



AGENDA

Hearing Examiner

6:00 PM - Wednesday, May 13, 2026

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

Page

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

To attend online, please use this link:
<https://events.gcc.teams.microsoft.com/event/67b94020-5779-4c09-9ccd-4f7c568d7df9@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**

3 - 78

- (a) **SP2026-004 Wandering Juniper RV Park**

Applicant submitted a Special Permit application (SP2026-004) proposing the development of an 88-lot RV park. The project includes 13 parking stalls, including one ADA-accessible stall and two electric vehicle (EV) charging stations. Each RV space is proposed to be 24 feet wide.

79 - 121

- (b) **SP2026-007 Barker Heights Pump Station Renewal**

Applicant on behalf of the City of Pasco has applied for a Special Use Permit for the construction of an irrigation pump station. The project is located in the NE ¼ of the SE ¼ of Township 9, Range 29, Section 6; more specifically the NE corner of Parcel, (Parcel #115181188)

122 - 142

- (c) **SP2026-005 Casa Vina Event Space**

Applicant applied for a Special Use Permit for the development of a dance hall/ nightclub. The project is located at 5960 Burden Blvd, (Parcel #117340011)

4. ADJOURNMENT



MASTER FILE #: SP 2026-004 Wandering Juniper RV Park

APPLICANT: SCJ Alliance
 C/O Liam Taylor
 108 N Washington St, Suite 300
 Spokane, WA 99201

REQUEST: Special Permit: Recreational Vehicle Park proposed at 434 E. Lewis Place, Pasco, Washington (Parcel No. 113730151).

Timeline:

February 26, 2026	Special Permit Application-SP2026-004 and SEPA Environmental Checklist-SEPA2026-004, submitted
March 19, 2026	Special Permit Application and SEPA Environmental Checklist were Deemed Complete through the Notice of Application
April 14, 2026	SEPA Environmental Checklist Mitigated Determination Issued
April 23, 2026	Notice of Public Hearing for SP2026-004 Mailed to Properties Within 300 Feet of Proposed RV Park
April 26, 2026	Notice for Public Hearing Published in Tri-City Herald
April 30, 2026	Public Hearing Staff Report Published

Exhibits:

1. Maps
2. Preliminary Plans
3. Application
4. Supplemental Attachment
5. Public Notices
6. SEPA Documents
7. Comments
8. Open Space Narrative - Applicant

1) **SITE INFORMATION:**

Address: 434 E Lewis Place

Parcel: 113730151

Abbreviated Legal: N2NE4SE4SW4 27-9-30, SUBJ TO EASE O/A ELY 30' & TOG WITH EASE FOR I/E O/A ELY 30' NE2SE4SE4SW4 & SE4NE4SE4SW4

General Location: The subject area is located south of East Lewis Place, west of future South Road 40 East, and just southwest of U.S. Highway 12.

Property Size: 5.01 acres

2) **ACCESS AND UTILITIES:** Access to the site will be provided via future South Road 40 East, which is currently established through a 30-foot-wide road easement recorded under Auditor's File Number 323753. Municipal water and sanitary sewer service are available within this future roadway corridor and are reserved through existing easements. The eastern portion of the right-of-way has already been dedicated, contributing toward the full 60-foot corridor width.

3) **ZONING AND LAND USE:** The subject property is zoned C-3 (General Business District). The site is currently developed with relocatable office buildings, a double-wide manufactured home, and associated accessory structures. Surrounding properties are zoned and developed as follows:

North: C-3 – General Business District / Truck driving school and flea market

East: C-3 – General Business District / Warehouse

South: R-1 – Low Density Residential / Single-family detached dwellings

West: R-1 – Low Density Residential / Single-family detached dwellings

4) **COMPREHENSIVE PLAN:** The City of Pasco Comprehensive Plan designates approximately the southwestern three-quarters of the site as Low Density Residential and the northeastern quarter as Commercial.

The Commercial designation supports neighborhood, community, and regional shopping and specialty centers, as well as business parks, service, and office uses. This designation may correspond to the Office (O), Business Park (BP), C-1 (Retail Business), C-2 (Central Business), C-3 (General Business), and CR (Commercial Regional) zoning districts.

