



AGENDA

Hearing Examiner

6:00 PM - Wednesday, July 8, 2026

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

Page

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

To participate online please use this link to attend.
<https://events.gcc.teams.microsoft.com/event/923edd1b-5eef-4a81-bda3-d7194b53108f@a0d3d4d1-7eac-4c46-a870-b4f2b34721ab>

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

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

- (a) **SP2026-006 Culberts Contractors Yard**

Applicant has applied for a Special Use Permit and associated SEPA (SEPA 2026-010) for the development of a contractor's plant or storage yard within 300' of a residential district. The project area is approximately 1.00 acres.

4. **ADJOURNMENT**

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MASTER FILE #: **SP 2026-006**

PROPONENT: Steve Culbert
 3905 E A. Street
 Pasco WA 99301

APPLICANT: Steve Culbert
 3905 E A. Street
 Pasco WA 99301

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

Timeline:

April 20, 2026	Application Submitted
June 8, 2026	Application Deemed Complete
June 22, 2026	SEPA DNS Determination issued
June 24, 2026	Notice of Public Hearing for SP2026-006 scheduled for July 8, 2026, was posted on the City of Pasco website, published in the Tri-City Herald Newspaper, and mailed to properties within 300 feet of the proposal.
June 29, 2026	Public Hearing Staff Report Published

BACKGROUND

1) PROPERTY DESCRIPTION:

Abbreviated Legal: SHORT PLAT 78-25 LOT 1

Site Location: An unaddressed lot between 3713 and 3905 E. A Street. (Parcel# 113730133), Pasco, WA 99301

Property Size: 1.00 acres (43,571.95 Square Feet).

2) ACCESS: The site is currently accessed from E. A Street located on the southern property line.

- 3) **UTILITIES:** Municipal water is available in E. A Street. to the east, and at the corner of E. A Street. and Tierra Vida Lane to the west. Municipal sewer is available in E. A Street. running along the frontage of the property. The site is not currently served by municipal water or sewer at this time as it is undeveloped.
- 4) **LAND USE AND ZONING:** The property is zoned C-3 (General Business) and is currently undeveloped. Surrounding properties are zoned and developed as follows:

Direction	Zone	Current Development
North	R-1	Single Family Dwellings
East	C-3	Contractor’s storage yard
South	I-1	Automobile salvage yard
West	C-1	A private Middle School, coffee shop, and housing complex administration center

- 5) **COMPREHENSIVE PLAN:** The Comprehensive Plan designates the location as “Mixed Residential Commercial”. The mixed residential commercial designation accommodates a diverse range of housing, nonresidential uses, commercial uses, neighborhood retail and office uses, parks and recreation areas, and civic uses at a density of 5 to 29 dwelling units per acre. This use is not generally seen in the mixed residential commercial designation but could fall under the umbrella under commercial uses.
- 6) **ENVIRONMENTAL DETERMINATION:** A SEPA checklist was submitted concurrently with the Special Permit for this project. Based on the SEPA checklist, the adopted City Comprehensive Plan, City development regulations, and other information, a threshold determination resulting in a Determination of Non-Significance (DNS) was issued for this project on June 22, 2026 (SEPA2026-010), under WAC 197-11-355.

BACKGROUND

Request

The applicant proposes developing the entirety of the 1.00-acre lot into a contractor’s plant or storage yard. The proposed development is on a parcel within 300’ of a residential district.

Site

Currently the site is bare ground.

History

The site was annexed into the City on July 18th 1994, with Ordinance #3033. A zoning determination for this annexation was included as part of the annexation ordinance, at the time of annexation the site was zoned C-3.

State Environmental Policy Act (SEPA) permit (SEPA 08-19) was issued a Determination of Non-Significance (DNS) for the improvement of E. A Street. along the southern boundary of the property on 7/10/2008.

SEPA permit (SEPA 2022-116) was issued a Mitigated Determination of Non-Significance (MDNS) for excavation of material and back fill on 1/17/2023.

SEPA Permit (SEPA 2026-010) was issued a Determination of Non-Significance (DNS) for grading the lot, the placement and compaction of gravel, the addition of a concrete block fence, and commercial driveway on 6/22/2026.

Land Use Regulations

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

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

STAFF FINDINGS OF FACT

- 1) An application as well as a SEPA checklist were submitted on April 20, 2026.
- 2) A Determination of Non-Significance (DNS) for SEPA 2026-010 was issued by the City of Pasco on June 22, 2026.
- 3) 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 June 24, 2026.
- 4) The proposed site is Parcel # 113730133 in Pasco, WA.
- 5) The site is zoned C-3 (General Business).
- 6) The site is undeveloped.
- 7) Applicant proposes to develop a contractor’s plant or storage yard.
- 8) The proposed use is within 300’ of a residential district.
- 9) Contractor’s plants or storage yards are considered a “Conditional Use” when within 300’ of a residential district within the C-3 zoning district.
- 10) Conditional uses in the C-3 zoning district may be permitted through the Special Permit process.

TENTATIVE CONCLUSIONS BASED ON FINDINGS OF FACT

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

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

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

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

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

(2) The proposal will adversely affect public infrastructure;

Access to the site will be from E. A Street. Municipal sewer is available along the frontage of the property on E. A Street. Municipal water is available +/- 175 feet to the east along E. A Street. The proposed contractor's storage yard does not appear to place more of a burden on utilities than other uses permitted outright in the C-3, General Commercial District which include service stations, contractor's plant or storage yards, warehouse etc... As such staff finds the proposed use will not increase the need for infrastructure improvements and is unlikely to adversely impact the existing infrastructure.

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

The properties in the general vicinity are a mixture of residential, commercial, and industrial uses. Properties to the east of the proposal are a previously permitted contractor's storage yard (SP2012-002). Properties to the north of the proposal have been developed as single family dwellings. Properties to the south of the proposal have been developed as an automobile salvage yard. Properties to the west of the proposal include a private middle school, multifamily dwellings, and multifamily dwelling administration center. E A Street is a minor arterial, and the City of Pasco's Comprehensive Plan Land Use Policy 6-A encourages commercial and higher density residential uses along major corridors. An existing solid concrete block fence exists on the property facing properties to the north and west, The concrete block fence appears to be roughly 6 feet in height, which will limit noise and visual disturbance from the property as it is a solid barrier between the residential district to the north as well as the less intense commercial use to the east and the proposed contractor's yard. The previously approved special permit SP2012-002 on the property directly to the east states "A fifteen (15) foot wide irrigated landscape buffer containing pine trees planted at a minimum rate of one pine tree for every thirty (30) linear feet shall be located along the entire length of the wall abutting Tierra Vida subdivision. Additionally, the landscape buffer shall contain shrubs equal to a rate of one shrub for every 10 feet linear feet of the buffer strip." A continuation of that condition on this property, along the northern and western property boundaries would help maintain harmony with the existing character of the general vicinity. SP2012-002 also is conditioned to "Smaller pieces of equipment (trucks & trailers) may be store on Parcel # 113730142 provided they are located 50 feet or more from the north property line;" this distance condition for vehicle storage would help maintain the harmony with the existing character of the general vicinity.

Maintenance and operation of the proposed contractor's yard may interfere with the harmony of the general vicinity, as it may produce excess noise from the movement and storage of product, hours of operations, or unpleasant sights from material storage or stockpiles. These possible interferences to the harmony of the general vicinity will be addressed with conditions included later in this staff report. Staff finds that the proposed contractor's yard, as conditioned, would be in harmony with the mixed commercial, residential, and industrial character existing within the area of the proposal.

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

The proposed contractor's yard will be subject to the Pasco Municipal Code. The proposed contractor's yard requires the storage of materials and equipment outside. There are no structures currently on the property. Properties surrounding the site have already been developed so the development of the site is unlikely to discourage development of permitted uses on the property. The value of the property in the general vicinity

will not be impaired by the development of the site as there is an identical specially permitted contractors' yard directly adjacent to the east of the proposed site, owned by the applicant. Additionally, the southern side of E. A Street is zoned I-1 light industrial, where the permitted uses are generally more intense than those permitted in the C-3 zone. The application, as conditioned, will not discourage development of permitted uses on property in the general vicinity or impair their value as the building will meet Pasco Municipal Code Standards.

