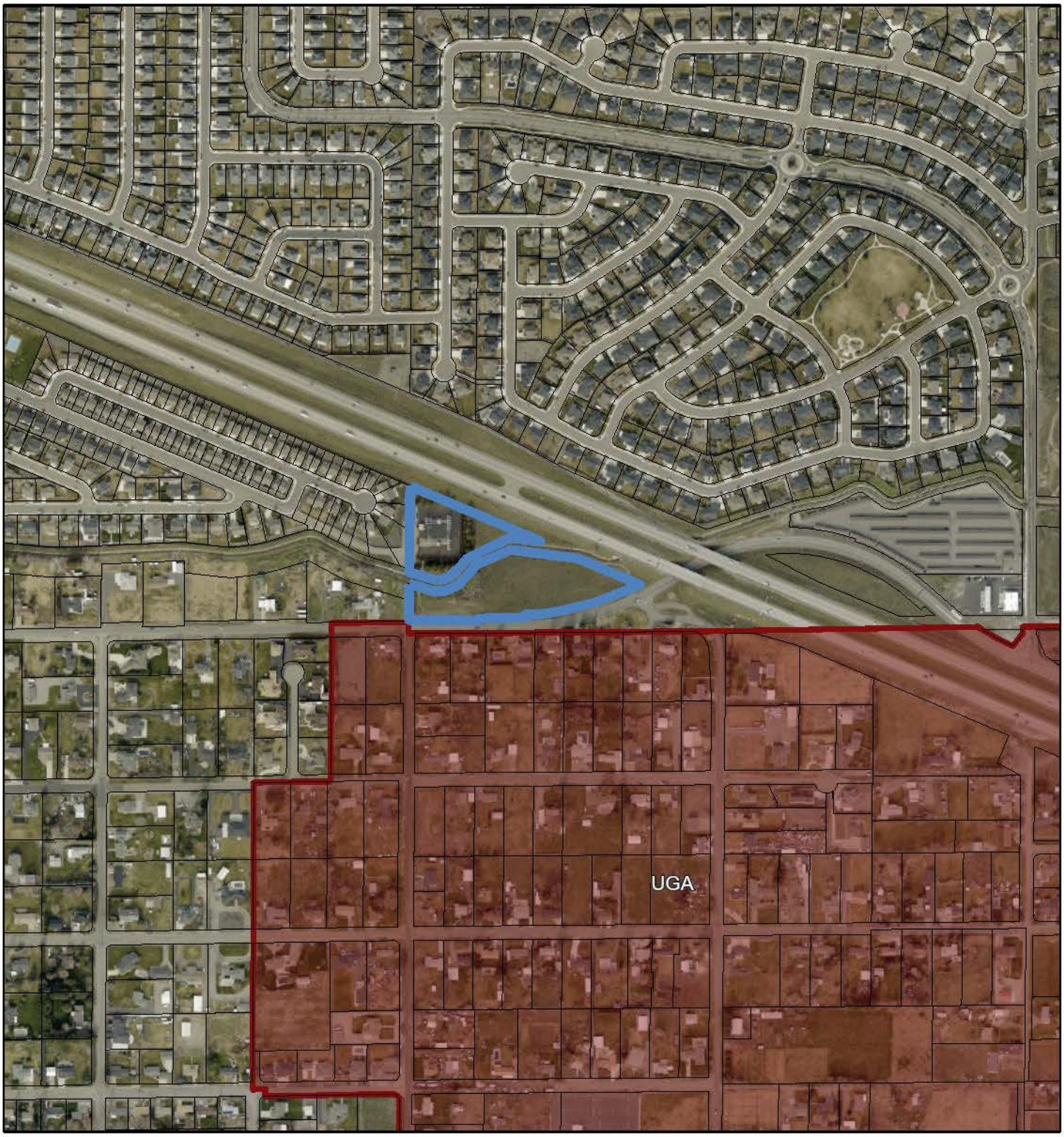
A concomitant agreement is not necessary for this proposal. The requested rezoning complies with all applicable City standards and requirements, and no additional terms or conditions beyond

those already established in the PMC and adopted development regulations are warranted. Accordingly, no further commitments or agreements are required.

RECOMMENDATION

Staff recommends that the City Council approve the assignment of R-1 (Low Density Residential) zoning to Parcel No. *117250038*, owned by Franklin County Public Utility district #1, totaling approximately 6.81 acres.