The Low Density Residential designation supports a range of housing types at densities of 3 to 6 dwelling units per acre. This designation may correspond to the R-S-12 (Suburban), R-S-1 (Suburban), R-1, R-1-A (Low Density Residential Alternate), and R-1-A2 (Low Density Residential Alternate) zoning districts.

5) **ENVIRONMENTAL REVIEW (SEPA):** The City of Pasco is serving as the lead agency for this proposal.

Based on review of the submitted SEPA checklist (SEPA2026-004) and other information on file, the City determined on April 14, 2026 that the proposal is not likely to result in significant adverse environmental impacts. Accordingly, an Environmental Impact Statement (EIS) is not required pursuant to RCW 43.21C.030(2)(c).

A Mitigated Determination of Non-Significance (MDNS) has been issued under the optional DNS process in WAC 197-11-355, and no additional comment period will be provided. All supporting materials are

available for public review upon request.

PROJECT DESCRIPTION

Request

The applicant requests approval to construct a recreational vehicle (RV) park at 434 E. Lewis Place (Parcel No. 113730151). The proposal includes development of an 88-site RV park, along with 13 additional parking stalls, including one ADA-accessible stall and two electric vehicle (EV) charging stations. Each RV site is proposed to have a minimum width of 24 feet.

The project also includes construction of an approximately 2,400-square-foot support building to accommodate office space, recreational amenities, eight individual shower units, laundry facilities, a dog wash station, and propane sales. Additional site improvements include landscaping, a designated dog park, and outdoor recreation areas. Proposed signage includes an entry monument sign and internal wayfinding signage.

The applicant has identified areas where the proposal may not fully comply with applicable provisions of PMC 25.160, or where the technical writing of the code is ambiguous and the proposed design is intended to meet the spirit of the code. These items are addressed in the staff findings of fact below and documented in the application materials included with this report.

History

The subject property was annexed into the City of Pasco on July 18, 1994, through Ordinance No. 3033. The C-3 (General Business District) zoning designation was subsequently applied through Resolution 2122 and has remained in place since that time. The Comprehensive Plan land use designation has changed since 1980, when it was designated industrial, but has remained consistent since 2004.

Historical aerial imagery and property records indicate the site has been used for single-family residential purposes, including placement of a double-wide manufactured home, throughout the period of available records.

More recently, Building Permit B25-0133 was issued to B4 Development and Consulting, LLC for demolition of outbuildings, decks, sidewalks, and asphalt surfaces. That permit expired on July 28, 2025. Permit records indicated that one structure would remain; however, available documentation does not clearly identify which structure was intended to remain on site.

Site Design and Layout

The proposed RV park includes a single primary access point from future South Road 40 East. The site plan identifies this access as “E. Lewis Place”; however, because the frontage is along the north–south segment of the planned roadway extension, the correct designation is South Road 40 East. The primary entrance is proposed at a width of 32 feet.

The internal circulation system consists of three east–west private roads. The two northern roads are proposed at 28 feet in width, while the southern road is proposed at 14 feet in width.

The development includes a total of 88 RV sites, along with 13 additional parking stalls, including one ADA-accessible stall and two electric vehicle (EV) charging stations. Each RV site is proposed to have a minimum

width of 24 feet.

A minimum 10-foot-wide landscaped perimeter buffer is proposed around the site. A perimeter fence is also proposed to provide visual screening.