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

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

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

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

E. A Street is classified as a minor arterial. The City of Pasco's Comprehensive Plan intends to concentrate commercial development around collector and arterial streets as they can sustain the additional weight and amount of traffic. The corridor along E. A Street includes a mix of commercial and industrial uses, with portions zoned I-1 Light Industrial. Uses permitted in the I-1 district are generally more intensive and present greater potential impacts to public health and safety than the conditionally permitted use.

The C-3 district allows contractor plants and storage yards outright when located more than 300 feet from a residential district. As conditioned, the proposed contractor's yard will not endanger public health or safety. It is not expected to create a nuisance, as the same use is permitted outright, without special conditions, in the C-3 district when sufficiently separated from residential zoning. In this particular case, the determining factor for requiring a special permit is proximity to another zoning district, not the nature of the use itself.

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

APPROVAL CONDITIONS

- 1) The special permit shall apply to parcel# 113730133 and any subsequent subdivision thereof.
- 2) All lighting shall be directed downward and shielded in such a way that no light from the development encroaches onto another property.

- 3) No vehicles of any weight shall be stored closer than 50' to the northern property line.
- 4) Noise from the property shall not exceed the maximums allowed by Pasco Municipal Code 9.130.
- 5) Hours of operation shall be no earlier than 7am and no later than 10pm.
- 6) A fifteen (15) foot wide irrigated landscape buffer containing pine trees planted at a minimum rate of one pine tree for every thirty (30) linear feet shall be located along the entire length of the wall abutting Tierra Vida subdivision and the western property boundary. Additionally, the landscape buffer shall contain shrubs equal to a rate of one shrub for every 10 feet linear feet of the buffer strip.
- 7) Any area of vehicle storage will require a compacted gravel, concrete, or asphalt surface.
- 8) The site plan shall be developed in substantial conformity to the Special Use Permit application, site plan and any building plans submitted.
- 9) Any modification or change in the nature, character or intensity of the use may require additional review and/or Special Use Permits.
- 10) Applicant shall adhere to all Federal, State and City zoning, building, fire, and safety codes.

RECOMMENDATION

Staff recommends approval of a Special Use Permit located at Parcel # 113730133 to allow for a contractor's plant or yard within 300' of a residential district with conditions as herein proposed.



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
SPECIAL PERMIT APPLICATION**

Master File # _____

Date Submitted: 3/25/2026

Applicant Info	Owner Info (if different than applicant)
Name: Culbert LLC	Name:
Address: 3905 E A Street Pasco WA.	Address:
Phone: 509-727-7912	Phone:
Email: steve@culbertconstruction.com	Email:

Project Address: 3905 E A Street Pasco, WA. 99301

Project Parcel Number: 113 730 133

Current Zoning: C3

Source of domestic water: COP

Method of sewage disposal: COP

Present use of the land and structure(s) if any: N/A

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

Give a detailed description of the proposed use that requires a special permit (attach separate sheet if more space is necessary): We would like to gravel teh lot and use it for overflow
Parking. In the future we would like to build a commercial building on this lot.

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	-	<u>\$ 50.00</u>
		\$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

L. Q. H.

Signature of Applicant

L. Q. H.

*Notarized Signature of Property Owner

State of Washington)

ss.

County of Franklin)

On this 25th day of March, 2026, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Steve Bull being duly sworn on his/her oath that he/she has prepared and read the foregoing statements and has acknowledged to me that the recitations contained therein are true, and has signed this instrument as his/her free and voluntary act and deed for the purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 25 day of March, 2026.



J. Rodriguez

Notary Public in and for the State of Washington

Residing at Kennewick WA

My Commission expires 10/19/2028



3/25/2026

Planning Department,

Culbert LLC is submitting a special use permit application for parcel ID number 113 730 133. A quick history is that we have pre-authorization from the city of Pasco per a settlement agreement (attached hereafter) that ensures for the same type of use on parcel 113 730 133 as we have been granted on adjacent lot parcel ID 113 730 124.

Please also note the waving of permit fees in the said attached agreement.

We request that the city approves this application in alignment with the executed agreement.

We have included the following documents for your review.

- Special use application
- Settlement agreement with the city of Pasco that allows for the same use as parcel 113 730 124
- Approved plans for parcel 113 730 133 upgrades from the city of Pasco.
- Approved SEPA checklist.

Please call or e-mail any questions of need of additional information.

Thank you,

Steve Culbert

C- 509-727*-7912

E-steve@culbertconstruction.com

DRIVEWAY RELOCATION AND STREET WIDENING SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT is entered into this 14th day of August, 2025, by and between the CITY OF PASCO, a Washington Municipal Corporation (“City”), and CULBERT, LLC, a Washington Limited Liability Company (“Culbert”).

WHEREAS, Culbert owns property located at the northwest corner of E. A St. and Road 40, in Pasco, Washington; and

WHEREAS, (on or about 1/28/2022date,) in connection with Culbert’s development of its above-described property, it sought a permit from the City of Pasco to install driveways to its property on the north side of E. A St., west of Road 40 within the City of Pasco, Washington; and

WHEREAS, because of the increased traffic that has developed in the vicinity including, but not limited to, Amazon warehouse and shipment facilities to the south, along road 40, there is now the need for widening of streets in the vicinity of the Culbert property; and

WHEREAS, a dispute arose about obligations Culbert had to contribute land for the widening to the street, or obligations for the relocation of its driveways based prior approvals; and

WHEREAS, in order to resolve the dispute between Culbert and the City, both parties reached an agreement in settlement of the dispute, whereby certain property would be conveyed to the City by Culbert for street widening purposes, and Culbert, would be paid an agreed upon sum for such right-of-way and driveway relocation, and such other consideration is described herein below.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, it is agreed as follows:

1. As part of the City’s contribution related to the City of Pasco – Culbert LLC – Driveway Relocation and Street Widening Settlement Agreement, the City of Pasco will conduct all necessary inspections related to the relocation of the existing driveway that provides access to Parcels #113-730-124 and #113-730-142, which inspections shall be pursuant to appropriate permits issued by the City, provided that Culbert shall not be charged for the permits or the inspections. The current driveway is located on East “A” Street within the frontage of Parcel #113-730-124. Inspection services provided by the City will match the standard level of service applied to all projects in the City of Pasco.
2. With the completion of the terms of this Driveway Relocation and Street Widening Settlement Agreement, Culbert will not be responsible for any costs associated with future right-of-way improvements that may be required as part of any future onsite permit applications for Parcels #113-730-124, #113-730-142, and #113-730-133 as long as the future onsite permit applications do not substantially expand the scope and use of the current property, and Provided that the proposed use(s) comply(ies) with the conditional allowable uses outlined in the Pasco Municipal Code and is/are consistent with the use(s)

previously approved for Parcel #113-730-124 under Special Use Permit #SP2012-002. The City of Pasco will review the applications for the Special Use Permit submitted by Culbert LLC and, if in compliance, recommend approval to the Hearings Examiner.