Vicinity Map



10/6/2026, 5:13:19 PM

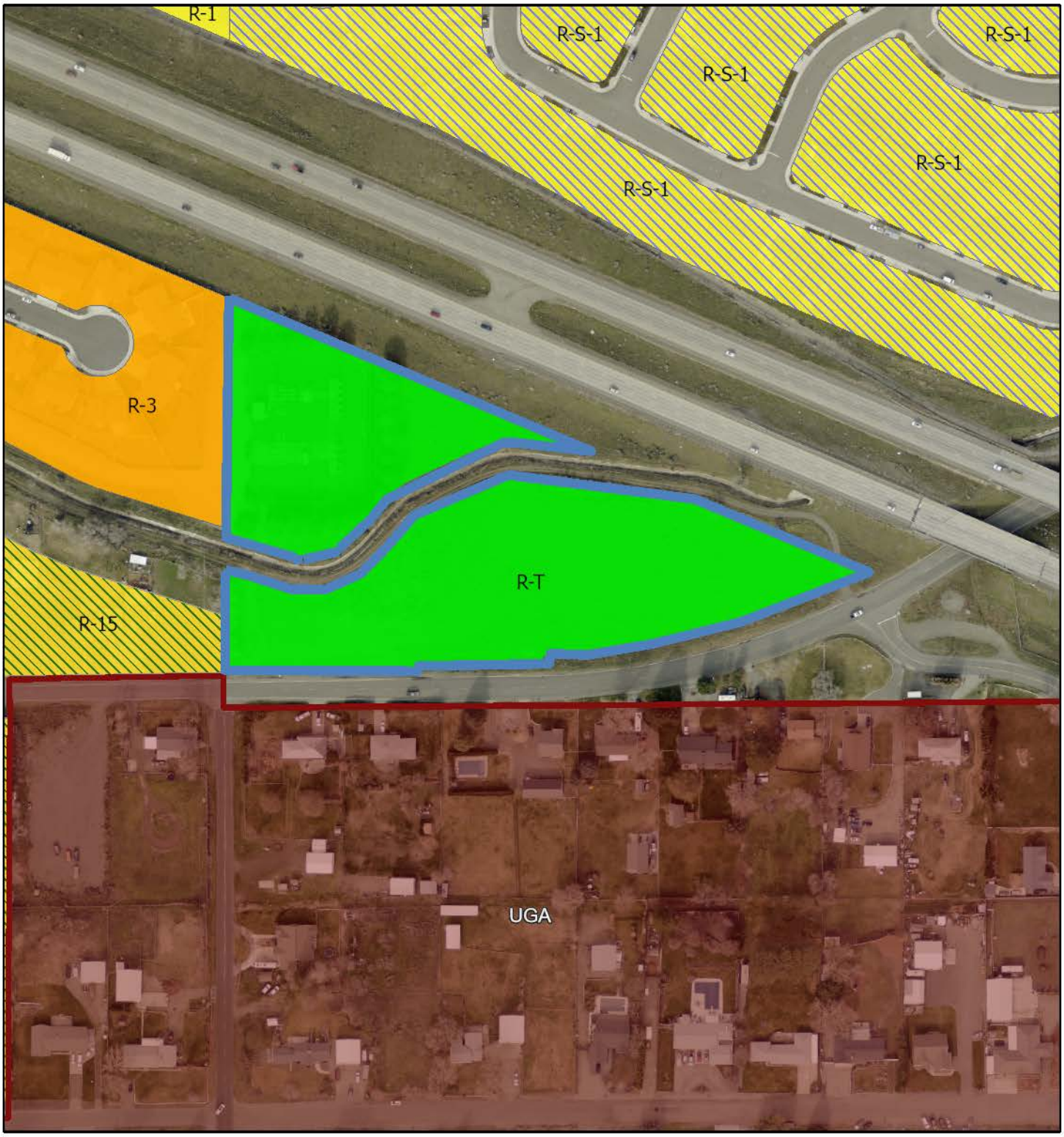
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Franklin County Assessor and GIS, Franklin County, WA GIS
PascoGIS
City of Pasco, WA | IS Division, Vantor

Zoning Map



10/6/2026, 5:14:34 PM

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Franklin County, WA GIS
PascoGIS
City of Pasco, WA | IS Division, City of Pasco, WA GIS, Vantor

Proposed Zoning Map



10/7/2026, 10:27:07 AM

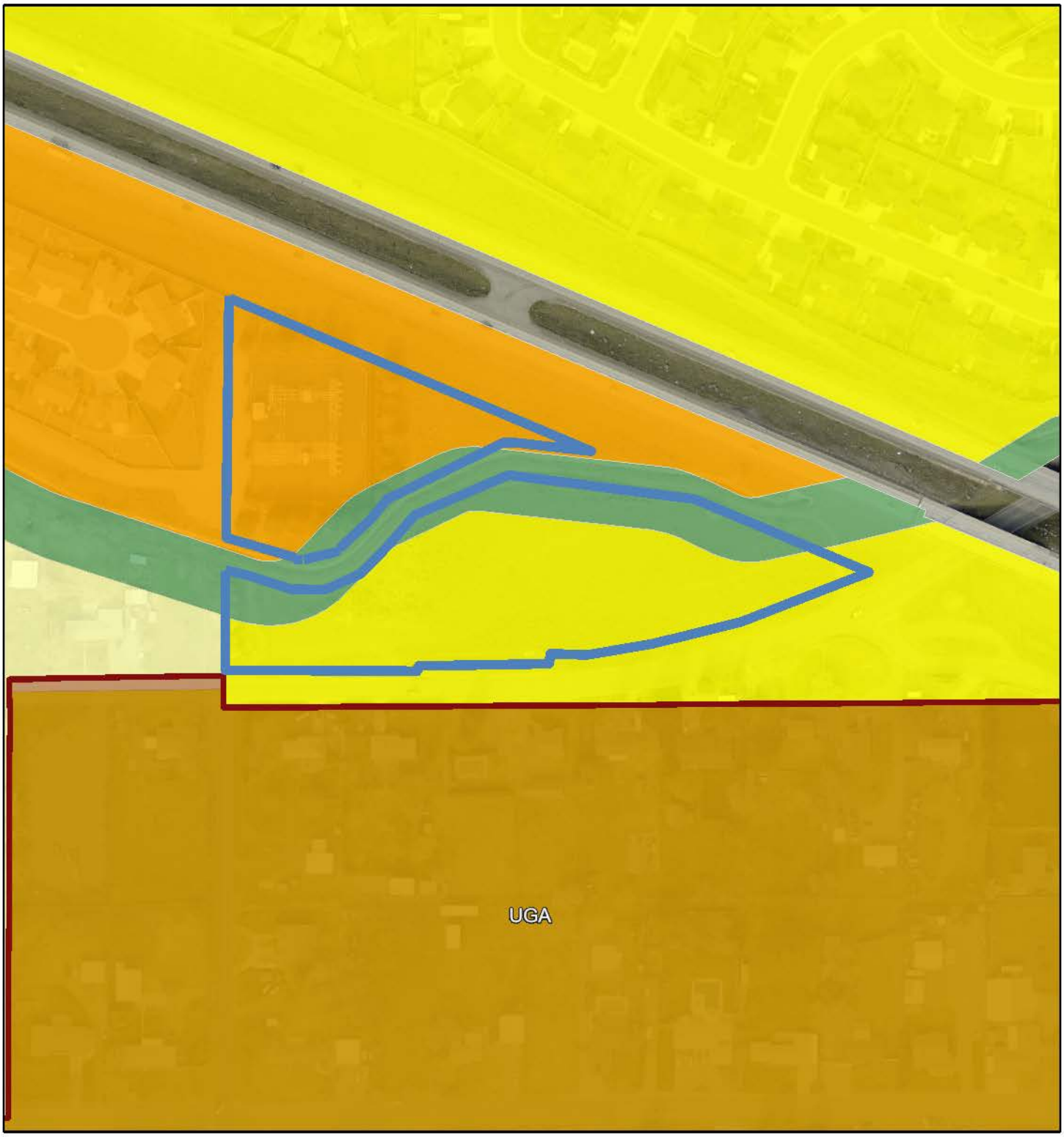
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0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Franklin County, WA GIS
PascoGIS
City of Pasco, WA | IS Division, City of Pasco, WA GIS, Vantor