STAFF FINDINGS OF FACT

- 1) Pursuant to Pasco Municipal Code (PMC) 25.160.040(3), recreational vehicles are prohibited from being used as a primary residence unless compliant with PMC 19.30.080. The code further provides that occupancy exceeding 180 days within any 12-month period constitutes permanent occupancy.
- 2) Pursuant to PMC 25.160.040(4), no external appurtenances, including but not limited to carports, cabanas, or patios, may be attached to a recreational vehicle while located within a park, except for portable awnings and screens that are attached to and carried with the vehicle. The code further requires that any such appurtenances be properly permitted and comply with all applicable building and safety requirements.
- 3) Pursuant to PMC 25.160.040(5), no space within a recreational vehicle park shall be rented for any purpose other than those expressly permitted by the provisions of this chapter.
- 4) Pursuant to PMC 25.160.040(6), no person, company, or corporation shall establish or modify a recreational vehicle park without first complying with the provisions of this chapter.
- 5) Pursuant to PMC 25.160.050, all required site improvements and conditions of the Special Permit must be completed prior to occupancy of any recreational vehicle space.
- 6) Pursuant to PMC 25.160.030, a Special Use Permit is required for the establishment of a recreational vehicle park.
- 7) Recreational vehicle parks are permitted within the C-3 (General Business District) zoning district, subject to approval of a Special Use Permit, pursuant to PMC 25.160.060.
- 8) The proposed development results in an overall density of approximately 17.6 units per acre and is consistent with PMC 25.160.070(1).
- 9) The proposed layout may not fully demonstrate compliance with PMC 25.160.070(2), which requires a minimum side-to-side separation of 15 feet and end-to-end separation of 12 feet between RV units. While site widths meet the minimum 24-foot requirement, spacing between units appears deficient in certain areas.
- 10) The placement of the proposed pylon sign, landscaping, and perimeter fencing near the site entrance may obstruct visibility and does not clearly demonstrate compliance with PMC 25.160.070(3), which requires that no material impediment to visibility be created within 100 feet of the intersection. Additional review is necessary to ensure that sight distance is maintained for safe and convenient vehicle movement.
- 11) The proposal provides parking at a ratio consistent with PMC 25.160.070(4).
- 12) Internal road widths appear to meet minimum dimensional standards; however, one-way roads are permitted only where drive-through RV spaces are provided. This has not been demonstrated. The proposed 14-foot-wide one-way road raises concerns regarding compliance and safe vehicle maneuvering for recreational vehicles.
- 13) The proposal does not demonstrate compliance with the minimum open space requirement of PMC 25.160.070(6), which requires 20 percent of the site to be dedicated to recreational use, or 15 percent where qualifying amenities are provided. *Staff Note: The applicant and the City remain at an impasse on this issue. The applicant has provided a summary demonstrating how the open space requirements are*

met (see Exhibit 8). One point of disagreement is the inclusion of the required perimeter buffer (per PMC XYZ) toward the project's open space calculation. The code does not expressly allow the required buffer to be combined with open space. However, the City may consider the buffer as meeting open space intent if it includes a trail and the required landscaping. As currently proposed, the trail surface is gravel. Pursuant to PMC 25.160.070(6), qualifying open space must be accessible to all users. Paving or use of gravel stabilization for the trail would better support accessibility and could justify counting the buffer area toward the open space requirement.

- 14) The proposed landscape plan provides one shade tree per recreational vehicle space, which exceeds the minimum standard of one shade tree for every three recreational vehicle spaces.
- 15) Setbacks appear to be consistent with PMC 25.160.070(7).
- 16) The proposal includes a perimeter gravel walkway within the required buffer; however, it is unclear whether this area satisfies open space requirements (see staff note above in Findings of Fact #13). The required buffers do not clearly demonstrate compliance with PMC 25.160.070(8)(a) and (b), including required tree quantity and distribution.
- 17) A perimeter screening wall is proposed and appears to meet the intent of PMC 25.160.070(8)(c). The reduced setback along South Road 40 East has been previously reviewed and supported by the City to align with adjacent development to the south; however, it does not meet standard setback requirements.
- 18) The proposed clubhouse does not demonstrate compliance with PMC 25.160.070(8)(e), which requires border and foundation plantings on at least two sides of the building.
- 19) Solid waste disposal areas must be provided in accordance with PMC 25.160.070(11)(f), which requires refuse containers to be located throughout the park in convenient locations, screened from public view on three sides, and include at least one large container (four cubic yards or greater) near the management building. The proposal does not clearly demonstrate compliance with required screening provisions.
- 20) All signage must comply with PMC Title 17.
- 21) The City has indicated flexibility regarding the sanitary dumping station requirement as each RV pad has its own sewer connection and an additional publicly accessible sewer dump provides no tangible benefit to the park or the community; however, the proposal does not demonstrate compliance with PMC 25.160.070(11)(e).
- 22) Stormwater drainage must be contained on-site and is subject to review and approval by the City Engineer in accordance with PMC 25.160.070(12).
- 23) All RV sites must include hard-surfaced pads consistent with PMC 25.160.070(13). Compliance is subject to verification at the civil plan review stage.
- 24) Accessory uses, including the proposed clubhouse, are permitted pursuant to PMC 25.160.080(1). Based on 88 RV sites, a minimum of four restroom and shower facilities per gender is required under PMC 25.160.080(3), which is reflected in the proposal.
- 25) The site plan identifies a clubhouse that includes required restrooms, an office, a lounge area, a fitness room (280 sq ft), a dog wash (180 sq ft), and a shop. Portions of these interior spaces may not qualify toward the open space requirement.
- 26) The landscape plan identifies a dog park area surfaced with gravel ground cover and limited tree planting. *As currently proposed, the dog park surface consists of gravel. The code does not appear to prohibit the use of gravel within the dog park as opposed to grass in primary open space areas. Pursuant to PMC 25.160.070(6), qualifying open space must be accessible to all users. Providing paved pathways or*