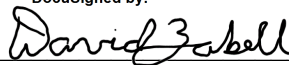
3. Notwithstanding the above provisions, Culbert will, however, remain financially responsible for any other right-of-way improvements that are necessary to provide access to or directly serve any of the parcels listed in this agreement.
4. No right-of-way dedication for the East “A” Street right of way will be required at this time. Should additional right-of-way become necessary, all dedications will comply with Resolution 1372. All costs of the dedication process will be borne by the City of Pasco. Dedication of the area will be made by the property owner at no-cost to the City. In exchange for any no-cost dedication, the City will waive any future need to relocate the fence from its current location on Parcels: 113-730-124 and #113-730-142 or the proposed location on Parcel #113-730-133, unless such relocation of the fence is required by law, effectively creating no impact to the current or proposed on-site improvements.
5. Within Sixty (60) days of executing this Settlement Agreement a lump sum payment of \$378,000.00 shall be made by the City to Culbert to cover the purchase price of the property to be conveyed to the City for right-of-way purposes, described more particularly herein on the attached EXHIBIT A, which description shall also include such other details as may relate to said property. Thereafter, within 60 (sixty) days after the demand by the City, Culbert shall convey to the City, by conveyance document acceptable to the City, the (right-of-way) property described on said EXHIBIT A
6. Time is of the essence for this agreement.
7. The new driveway for Parcel #113-130-124 will be located along the eastern property line. This driveway will allow unrestricted access, allowing both northbound and southbound entry onto Road 40 East. The approved location is as depicted on the civil plans prepared by Christine Batayola, PE, stamped and signed on April 12, 2023, under project number 22-117.1. Under no circumstances shall the driveway be constructed any closer than 220 feet from the centerline of the East “A” Street right-of-way or 180 feet from the southern property line of Culbert, LLC.
8. The conditions outlined in this agreement constitute an exclusive arrangement between the City of Pasco and Culbert LLC. These conditions are not intended to extend to future landowners and will not apply in perpetuity to the property.
9. Both parties in consideration of this Agreement, do hereby release and discharge the other of any and all claims, liabilities, causes of action, damages, losses, demands or obligations of any kind and nature related to or based upon, known or unknown, or arising out of the above-referenced property; and Culbert and the City accepts as full and final satisfaction of any claims related thereto.

10. By entering into this Agreement, both parties expressly acknowledge that there is no admission of liability on behalf of either party except as specifically provided herein, and that this Agreement is the result of a negotiated compromise and settlement.
11. This Agreement settles, waives, releases, and forever bars any and all claims and actions at law by either party, or their successors, heirs, or assigns against the other party or their successors, heirs, or assigns arising out of the above- referenced matter, except as provided herein. This Release does not apply to any other parties.
12. Each signatory hereto represents and warrants that all necessary signatures and consents to enter into this Agreement, and to assume and perform the obligations hereunder, have been properly obtained.
13. Each term and provision of this Agreement is deemed to have been explicitly negotiated at arm's length between the parties and in all cases, shall be construed and interpreted according to the fair meaning and not strictly for or against either party, and without reference to who might have drafted the term.
14. This Agreement is entered into and shall be construed and interpreted in accordance with the laws of the State of Washington.
15. This Agreement embraces and includes the entire agreement between the parties and may not be changed except in writing signed by all parties.
16. This Agreement may be executed in counterparts. Each counterpart shall be deemed an original, all of which taken together shall be one and the same instrument. This Agreement shall become effective upon execution of the counterpart by each party and delivery to the other party.

THIS IS A RELEASE

IN WITNESS WHEREOF, the parties have executed this Agreement on the date designated above.

CITY OF PASCO, WASHINGTON

DocuSigned by:


 Dave Zabell, Interim City Manager

CULBERT, LLC

Signed by:


 Steve W. Culbert, President

EXHIBIT A

Right of Way Acquisition – Parcel No. 113730124

The East 30.00 feet of the following described Parcel 'A', as measured perpendicular to the East line thereof;

Parcel 'A'

That portion of the Southeast quarter of the Southwest quarter of Section 27, Township 9 North, Range 30 East, W.M., Franklin County, Washington, described as follows:

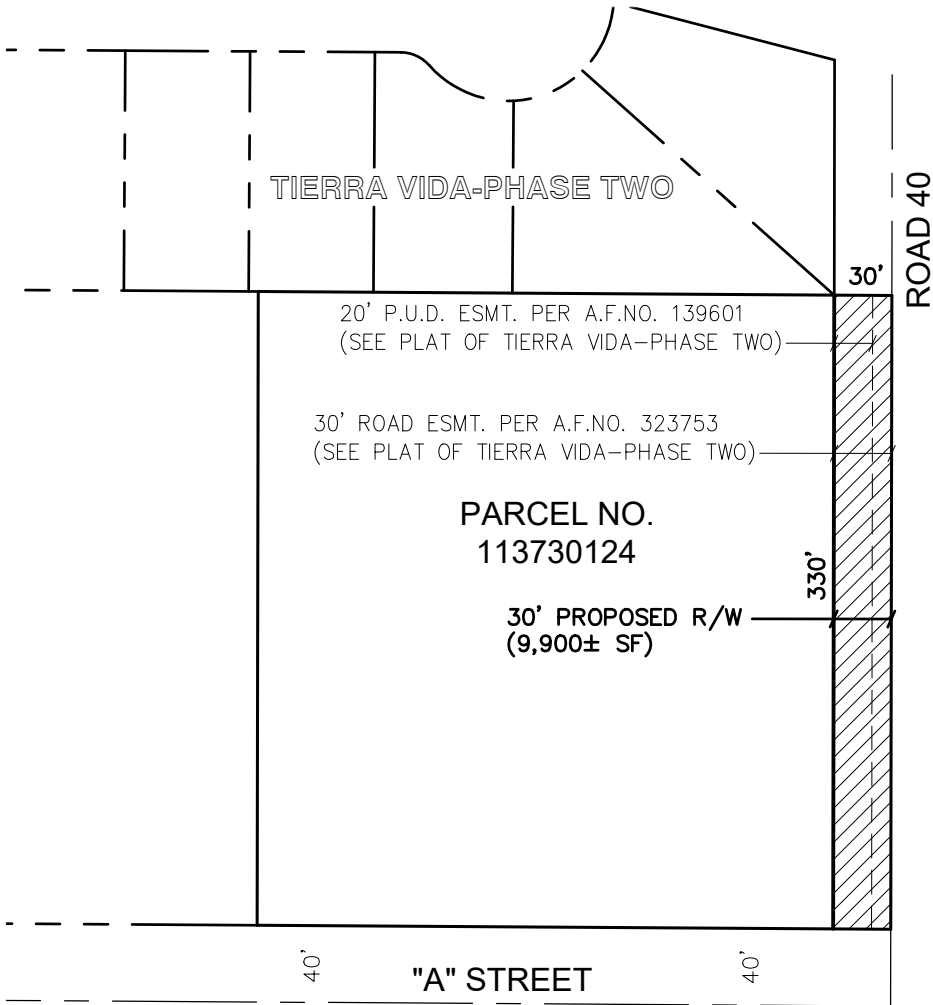
Beginning at a point on the North line of "A" Street as the same now exists, said point also being on the centerline of said Section 27;

Thence Northerly along the said centerline 330.0 feet;

Thence Westerly parallel with the South line of Section 27, 330.0 feet;

Thence Southerly parallel with the centerline of Section 27, 330.0 feet to the North line of said "A" Street;

Thence Easterly along the North line of "A" Street to the Point of Beginning.