Land Use Map



10/6/2026, 5:15:19 PM

1:2,631

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

Franklin County, WA GIS
PascoGIS
City of Pasco, WA | IS Division, Vantor

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

Fee: $825

CITY OF PASCO
PETITION FOR ZONE CHANGE

INITIATION OF AMENDMENTS: Zoning Map:

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

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

REQUIREMENTS:

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

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

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

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

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

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

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

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

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

Fee: $825

CITY OF PASCO
PETITION FOR ZONE CHANGE

Master File # _____ Date Submitted: _____

Applicant Info	Owner Info (if different than applicant)
Name: Haven Capital, LLC	Name: Franklin Public Utility District No. 1
Address: 6119 Burden Blvd, Ste C, Pasco, WA 99301	Address: 1411 W. Clark St, Pasco, WA 99301
Phone: 509-531-8012	Phone: 509-547-5591
Email: andrew@lfre.com	Email:

Project Address: 5115 Chapel Hill Blvd, Pasco, WA 99301

Project Parcel Number: 117250038

Current Zoning: RT

Requested Zoning: R-1

Describe the nature and effect of the proposed change: The parcel is divided into two land areas separated by a Franklin County Irrigation District canal right-of-way. The proposed rezone would allow the southern land area that fronts Argent Rd to be sold and developed into residential housing The northern land would remain in its current use as an electric substation. A concomitant agreement will likely be required for the substation area.

Estimated time frame of development: The purchaser under contract for the southern land area intends to begin the development process as soon as the rezone is approved.

Updated July 2019

What conditions warrant the proposed rezone? The property's Low Density Residential Comprehensive Plan designation, the compatibility of R-1 zoning with the surrounding area, and the purchaser under contract's plans to develop the property for low-density residential use.

How will the proposed rezone advance the health, safety, and general welfare of the community? By allowing for the orderly development of the property in a manner consistent with the surrounding area and the City's Comprehensive Plan. The rezone will facilitate appropriate use of the property while ensuring that future development is subject to applicable development requirements.

What effect will the proposed change have on the value and character of adjacent property? There is no adverse effect anticipated. The proposed zoning is compatible with the surrounding area.

How does the proposed rezone relate to the City's Comprehensive Plan? The proposed R-1 rezone is consistent with the City's Comprehensive Plan and implements the property's Low Density Residential land use designation. The rezone will allow the property to develop with low-density residential uses in accordance with the City's adopted land use goals and policies.

What effect will be realized by the owner(s) if the proposed rezone is not granted? The purchaser would not proceed with the acquisition, leaving the owner with property that has more limited development potential, marketability, and value under the existing R-T zoning.

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
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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 20th day of August, 2026, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned an sworn, personally appeared Victor Fuentes 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 20th day of August, 2026.

Notary Public
State of Washington
JESSICA MARSHALL
LICENSE #148135
MY COMMISSION EXPIRES
APRIL 16, 2030

Notary Public in and for the State of Washington
Residing at Benton County, WA
My Commission expires April 16, 2030

Updated July 2019

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:

5115 Chapel Hill Blvd Rezone to R-1

2. Name of applicant:

Haven Capital, LLC

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

Applicant:
Haven Capital, LLC
6119 Burden Blvd, Ste C
Pasco, WA 99301

Contact/Applicant Representative:
Aqtera Engineering
Caleb Stromstad, PE
caleb@aqtera.com
509-845-0208

4. Date checklist prepared:

8/17/26

5. Agency requesting checklist:

City of Pasco

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

Rezone to R-1 as soon as possible.

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

Rezone will allow for future residential subdivision/preliminary plat process. Specifics of that proposal are yet to be determined.

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

None known.

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

None known.

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

City approval of rezone application.

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

Rezone referenced property from Residential Transition (RT) to Low Density Residential (R-1).

Parcel area: 6.8 ac

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

Parcel No. 117250038

Address: 5115 Chapel Hill Blvd, Pasco, WA

The site is located north of and adjacent to Argent Rd between Roads 48 and 52. There are two land areas for the property separated by a Franklin County Irrigation District canal right-of-way that generally runs east-west through the length of the property. Interstate 182 abuts the northern property lines.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

The northern land area is flat with an existing electrical substation. The southern land area slopes south towards Argent at average grades ranging from 5 to 10 percent.

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

b. What is the steepest slope on the site (approximate percent slope)?
There is an existing cut slope near 33% grade.

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.

NRCS soils data show the area consists of Quincy loamy fine sand.

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

Known observed or known.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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.

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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.**

A Franklin County Irrigation District canal bisects the property.

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.**

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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.**

Not applicable for non-project action rezone.

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.

Not applicable for non-project action rezone.

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.**

Not applicable for non-project action rezone.

c. Water Runoff (including stormwater):

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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?

Not applicable for non-project action rezone.

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

None known.

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

Not applicable for non-project action rezone.

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

Cheatgrass

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.

Bird and animal life typical of this residential area. Likely songbirds, skunks, and raccoons.

Examples include:

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

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

None known.

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

Yes, the Columbia Basin is part of the Pacific Flyway.

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

Not applicable for non-project action rezone.

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

None known.

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

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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.

Not applicable for non-project action rezone.

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

None known.

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

None known.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

b. Noise

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

Not applicable for non-project action rezone.

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)?

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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.

There is an existing electrical substation that covers most of the northern land area. The southern land area is undeveloped. Existing uses on and nearby will be unaffected by rezone.

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?