incorporating a stabilized aggregate surface for circulation into and around the gravel area would better support accessibility.

- 27) The rooftop of the clubhouse appears to include a proposed pickleball court; however, given that access is provided by stairs, it is unclear whether the amenity is accessible to and usable by all residents, as defined by PMC 25.160.070(6).
- 28) The applicant will be required to comply with PMC 25.160.090, which mandates on-site management availability 24 hours per day, seven days per week.
- 29) Recreational vehicle parks are classified as R-1 occupancy in accordance with the 2021 International Building Code (IBC).
- 30) Right-of-way improvements will be required in accordance with PMC 12.36.050. The City is coordinating with the applicant, as South Road 40 East is a planned City project anticipated for completion in Spring 2027.
- 31) The site will be served by a single master water meter.
- 32) Fire access requirements include the provision of internal fire hydrants. The Fire Department has indicated that three internal hydrants are required, to be located along each internal street at approximately the midpoint (approximately 300 feet) of fire department access roads. Engineering has noted that final hydrant placement and system design will be confirmed during civil plan review. All required hydrants shall be City-owned and located within dedicated easements, and the water lines serving them shall be constructed as City mains within dedicated easements. All improvements shall comply with applicable City codes and standards at the time of permitting. Standard easement templates are available from the City.
- 33) The preliminary site plans submitted with the Special Use Permit application are conceptual in nature and have not been formally reviewed or approved for construction. Separate civil plan review and permitting will be required.
- 34) During detailed plan review, if existing or proposed water infrastructure is found not to meet current City standards, additional easements or improvements may be required.
- 35) The proposal does not clearly demonstrate turning radii for internal circulation; additional detail will be required to demonstrate adequate vehicle maneuvering for RVs and emergency access.
- 36) The existing address of 434 E. Lewis Place may require modification or retirement if South Road 40 East is constructed and connected as planned. Final addressing will be subject to review and approval by Emergency Services, Public Works, and the Fire Marshal.
- 37) The proposal, as submitted, does not fully demonstrate compliance with all applicable provisions of PMC 25.160; however, the identified deficiencies are capable of being addressed through conditions of approval.

CONCLUSIONS OF LAW / DECISION CRITERIA

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;

The subject property is designated approximately three-quarters Low Density Residential and one-quarter Commercial under the Comprehensive Plan. While the entire site is zoned C-3 (General Business District), which does not fully align with the underlying land use designations, the existing zoning allows consideration of a recreational vehicle park through the Special Use Permit process.

The proposed use provides a form of transitional and flexible housing that can be compatible within areas planned for a mix of residential and commercial activity, particularly given the site's proximity to U.S. Highway 12 and surrounding mixed development patterns.

The proposal supports Comprehensive Plan policies related to efficient land use and the provision of a range of housing types. However, consistency with the Comprehensive Plan is also dependent on site design and operational characteristics, which must comply with applicable standards to ensure compatibility with surrounding properties and to achieve the intent of the Comprehensive Plan.

(2) The proposal will adversely affect public infrastructure;

The proposal is not anticipated to adversely affect public infrastructure, provided that required improvements and applicable standards are met.

The development will be required to comply with all applicable City codes and standards related to utilities, fire protection, stormwater, and access. Public infrastructure, including water, sewer, and roadway systems, will be evaluated in detail during civil plan review, and any necessary improvements or mitigation will be required as a condition of development.

The City is currently coordinating with the applicant regarding South Road 40 East, which is a planned public roadway project anticipated for completion in Spring 2027. Final access, right-of-way improvements, and utility connections will be subject to further review and approval.

While the proposal does not appear to result in adverse impacts to public infrastructure at this stage, compliance with all applicable requirements, including fire flow, hydrant placement, stormwater management, and utility capacity, will be necessary to ensure adequate service is maintained.