23217.dwg – FEB. 13, 2024



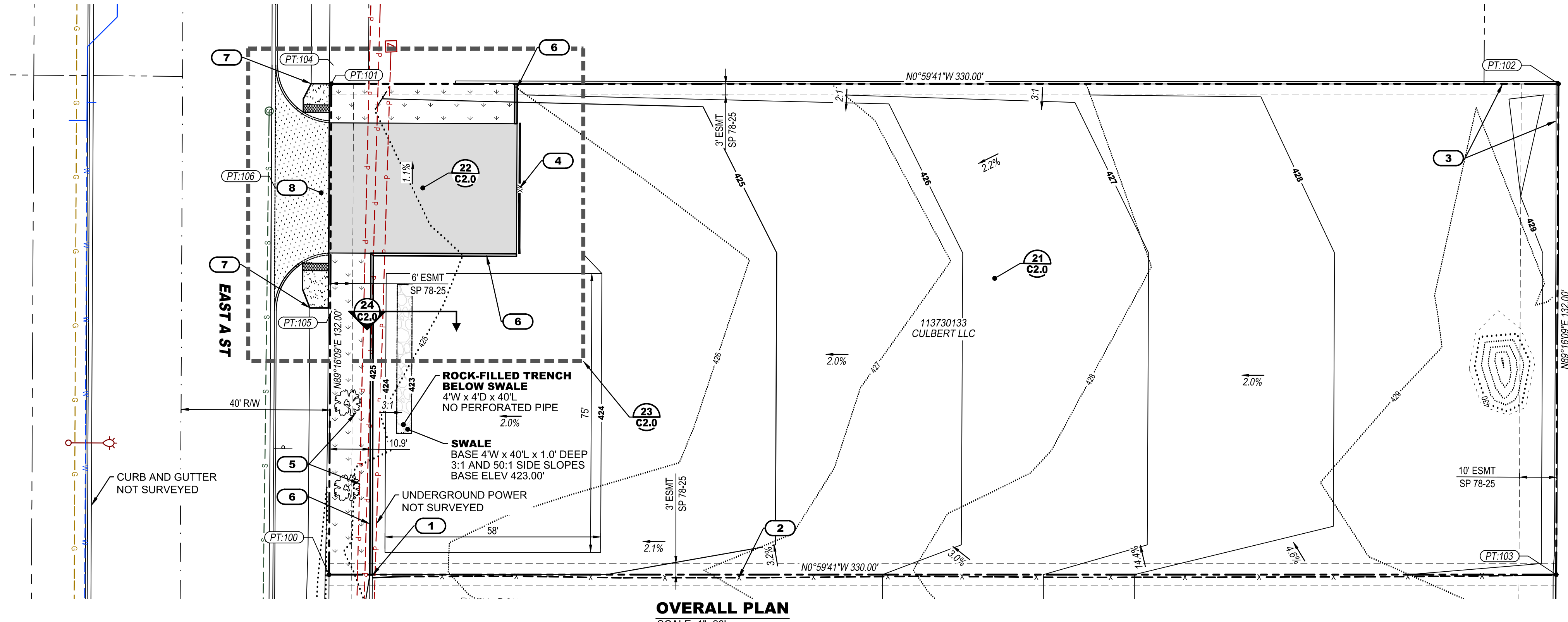
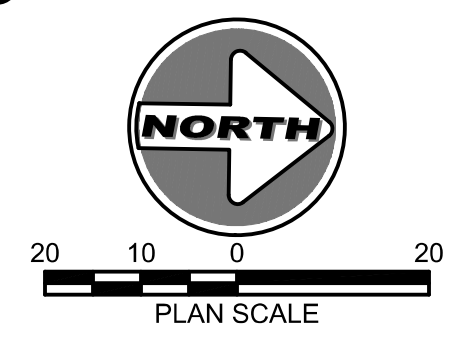
2803 River Road
 Yakima, WA 98902
 509.966.7000
 Fax 509.965.3800
 www.hlacivil.com

**CITY OF PASCO
 PROPOSED RIGHT OF WAY**

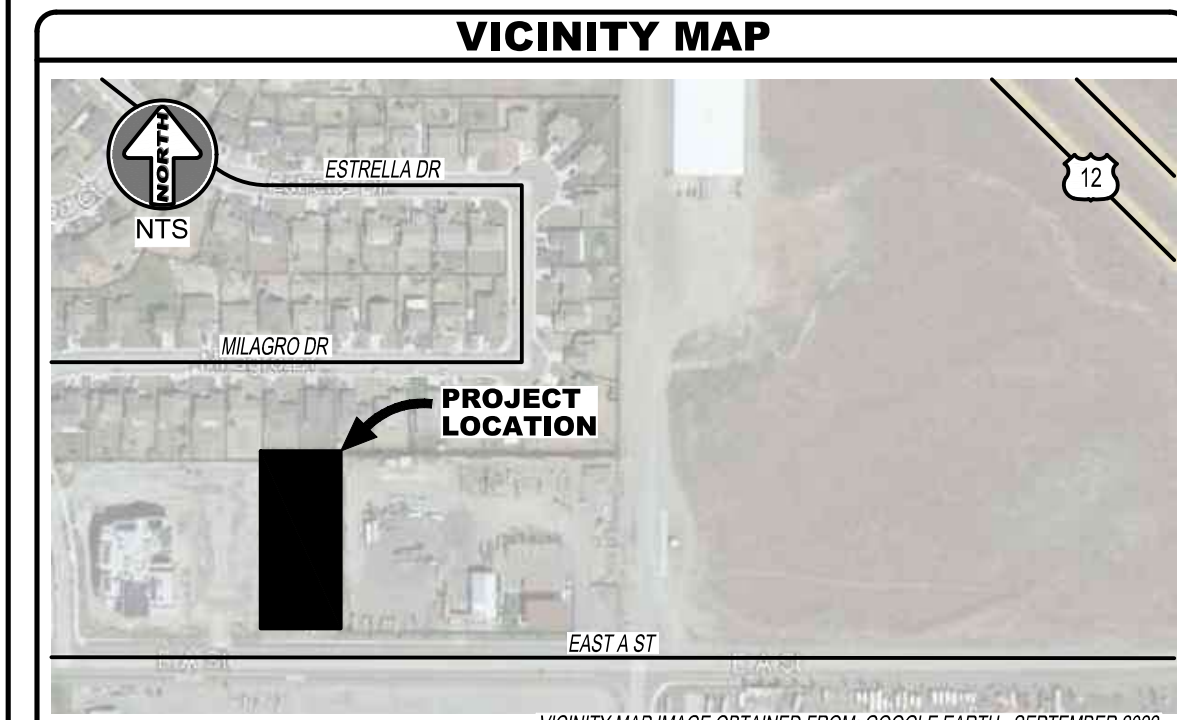
ROAD 40
 CITY OF PASCO, FRANKLIN COUNTY, WASHINGTON

GRAVEL YARD

SW 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 30 EAST, W.M. CITY OF PASCO, FRANKLIN COUNTY, WASHINGTON



OVERALL PLAN
SCALE: 1"=20'



SURVEYOR
STRATTON SURVEYING & MAPPING
DEREK INGALSBIE 509-735-7364
313 NORTH MORAIN STREET
KENNEWICK, WA 99336

DATUM - BENCHMARK
HORIZONTAL DATUM: NAD83 WSPCS, SOUTH ZONE
VERTICAL DATUM: NAVD88
BENCHMARK: COP PT# 59, EL.426.41

- REFERENCE MATERIALS**
- TOPOGRAPHIC SURVEY, REFERENCE#4977, DATED 08-30-2022, STRATTON SURVEYING & MAPPING P.C.
 - CITY OF PASCO STANDARD DETAILS.
 - EXISTING UTILITY LOCATION INFORMATION:
 - SEWER, STORM, WATER, RECEIVED 09-08-2022, CITY OF PASCO GIS
 - POWER MAP, RECEIVED 09-12-2022, FRANKLIN PUD POWER
 - CABLE MAP, RECEIVED 09-12-2022, CHARTER
 - GAS MAP, RECEIVED 09-09-2022, CASCADE NATURAL GAS
 - FIBER OPTIC MAP, RECEIVED 09-09-2022, FRANKLIN PUD FIBER

IDENTIFIERS		CUT - FILL QUANTITIES	
A	A = DETAIL NUMBER	CUT:	1,934 CY
B	B = SHEET REFERENCE	FILL (1.20):	13 CY
		NET (CUT):	1,921 CY
0	KEY NOTE	NOTE: CUT / FILL QUANTITIES ARE APPROXIMATE AND CALCULATED TO TOP OF FINISHED GRADE.	
000	WATER FITTING TAG		
000	IRRIGATION FITTING TAG		
000	LIGHT FIXTURE TAG		
000	SIGN TAG		

DRAWING INDEX

C1.0	COVER SHEET / OVERALL PLAN
C2.0	NOTES AND DETAILS

UTILITY CONTACT INFORMATION

POWER: BIG BEND ELECTRIC COOPERATIVE, INC. MITCH MYERS 509-659-1700
1373 N HIGHWAY 261, PO BOX 348, RITZVILLE, WA 99169

POWER: BONNEVILLE POWER ADMINISTRATION, DEBORAH RODGERS
509-544-4749
2211 N COMMERCIAL AVE, PASCO, WA 99301

POWER: FRANKLIN PUD, CASEY ROBERTS 509-546-5952
1411 W CLARK ST, PASCO, WA 99301

FIBER OPTIC: FRANKLIN PUD BROADBAND, BRENT WEATHERMAN 509-542-5905
1411 W CLARK ST, PASCO, WA 99301

CABLE: SPECTRUM COMMUNICATIONS, ANTONIO CAMPOS 509-572-0537
639 N KELLOGG ST, KENNEWICK, WA 99336

GAS: CASCADE NATURAL GAS, ARNIE GARZA 509-736-5563
200 N UNION ST, KENNEWICK, WA 99336

IRRIGATION: FRANKLIN COUNTY IRRIGATION DISTRICT, JOHN BURNS 509-547-3831
PO BOX 3907, 4320 ROAD 111, PASCO, WA 99301

IRRIGATION: SOUTH COLUMBIA BASIN IRRIGATION DISTRICT, TYSON POE
509-547-1735, 1135 E HILLSBORO ST, SUITE A, PASCO, WA 99301