Not applicable for non-project action rezone.

c. Describe any structures on the site.

See response to a.) above.

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

Not applicable for non-project action rezone.

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

Residential Transition (RT)

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

Low Density Residential

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

Not applicable.

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

None known.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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.

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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?

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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?

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

12. Recreation Find help answering recreation questions

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

Pasco Golfland and Rd 36 soccer fields are approximately ½ mile east down Argent Rd.

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

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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.

None known.

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

Not applicable for non-project action rezone.

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.

Not applicable for non-project action rezone.

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.

Site has access from Chapel Hill Blvd and Argent Rd frontage.

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?

Yes Ben Franklin Transit's Route 68 has a bus stop and bench along the property's Argent Rd frontage.

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).

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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?

Not applicable for non-project action rezone.

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.

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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.

Not applicable for non-project action rezone.

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

Not applicable for non-project action rezone.

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.

Not applicable for non-project action rezone.

C. Signature [Find help about who should sign]

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

X 

Type name of signee: Caleb Stromstad, PE

Position and agency/organization: Aqtera Engineering/Applicant Representative

Date submitted: 8/17/2026

Community & Economic Development Department

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

Signature: _____

Name of signee: _____

Position: _____

Date Reviewed: _____

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

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

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

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

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

A rezone would allow for residential development. Construction of development infrastructure would produce emissions and noise.

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

The City's adopted ordinances guide and mitigate these activities.

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

The southern land area could be graded in its entirety and developed with residential housing. The existing vegetation would be removed.

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

The City's adopted ordinances guide and mitigate these activities.

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

Energy consumption typical to residential housing would be realized.

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

Building permits require compliance with state energy code.

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

There are no known environmentally sensitive or government protected areas on the site.

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

Not applicable.

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

The proposed rezone would open the path for residential development.

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

Compliance with the City's Comprehensive Plan Land Use Designations and underlaying zoning standards.

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

Demands for these services would be increased based on the number of new residential units developed.

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

Compliance with the City's Comprehensive Plan Land Use Designations and underlaying zoning standards.

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

No conflicts known.

Affidavit of Mailing

In regards to MF# Z2026-004

I, Carmen Patrick, hereby confirm that notification was sent by mail September 28, 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 28th day, September of 2026.

Carmen Patrick

Representative's Signature

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

CITY OF PASCO

NOTICE OF PUBLIC HEARING

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

A public hearing with the Hearing Examiner will be held on October 14, 2026, at 6:00 pm.

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

Z2026-004 Haven Capital, LLC R-T (Residential Transition) to R-1 (Low Density Residential): The City of Pasco Hearing Examiner will hold a public hearing to consider a rezone application submitted Haven Capital, LLC on behalf of Franklin Public Utility District No. 1, the landowner. The request proposes rezoning Parcel No. 117250038, addressed as 5115 Chapel Hill Blvd, totaling approximately 6.81 acres, from R-T Residential Transition to R-1 Low Density Residential. The proposal is subject to the Pasco Municipal Code and is categorically exempt from SEPA review pursuant to WAC 197-11-800(6)(c)(i)–(iii).

Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m. on October 14, 2026**, to be included in the Hearing Examiner's packet.

If you have questions or wish to provide written comments on the proposal, please contact the Planning Division at **(509) 543-5735**, by email at **bagleyj@pasco-wa.gov**, by mail at **525 N. 3rd Avenue Pasco, WA 99301**, or in person at **525 N. 3rd Avenue, 1st Floor (CED), Pasco, WA 99301**. **Please note that only written comments submitted prior to the meeting will be accepted and included in the official record. Oral testimony provided during the meeting will also be accepted and entered into the record at that time.**

General Location: The subject property is located in Pasco, WA 99301, generally north of W Argent Rd, west or Road 48, south of I-182, and east of Road 52.

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

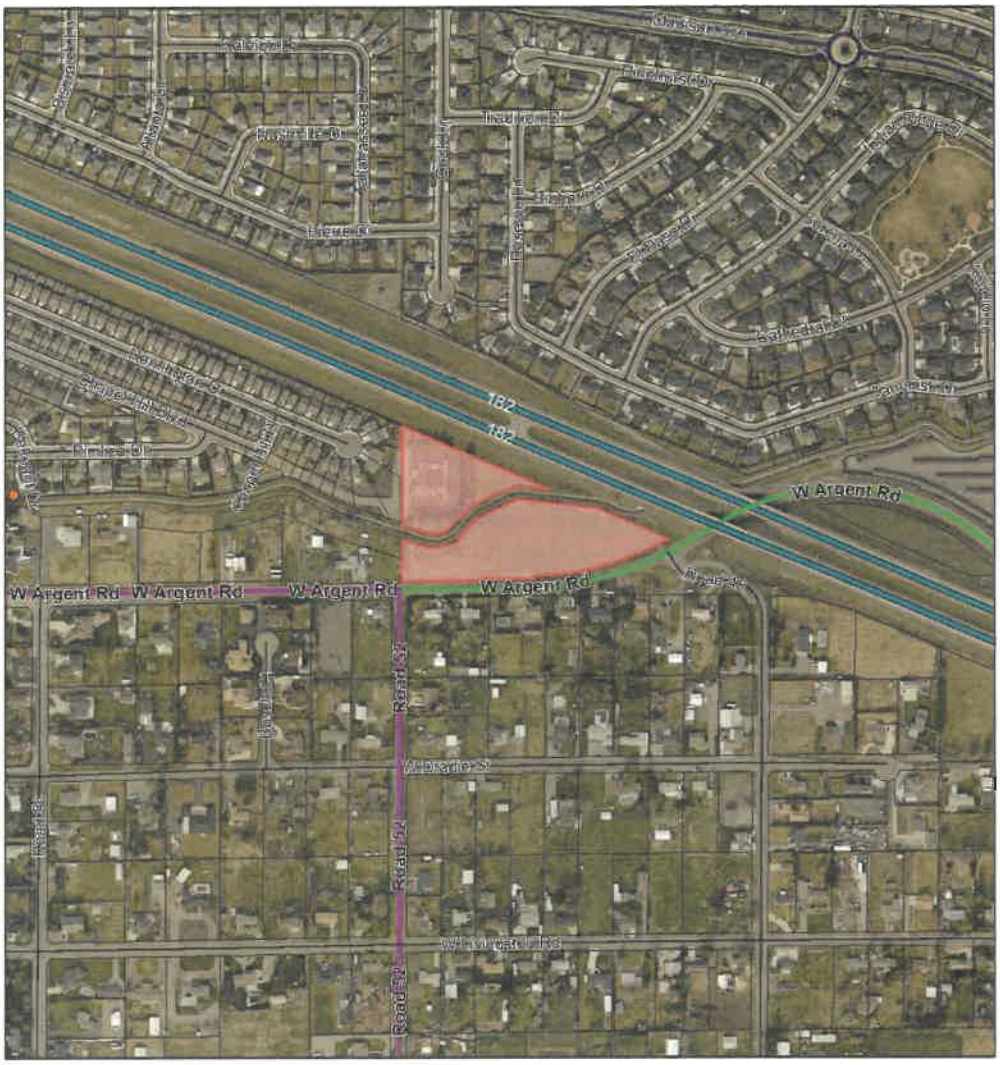
After registering, you will receive a confirmation email containing information about joining the webinar.

Estimated Date of the Decision: It is estimated that the Hearing Examiner will make a **recommendation** to City Council on the rezone within ten (10) working days of the public hearing.

Prepared September 28, 2026, by: *James Bagley*, Planner II, 523 N 3rd Ave 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



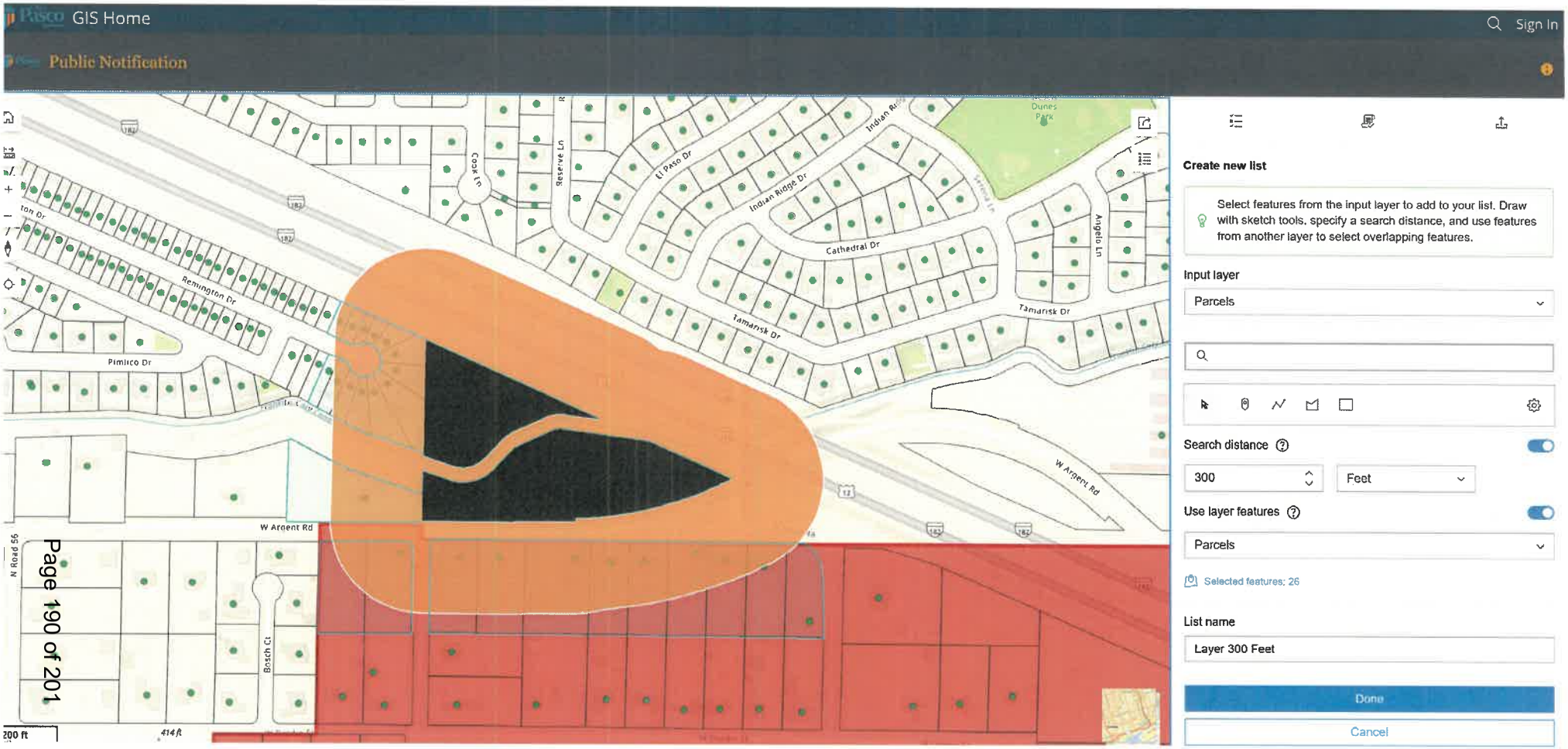
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Franklin County Assessor and GIS, Vanlor


Pasco GIS Home
Sign In
Public 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: 26
List name
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Cancel
Remington Dr
Pimlico Dr
Cypress Ln
Reserve Ln
El Paso Dr
Indian Ridge Dr
Cathedral Dr
Tamarisk Dr
Angelo Ln
Dunes Park
W Argent Rd
N Road 56
Bosch Ct
200 ft
414 ft