TELEPHONE: LUMEN, ANDRES KENWORTHY, 509-591-5499

SEWER / WATER: CITY OF PASCO PUBLIC WORKS DEPARTMENT 509-545-3444
525 N 3RD AVE, PASCO, WA 99301

I AM CERTIFYING THAT I HAVE CONTACTED ALL OF THE IMPACTED OUTSIDE UTILITY PROVIDERS ASSOCIATED WITH THIS PROJECT. FURTHERMORE, I WILL WORK WITH THOSE UTILITIES TO ENSURE THAT THEIR INFRASTRUCTURE WILL BE ADDRESSED PRIOR TO START OF CONSTRUCTION WITHOUT CHANGE TO CITY APPROVED PLANS.

City of Pasco
Plan Review for Codes & Standards Compliance

12/18/2025

The City of Pasco C&E Engineering Department review is for general compliance with City Design Standards, Codes, and Ordinances for improvements within the right of way of City maintained easements. Conditions of compliance discovered after plan review does not relieve the developer/property owner of the responsibility to comply with all requirements and may be enforced in the field even if they were not included in the approved plans.
On-site facilities are reviewed primarily for stormwater compliance.

EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR TO VERIFY LOCATIONS WITH UTILITY COMPANIES AND/OR PRIVATE UTILITY LOCATOR PRIOR TO TRENCHING.

CALL 2 BUSINESS DAYS BEFORE YOU DIG: 811

PROJECT POINTS

PT #	DESCRIPTION	NORTHING	EASTING
100	LOT COR	329,076.93	2,008,184.94
101	LOT COR	329,075.25	2,008,052.95
102	LOT COR	329,405.20	2,008,047.22
103	LOT COR	329,406.88	2,008,179.21
104	R15' RP	329,075.71	2,008,047.94
105	R15' RP	329,076.50	2,008,113.94
106	CENTER OF DRIVEWAY	329,060.60	2,008,081.14

SURVEY CONTROL

PT #	DESCRIPTION	ELEV	NORTHING	EASTING
200	COP# 58	420.32	329,009.90	2,006,065.79
201	COP# 59	426.41	329,043.72	2,008,713.56
202	COP# 60	414.56	326,400.77	2,008,741.11

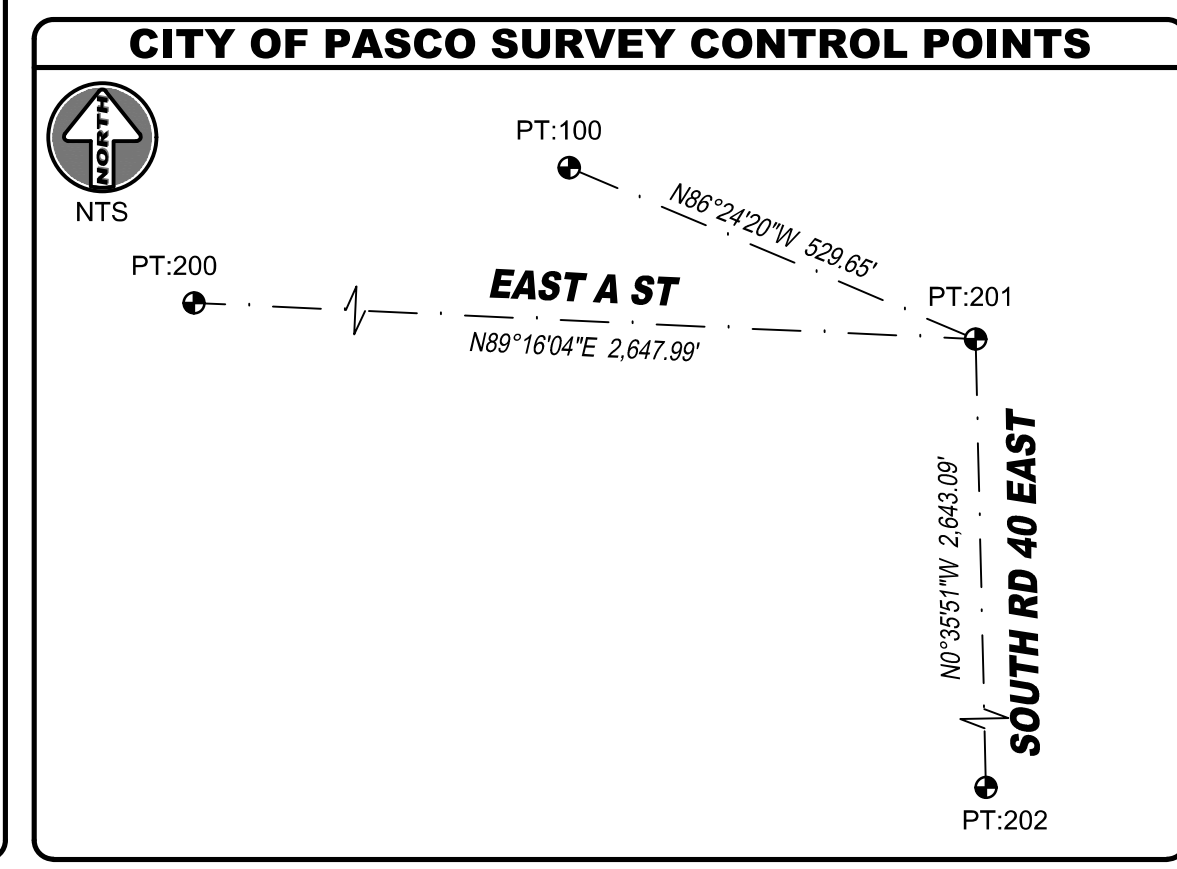
- KEY NOTES**
- CONNECT TO EXISTING BLOCK FENCE.
 - REMOVE EXISTING FENCE.
 - EXISTING BLOCK WALL TO REMAIN.
 - 35 FT WIDE AUTOMATIC SLIDING GATE WITH FIRE DEPARTMENT COMPLIANT CONTROLLER.
 - PLANT DECIDUOUS TREE IN LANDSCAPING STRIP.
 - CONSTRUCT 6' TALL BLOCK FENCE ALONG FRONTAGE.
 - MATCH NEW SIDEWALK TO EXISTING.
 - CONSTRUCT 35 FT WIDE COMMERCIAL DRIVEWAY PER COP STD DWG ST-5. CROSS SLOPE FOR SIDEWALK ACROSS DRIVEWAY TO BE 1.5% (2.0% MAX).