TAXPAYER_NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_ST	ZIP_CODE
GISELA GUZMAN-RIVAS	5221 W ARGENT RD	PASCO	WA	99301-2251
FRANKLIN COUNTY PUD #1	PO BOX 2407	PASCO	WA	99302-2407
ALEX & CARLENE YAO	364 POPPINGA WAY	ORCUTT	CA	93455-4204
BRYSON COOPER	6306 W MARIE ST	PASCO	WA	99301-2012
ROSENDO J BRIONES (JR)	4816 W ARGENT RD	PASCO	WA	99301-2201
ALEXANDR I & ANTONINA V ARTI	4904 W ARGENT RD	PASCO	WA	99301-2202
LYNDA DIAZ (ETAL) MADRIGAL	6915 BOULDER DR	PASCO	WA	99301-5566
HALVERSON LIVING TRUST	4922 W ARGENT RD	PASCO	WA	99301-2202
ANNETTE & STEPHEN WHITE	5004 W ARGENT RD	PASCO	WA	99301-2203
JASON E CHRISTY	5012 W ARGENT RD	PASCO	WA	99301-2203
JULIE M WILLINGHAM (TR)	5108 W ARGENT RD	PASCO	WA	99301-2261
MAYRA AVILA TAPIA (ETVIR)	5204 CLEVELAND LN	PASCO	WA	99301-8424
MARTIN BARRAGAN	5806 BELMONT DR	PASCO	WA	99301-6030
HENRY & DESIREE KLEPPIN	5214 REMINGTON DR	PASCO	WA	99301-8595
JOSUE HERNANDEZ (ETAL)	5210 REMINGTON DR	PASCO	WA	99301-8595
LAURA ORTIZ (ETAL)	5206 REMINGTON DR	PASCO	WA	99301-8595
MICHAEL S & ANGELA M VOWEL	5218 REMINGTON DR	PASCO	WA	99301-8595
AVROM HAWAABOO (ETUX)	5202 REMINGTON DR	PASCO	WA	99301-8595
ROGELIO GONZALEZ PINEDA	4910 GUEMES LN	PASCO	WA	99301-7988
JESSICA ANN ALBERTSON	650 HORNBY RD	GRANDVIEW	WA	98930-9202
KATY LYNN CHILDERS	5203 REMINGTON DR	PASCO	WA	99301
PAULA ANNE MILLER	5207 REMINGTON DR	PASCO	WA	99301-8595
TODD K & THUY LEE	5211 REMINGTON DR	PASCO	WA	99301-8595
ULISES VARGAS	5215 REMINGTON DR	PASCO	WA	99301-8595
MARIA HERRERA (ETAL)	5219 REMINGTON DR	PASCO	WA	99301-8595
VANDENNIS NGUYEN	5223 REMINGTON DR	PASCO	WA	99301-8595

City of Pasco
Community Development Department
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CITY OF PASCO

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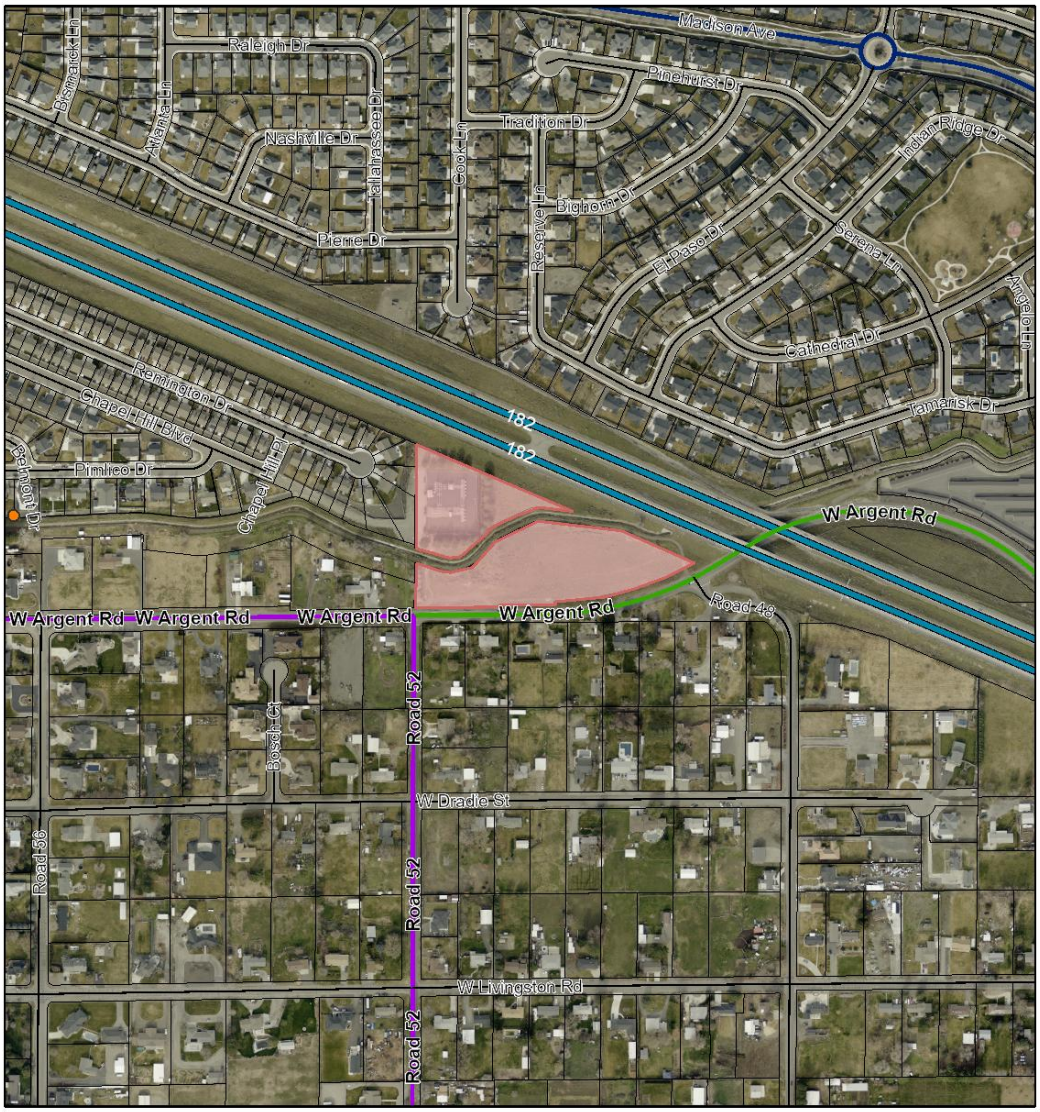
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Prepared September 28, 2026, by: *James Bagley*, Planner II, 523 N 3rd Ave Pasco, WA 99301- (509) 543-5735

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Vicinity Map



9/28/2026, 9:55:58 AM

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Franklin County Assessor and GIS, Vantor

91-02E-SP

CITY OF PASCO
COMMUNITY DEVELOPMENT DEPARTMENT (509) 545-3441 / Scan 726-3441 / FAX (509) 545-3403
P.O. BOX 293, 412 WEST CLARK, PASCO, WASHINGTON 99301

November 25, 1991

Franklin County P.U.D.
Post Office Box 2407
Pasco, Washington 99302

Gentlemen:

On November 18, 1991, at their regular meeting, the City Council of the City of Pasco approved with conditions, your request for a special permit for an electrical substation on the portion of the southwest quarter of Section 14, Township 9 North, Range 29 East, W.M., between SR-182 and the Franklin County Irrigation District canal, with the following conditions:

1) That the substation be located on the property in accordance with site plans submitted with this special permit application.

2) The fence surrounding the substation shall be site obscuring with slats in the fence fabric.

3) A vegetative site screen consisting of emerald green arborvitive or similar specie shall be required outside of the slatted fence on the east, south and west of the proposed substation. Said vegetation shall be capable of growing to a height of six feet within two years of completion of the substation.

4) Surrounding the substation and beyond the vegetative site screen, the P.U.D. shall plant pine trees with a minimum of a 2-1/2 inch caliber and said trees shall be no further than thirty feet apart. Interspersed between the pine trees there shall be planted a variety of juniper plants.

5) This permit shall be null and void if construction has not started by October 1, 1992.

This letter constitutes your special permit (per se) and should be retained with your permanent property records.

91-028-SP

Please feel free to contact the undersigned at 545-3441 should you need clarification of this letter.

Sincerely,

Larry Peterson
Planner I

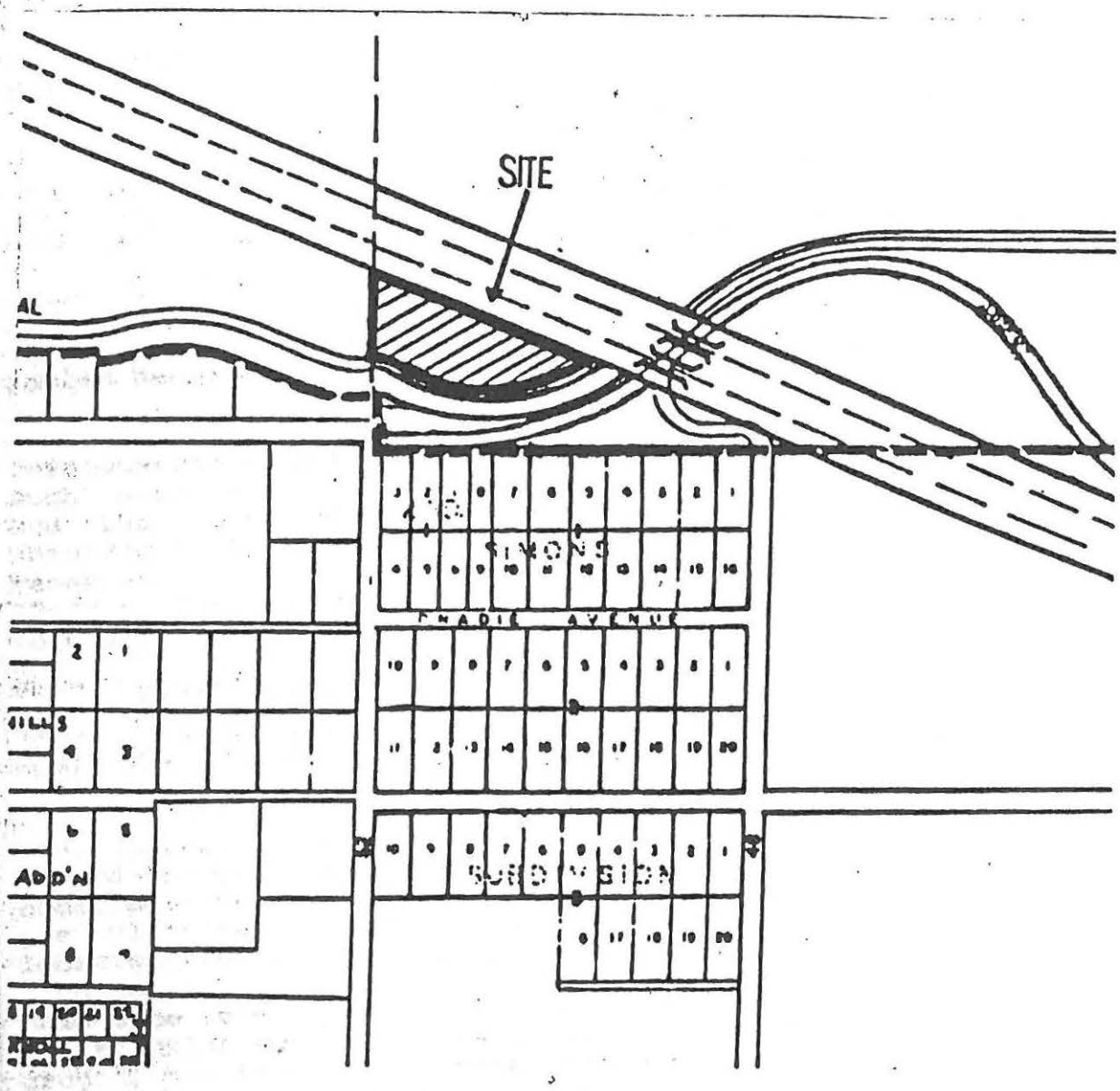
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VICINITY MAP

ITEM: P.U.D. SUBSTATION

APPLICANT: FRANKLIN COUNTY P.U.D.