LEGEND

DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
CENTER LINE	---	---	COMMUNICATIONS		
EASEMENT	---	---	GAS METER	⊠	⊠
PHASE LINE	---	---	VALVE - GAS	⊠	⊠
PROPERTY LINE	---	---	WATER / IRRIGATION		
RIGHT OF WAY	---	---	BENDS	⊠	⊠
SECTION LINE	---	---	BLOW-OFF	⊠	⊠
CONTOUR MAJOR	---	---	CAP	⊠	⊠
CONTOUR MINOR	---	---	COUPLER	⊠	⊠
PAVEMENT	---	---	CROSS	⊠	⊠
CONCRETE	---	---	DRAWING	⊠	⊠
GRAVEL EDGE	---	---	REDUCER	⊠	⊠
GRADE BREAK	---	---	TEE	⊠	⊠
SWALE	---	---	THRUST BLOCK	⊠	⊠
CABLE	---	---	VALVE - BUTTERFLY	⊠	⊠
GAS	---	---	VALVE - CHECK	⊠	⊠
IRRIGATION	---	---	VALVE - GATE	⊠	⊠
JOINT TRENCH	---	---	POST INDICATOR	⊠	⊠
POWER OVERHEAD	---	---	IRRIGATION SERVICE	⊠	⊠
POWER BURIED	---	---	WATER METER	⊠	⊠
ROOF DRAIN	---	---	DRYWELL - STORM	⊠	⊠
SEWER	---	---	FIRE HYDRANT	⊠	⊠
STORM	---	---	FIRE DEPT CONN	⊠	⊠
STORM INFILTRATION	---	---	DCVA	⊠	⊠
TELEPHONE	---	---	RPBA	⊠	⊠
WATER	---	---	SEWER / STORM		
FENCE	---	---	CLEANOUT	⊠	⊠
SILT FENCE	---	---	CATCH BASIN	⊠	⊠
LANDSCAPING	---	---	MANHOLE - SEWER	⊠	⊠
POWER / LIGHTING			MANHOLE - STORM	⊠	⊠
DISCONNECT	⊠	⊠	DRYWELL - STORM	⊠	⊠
JUNCTION BOX	⊠	⊠	MISCELLANEOUS		
PULL BOX / HAND HOLE	⊠	⊠	BENCH MARK	⊠	⊠
METER	⊠	⊠	MAIL BOX	⊠	⊠
TRANSFORMER	⊠	⊠	MONUMENT (IN CASE)	⊠	⊠
Vault	⊠	⊠	SIGN	⊠	⊠
UTILITY POLE	⊠	⊠			
PARKING LOT LIGHT	⊠	⊠			
STREET LIGHT	⊠	⊠			

ABBREVIATIONS

AP	ANGLE POINT	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
BM	BENCHMARK	N	NORTH, NEW
CL	CENTERLINE	OC	ON CENTER
CB	CATCH BASIN	P, PWR	POINT OF CURVATURE INTERSECT
CF	CUBIC FEET	PC	POINT OF CURVATURE INTERSECT
CFS	CUBIC FEET PER SECOND	PE	POLYETHYLENE
CO	CLEANOUT	PL	PROPERTY LINE
CONN	CONNECTION	PT	POINT NUMBER, POINT OF TANGENCY
CONT	CONTINUOUS	R	RADIUS, RIGHT
CSBC	CRUSHED SURFACE BASE COURSE	R	RADIUS, RESTRAINED FLANGED COUPLING
CSTC	CRUSHED SURFACE TOP COURSE	ADAPTER	ADAPTER
CY	CUBIC YARD	RP	RADIUS POINT
DCVA	DOUBLE CHECK VALVE ASSEMBLY	RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
DI	DUCTILE IRON	R	ASSEMBLY
DTL	DETAIL	R / W	RIGHT OF WAY
DWG	DRAWING	R	SOUTH, SEWER, SLOPE
E, EXST	EAST, EXISTING	SD	STORM DRAIN
EG	EXISTING GRADE	SDMH	STORM DRAIN MANHOLE
EL	ELEVATION	SF	SQUARE FEET
EASEMENT	EASEMENT	SI	STREET OR STATION INTERSECTION
FF	FINISHED FLOOR	SL	STREET LIGHT
FG	FINISHED GRADE	SPEC	SPECIFICATION
FH	FIRE HYDRANT	SS	SANITARY SEWER
FIP	FEMALE IRON PIPE	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE / FLANGE(D)	STA	STATION
FND	FOUND (SURVEY RELATED)	STD	STANDARD
FT	FEET	S / W	SIDEWALK
GB	GRADE BREAK	TA	TOP OF ASPHALT
H, HORZ	HORIZONTAL	TBC	TOP BACK OF CURB
HMA	HOT MIXED ASPHALT	TBM	TEMPORARY BENCHMARK
HP	HIGH POINT	TC	TOP OF CONCRETE
IE, INV	INVERT ELEVATION	TG	TOP OF GRAVEL
IF	IRRIGATION FITTING	TEL	TELEPHONE
IR	IRRIGATION	TYP	TYPICAL
L	LEFT / LENGTH	UIC	UNDERGROUND INJECTION CONTROL
LF	LINEAL FEET	UTIL	UTILITY
MAX	MAXIMUM	V, VERT	VERTICAL
ME	MATCH EXISTING	W, WTR	WEST, WATER
MH	MANHOLE	WF	WATER FITTING
MIN	MINIMUM	WM	WATER METER
MIP	MALE IRON PIPE	WSPCS	WASHINGTON STATE PLANE COORDINATE SYSTEM
MJ	MECHANICAL JOINT		



HARMS ENGINEERING, INC.

1632 W Sylvester Street, Pasco WA 99301 | 509-547-2679 | HarmsEngineering.com
 Designed By: CHERYL HARRIS | Drawn By: BRET FRENKING
 File Path: P:\2022\21181 Culbert Construction E.A. St. Forage Improvements 04 | Parcel: 3905 E.A. ST., PASCO, WA 99301
 Date: 12/18/2025

GRAVEL YARD COVER SHEET / OVERALL PLAN
3905 E.A. ST., PASCO, WA 99301 - PARCEL 113730124
CULBERT CONSTRUCTION
509-727-7912
3905 EAST A ST., PASCO, WA 99301
CITY OF PASCO APPROVAL STAMP

Digitally signed by Christine Batayola
Date: 2022.12.07 10:02:07
12-07-2022
Project Number: 22-118.1
Sheet Number: C1.0



**DETERMINATION OF NON-SIGNIFICANCE
(Optional DNS Process)**

Issuance Date: June 22, 2026

Project Name: Culbert Contractors Yard

Project Number: SEPA2026-010

Proponent: Steven Culbert
3905 E A. St
Pasco WA 99301

Applicant: Steven Culbert
3905 E A. St
Pasco WA 99301

Description of Proposal: Steve Culbert of Culbert Construction submitted a Special Permit application (SP2026-006), and an associated SEPA checklist (SEPA2026-010), for the development of Parcel No. 113730133, by grading the lot, the placement and compaction of gravel, the addition of a concrete block fence and a commercial driveway, and the installation of landscaping. The project area is approximately 1.00 acres. The site is zoned C-3 (General Business) and is located north of East A Street, east of Tierra Vida Ln, on an unaddressed lot. The proposal is subject to applicable provisions of the Pasco Municipal Code.

Location of Proposal: Parcel # 113730133, This parcel is currently unaddressed, it lies within the city limits of the City of Pasco.

Findings:

1. The Washington State Department of Ecology has identified the potential for stormwater discharge. All Stormwater will need to be retained on site. The applicant must ensure compliance with Title 29 of the Pasco Municipal Code.

Lead Agency: City of Pasco


The City of Pasco, acting as lead agency for this proposal, has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This



City of Pasco

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

information is available to the public on request. This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. Appeals must be filed within 14 days of this determination.

Responsible Official: 
Craig Raymond, Deputy Community & Economic Development Director

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

Email: bagleyj@pasco-wa.gov

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

Mailing Address: P.O. Box 293 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, Deputy CED Director

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

Affidavit of Mailing

In regards to MF# SP2026-006

I, Carmen Patrick, hereby confirm that notification was sent by mail June 22, 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 22nd day, June of 2026.

Carmen Patrick

Representative's Signature



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

PUBLIC NOTICE

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

A Public Hearing with the Hearing Examiner will be held on July 8th, 2026, at 6:00 pm

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

Proposal: Steven Culbert has applied for a Special Use Permit and associated SEPA (SEPA 2026-010) for the development of a contractor's plant or storage yard within 300' of a residential district. The project area is approximately 1.00 acres. The site is zoned C-3 (General Business). The project is located at on an unaddressed parcel east of 3713 E A St. and west of 3905 E A St., (Parcel #113730133) Pasco, WA 99301.

Public Comment Period: Written comments must be submitted to the Community Development Department by 5:00 p.m. on **July 8th, 2026**, to be included in the written record. If you have questions on the proposal, contact the Planning Division at (509) 543-5735 or via e-mail to: baglevi@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.

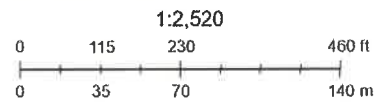
Prepared June 19, 2026 by: *James Bagley*, Planner II, PO Box 293 Pasco, WA 99301 (509) 543-5735

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

Vicinity Map



6/19/2026, 3:23:24 PM



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

TAXPAYER_NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_ST	ZIP_CODE
CULBERT LLC	3905 E A ST	PASCO	WA	99301-6412
OSBORN PROPERTIES LLC	3808 E A ST	PASCO	WA	99301-6411
JUBILEE FOUNDATION	3713 E A ST	PASCO	WA	99301
CONSTANCE P KOCH	3910 MILAGRO DR	PASCO	WA	99301-5618
ERNESTO PERALTA M	3906 MILAGRO DR	PASCO	WA	99301-5618
JULIUS NJAMBI	3820 MILAGRO DR	PASCO	WA	99301-7215
JOSE LUCATERO (ETUX)	3816 MILAGRA DR	PASCO	WA	99301-7215
PATRICIA A GLOVER	3812 MILAGRO DR	PASCO	WA	99301-7215
ISMAEL UVAY	3808 MILAGRO DR	PASCO	WA	99301-7215
GONZALO & GUILLERMINA MONT	3804 MILAGRO DR	PASCO	WA	99301-7215
MELISSA & MIGUEL GARCIA	3722 MILAGRO DR	PASCO	WA	99301-7214
MIGUEL ESPINDOLA RIVERA (ETU	3718 MILAGRO DR	PASCO	WA	99301-7214
CRUZ CHAVEZ	3714 MILAGRO DR	PASCO	WA	99301-7214
LEONEL GONZALEZ (ETUX)	816 S 4TH LN APT D	PASCO	WA	99301-5781
RUBEN RIOJAS CUELLAR (ETUX)	3706 MILAGRO DR	PASCO	WA	99301-7214
LUIS ALBERTO CHAVEZ GASCA	3709 MILAGRO DR	PASCO	WA	99301-7214
MARIANA GARCIA FLORES (ET VIF	3713 MILAGRO DR	PASCO	WA	99301-7214
MELITON HERNANDEZ GARCIA (E	3717 MILAGRO DR	PASCO	WA	99301-7214
JUANA BAHENA (ETAL)	3721 MILAGRO DR	PASCO	WA	99301-7214
LUIS E PRIETO LOPEZ	3803 MILAGRO DR	PASCO	WA	99301-7215
VEANEY MARTINEZ FLORES (ETVII	3807 MILAGRO DR	PASCO	WA	99301-7215
JESUS A & ANA RAMIREZ	3811 MILAGRO DR	PASCO	WA	99301-7215
ADAN E OCHOA (ETUX)	3815 MILAGRO DR	PASCO	WA	99301-7215
ELIGIO MELLIN	3819 MILAGRO DR	PASCO	WA	99301-7215
FIDEL ZAVALA LARA	3905 MILAGRO DR	PASCO	WA	99301-5618
ALMA CHAVEZ-GARCIA	3909 MILAGRO DR	PASCO	WA	99301-5618

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: **IPL0351920**
Parent Order #: **IPL0346037**
Order Status: Submitted
Classification: Legals & Public Notic...
Package: TRI - Legal Ads
Site: tricity
Final Cost: \$226.21
Payment Type: Account Billed
User ID: IPL0018633

PREVIEW FOR AD NUMBER IPL03519200

1.54inches x 7.11inches

CITY OF PASCO, 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.

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Public Comment Period: Written comments must be submitted to the Community Development Department by 5:00 p.m. on **July 8th, 2026**, to be included in the written record. If you have questions on the proposal, contact the Planning Division at (509) 543-5735 or via e-mail to: bagleyj@pasco-wa.gov.

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date: June 22, 2026 1:52:54...
Amount: \$226.21

SCHEDULE FOR AD NTIMRFR IPL03519200

June 24, 2026
Tri-City Herald Print Publication

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/public-comment

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.

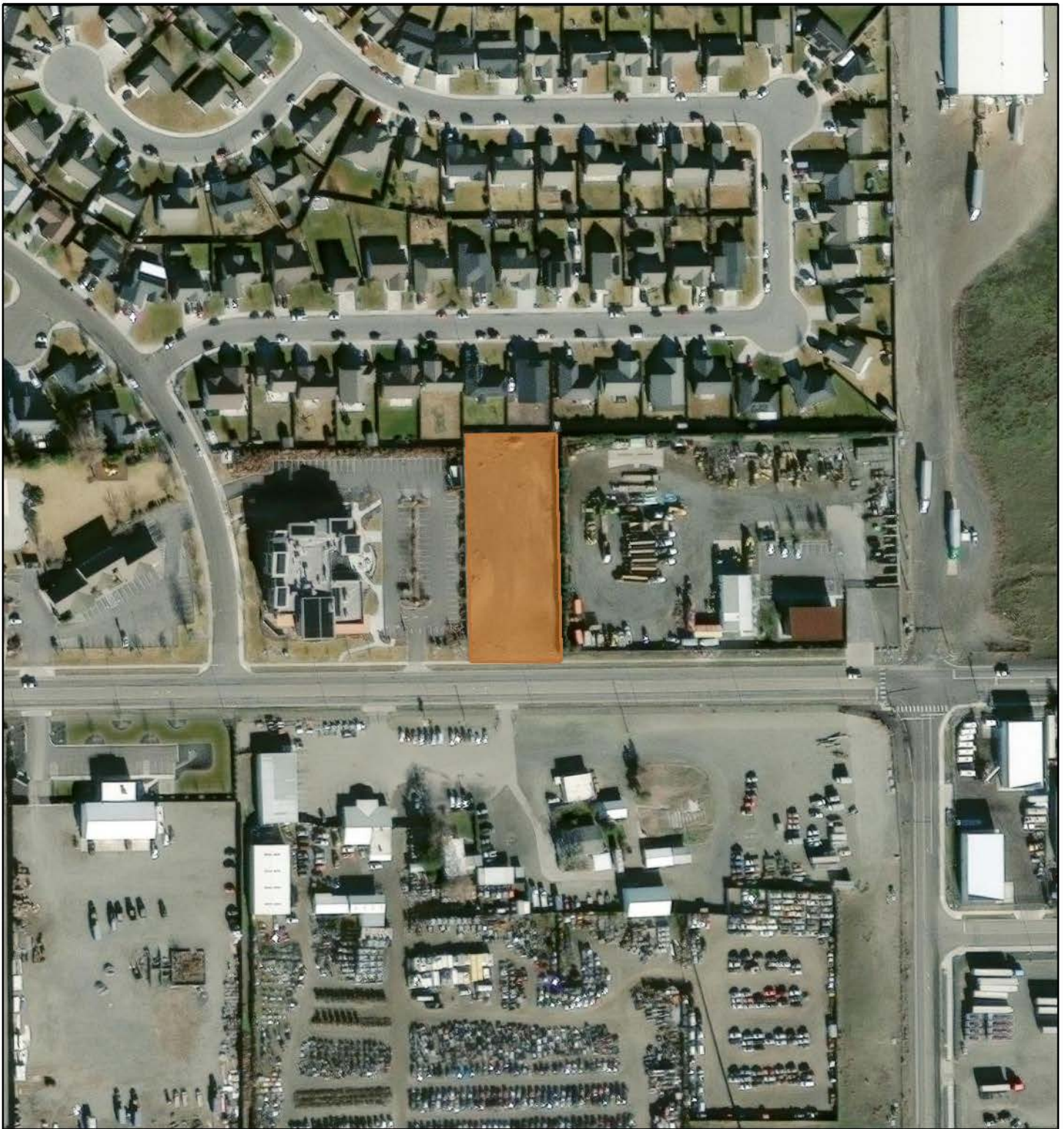
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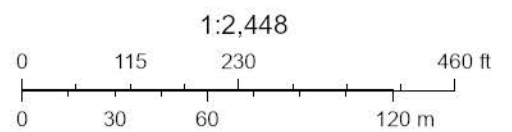
IPL0351920
Jun 24 2026