FILE #: 91-28-SP



ORDINANCE NO. 1898

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

WHEREAS, a valid petition has been filed with the City of Pasco for the annexation of a tract of land, hereinafter described, to the City of Pasco, and

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

WHEREAS, hearing on the petition was held on December 5, 1977; NOW, THEREFORE,

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

Section 1. That the following described tract of land, situate in Franklin County, Washington:

Section 14, Township 9 North, Range 29 East W.M., and also the North 30 feet of Section 23, Township 9 North, Range 29 East W.M., lying between Roads 36 and 52.

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

Section 2. That the Comprehensive Plan of the City of Pasco be and the same is hereby adopted for the above-described tract of land.

Section 3. That said tract of land shall not assume any existing indebtedness of the City of Pasco.

Section 4. That the zoning classification for the tract of land shall be as follows:

(1) R-1 Suburban:

The south half of the northwest quarter of Section 14, Township 9 North, Range 29 East W.M.

Lots 1 through 23, inclusive, Lots 26 through 58 inclusive, Lots 94 through 96 inclusive, and Lots 93 except the southerly 115.69 feet thereof and Lot 59 except that portion described as follows:

Beginning at the most westerly corner of said Lot 59, thence south 49°51'50" east along the southwesterly line of said Lot 59 for 272.47 feet to the most southerly corner of said Lot 59; thence angle left 65°38'05" to become tangent to a curve to the left; thence along said curve to the left having a radius of 170.0 feet, and consuming an

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angle of 51°59'14" for 153.73 feet; thence north 60°55'12" west for 281.20 feet to the north westerly line of said Lot 59; thence angle left 90° to become tangent to a curve thence along said curve to the right having a radius of 430.0 feet and consuming an angle of 12°44'26" for 95.26 feet to the point of beginning. All in Blanton Heights, according to the plat thereof recorded in Volume "C" of Plat, page 73, and

The south half of the northeast quarter, excepting, the west half of the northwest quarter of the southeast quarter of the northeast quarter; and the east half of the northeast quarter of the southeast quarter of the northeast quarter of Section 14, Township 9 North, Range 29 East, W.M.

(2) R-T Residential Transition:

Southwest quarter of Section 14, Township 9 North, Range 29 East, W.M.

North half of the northwest quarter of Section 14, Township 9 North, Range 29 East, W.M.

North half of the northeast quarter of Section 14, Township 9 North, Range 29 East, W.M.

South half of the southeast quarter except that portion lying within the plat of Blanton Heights.

All of Lots 60 through 92 inclusive. Lots 97 through 121 inclusive and the south 115.69 feet of Lot 93.

Lots 24 and 25 and that portion of Lot 59 described as follows:

Beginning at the most westerly corner of said Lot 59, thence south 49°51'50" east along the southwesterly line of said Lot 59 for 272.47 feet to the most southerly corner of said Lot 59; thence angle left 65°38'05" to become tangent to a curve to the left; thence along said curve to the left having a radius of 170.0 feet, and consuming an angle of 51°59'14" for 153.73 feet; thence north 60°55'12" west for 281.20 feet to the north westerly line of said Lot 59, thence angle left 90° to become tangent to a curve thence along said curve to the right having a radius of 430.0 feet and consuming an angle of 12°44'26" for 95.26 feet to the point of beginning. All in Blanton Heights, according to the plat thereof recorded in Volume "C" of Plats, page 73.

Section 5. That the above described tract of land shall be in voting district No. 4.

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

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

PASSED by the City Council this 19 day of December, 1977.

Jan Tidrick

Jan Tidrick, Mayor

ATTEST:

Evelyn Wells

Evelyn Wells, Deputy City Clerk

APPROVED AS TO FORM:

Michael E Cooper

Michael E. Cooper, City Attorney

376354

RECORDED IN VOL 104
OF OFFICIAL RECORDS
PAGE 851 REQUEST OF
City of Pasco
DEC 20 2 17 PM '77
DOROTHY TOWNE AUDITOR
FRANKLIN COUNTY, WASH.
DEPUTY

MAIL TO:
P.O. Box 293
Pasco, WA 99301

VOL 104 PAGE 851

BEFORE THE FRANKLIN COUNTY BOUNDARY REVIEW BOARD

The Franklin County Boundary Review Board, having heretofore been presented with a petition of Northwest Developers, Inc. and others for the annexation to the City of Pasco of property within Franklin County described as:

Section 14, Township 9 North, Range 29 E.W.M.; and

Having held a hearing on the matter of such petition on November 11, 1977, and hearing at that time the testimony adduced by the proponents and opponents of such annexation.

After the conclusion of such hearing having personally viewed the affected property in light of and in consideration of the testimony offered at such hearing, as well as in consideration of those factors prescribed in RCW 36.93.170 and the objectives of the review board as outlined at RCW 36.93.180.

Recognizing that the zone changes proposed if such annexation be approved would be different than the existing and surrounding county zoning; but further having considered the same and recognizing that highest and best use of such property as is proposed to be annexed is for residential development; that any residential development in that area would further require the installation of adequate sewer facilities; and determining that the greatest opportunity for development in such regard, including the provision of adequate sewer and water lies with this annexation to the City of Pasco; now, therefore, concludes that the best interests of the affected districts, Franklin County and the City of Pasco, would be served by approving such annexation providing that it be modified to include that portion of Argent Road abutting the annexed property to the south; and further concluding that the request of the State of Washington Department of Natural Resources to exclude the southwest quarter of such

section be denied;

Having further particularly considered street, road and highway access existing to the property and as proposed with the development of the proposed Interstate 182, now, therefore, has concluded that such annexation be approved and that the same be considered modified to include that portion of the existing right-of-way of Argent Road within Franklin County that immediately abuts such annexed property to the south.

It is further recognized the above decision has been arrived at by an affirmative vote of 3 to 1 with one member unable to vote because not present at the hearing thereon.

DATED this 20th day of December, 1977.

Austin M. Burgess
CHAIRMAN