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

Vicinity Map



6/29/2026, 1:13:15 PM



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

Zoning Map

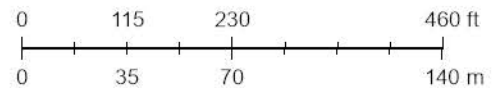


6/29/2026, 2:33:16 PM

Zoning

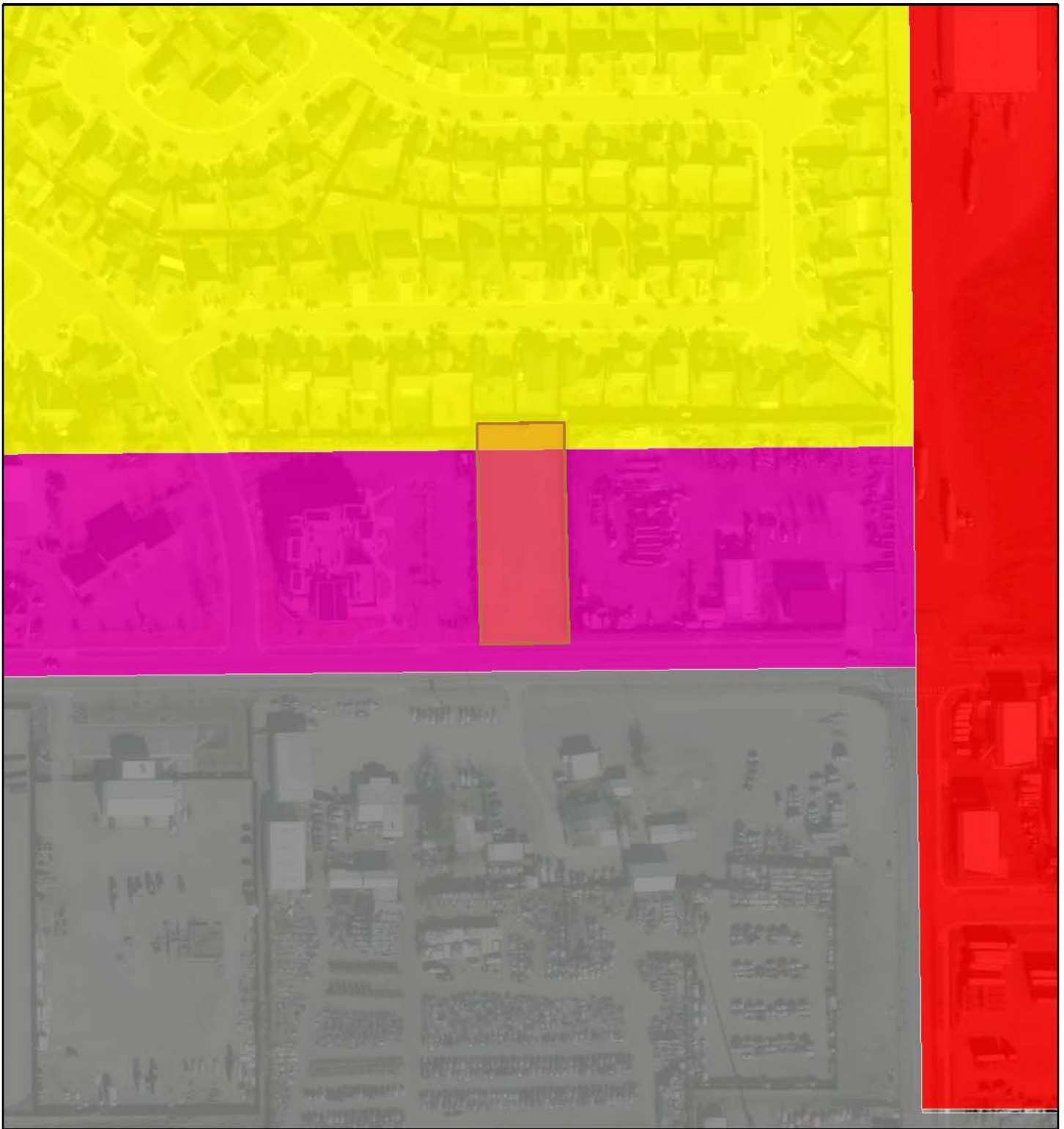
- C-1, Retail Business District
- C-3, General Business District
- I-1, Light Industrial District
- I-2, Medium Industrial District
- R-1, Low-Density Residential District
- R-3, Medium-Density Residential District

1:2,520



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

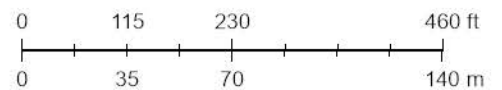
Land Use Map



6/29/2026, 2:33:50 PM

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

1:2,520



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

RESOLUTION NO. 3385

**A RESOLUTION ACCEPTING THE PLANNING COMMISSION'S
RECOMMENDATION AND APPROVING A SPECIAL PERMIT FOR A
CONTRACTOR'S FACILITY AT 3905 EAST "A" STREET**

WHEREAS, Steve Culbert (Culbert Construction) submitted an application for the location of an excavation contractor's facility at 3905 East "A" Street (Tax Parcels 113730142 & 113730124); and,

WHEREAS, the Planning Commission held a public hearing on February 16, 2012 to review the proposed contractor's facility; and,

WHEREAS, following deliberations on March 15, 2012 the Planning Commission recommended approval of a Special Permit for the contractor's facility with certain conditions;

NOW, THEREFORE,

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

1. That a Special Permit is hereby granted to Steve Culbert for the location of a contractor's facility in a C-3 (General Business) District under Master File # SP2012-002 with the following conditions:
 - a) The Special Permit shall apply to parcels 113730142 & 113730124;
 - b) The applicant must extend a water line across the length of parcel 113730124 by April 1, 2015 or prior to the sale of parcel #113730142, whichever comes first;
 - c) The applicant shall provide any needed easements and install the water line as required in condition #2 above in a location as determined by the City Engineer. The extension shall be a 12-inch line and shall connect to the existing water line in the utility easement east of the property;
 - d) A solid masonry wall at least 6 feet in height as measured from the north side of the property line must be maintained along all portions of the northern property lines abutting the Tierra Vida subdivision;
 - e) A fifteen (15) foot wide irrigated landscape buffer containing pine trees planted at a minimum rate of one pine tree for every thirty

(30) linear feet shall be located along the entire length of the wall abutting Tierra Vida subdivision. Additionally the landscape buffer shall contain shrubs equal to a rate of one shrub for every 10 feet linear feet of the buffer strip. Said landscape buffer shall be completed by October 31, 2012;

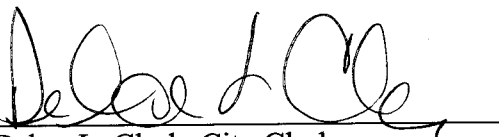
- f) A 10-foot wide landscape strip shall be required along the entire frontage of "A" Street (exclusive of driveways) containing a minimum of 65% live vegetation. The landscaped strip shall also contain deciduous trees spaced at 50 foot intervals. Said landscaping shall be completed by April 1, 2015;
- g) Fencing along "A" Street shall be relocated to the north side of the "A" Street landscaping strip. Said fencing shall be completed by April 1, 2015;
- h) All driveway entrances shall be constructed per City of Pasco Standards and have asphalt aprons that extend a minimum of 20 feet beyond the Right-of-Way line. Driveway apron improvements shall be complete by April 1, 2015;
- i) Heavy construction equipment (excavators, backhoes, scrapers, bulldozers, etc.) shall only be stored on Parcel # 113730124;
- j) Smaller pieces of equipment (trucks & trailers) may be stored on Parcel # 113730142 provided they are located 50 feet or more from the north property line;
- k) All outdoor lighting shall be shielded from spilling onto adjacent residential properties;
- l) The special permit shall be null and void if the applicant fails to complete any of the required improvements by the dates listed in the approval conditions above.

Passed by the City Council of the City of Pasco this 2nd day of April, 2012.



Matt Watkins, Mayor

ATTEST:



Debra L. Clark, City Clerk

APPROVED AS TO FORM:



Leland B. Kerr, City Attorney