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

The proposal can be constructed, maintained, and operated in a manner that is generally in harmony with the existing and intended character of the surrounding area, subject to compliance with applicable standards.

The subject property is located within the C-3 (General Business District) and is surrounded by a mix of commercial and residential uses, including commercial operations to the north and east, and low-density residential development to the south and west. The proposed recreational vehicle park represents a use that can function as a transitional land use between these differing zoning districts.

Compatibility with the surrounding residential properties will depend on the site design and operational characteristics of the development, including compliance with requirements related to setbacks, landscaping, screening, lighting, and circulation. As proposed, the development does not fully demonstrate compliance with applicable standards, and modifications are required to ensure compatibility with adjacent residential uses and consistency with the intended character of the area.

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

The location and height of proposed structures are not anticipated to discourage the development of permitted uses on adjacent properties or impair property values, provided the development complies with applicable standards.

The subject property is zoned C-3, which allows a maximum building height of 45 feet. The applicant has indicated that this height will not be exceeded. Based on the preliminary information, the scale of the proposed structures does not appear inconsistent with the range of development permitted within the zoning district.

The surrounding area includes a mix of commercial and residential uses. While the proposed use introduces

a different development pattern, potential impacts related to building placement, height, and site design can be mitigated through compliance with applicable requirements, including setbacks, landscaping, and screening.

Final determination of compatibility will be subject to detailed plan review to ensure that the development does not adversely affect adjacent properties or discourage future permitted uses in the 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; and

The operations associated with the proposal are not anticipated to be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or lighting than permitted uses within the C-3 zoning district, provided the development complies with applicable standards.

The C-3 district allows a range of commercial uses that may generate higher levels of activity and associated impacts. The proposed recreational vehicle park is generally lower in intensity compared to many permitted commercial uses within the district.

However, due to the proximity of low-density residential properties to the south and west, potential impacts related to noise, lighting, and traffic should be carefully addressed through site design and operational controls. Compliance with applicable standards related to buffering, screening, lighting, and circulation will be necessary to ensure compatibility with adjacent residential uses.

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

The proposal is not anticipated to endanger public health or safety, nor become a nuisance to permitted uses within the district, provided it is developed in compliance with applicable standards.

The proposed recreational vehicle park must meet all applicable requirements related to fire access, utilities, stormwater management, and site design. These elements will be reviewed in detail during civil plan review and permitting to ensure adequate service levels and safe operation.

While the proposed use is permitted within the C-3 zoning district through the Special Use Permit process, compatibility with adjacent residential properties will depend on compliance with standards related to buffering, screening, lighting, and circulation. As currently proposed, several aspects of the development do not fully demonstrate compliance with applicable standards; however, these deficiencies can be addressed through the conditions of approval.

The identified deficiencies range from site design details to broader layout constraints that affect overall compliance. Given the extent of these deficiencies, staff recommends approval subject to conditions requiring substantial revisions to the site plan to achieve full compliance with applicable standards.

The conditions of approval are intended to ensure that the proposal will comply with all applicable provisions of PMC 25.160 prior to development and permit issuance.

Approval Conditions

1. Prior to issuance of any construction permits, the applicant shall submit a revised site plan for review and approval by the Community and Economic Development Director demonstrating full compliance with PMC 25.160, including but not limited to:

- Minimum spacing requirements between recreational vehicle units (side-to-side and end-to-end)
- Minimum required open space
- Landscaping and buffering standards
- All applicable dimensional requirements for individual RV spaces

The revised site plan shall clearly depict all required measurements and calculations. Failure to demonstrate compliance with these standards to the satisfaction of the City prior to permit issuance shall result in permit denial.

2. Prior to issuance of any construction permits, the applicant shall submit a revised internal circulation plan, subject to review and approval by the City, demonstrating safe and functional vehicular movement throughout the site. The plan shall:
 - Eliminate or adequately mitigate backing maneuvers within internal one-way drive aisles, unless specifically approved by the City based on demonstrated compliance with PMC 25.160 and applicable local, state, and federal regulations
 - Demonstrate that all circulation areas comply with PMC 25.160 and applicable local, state, and federal regulations
 - Clearly identify direction of travel, turning movements, and access points

If the proposed circulation cannot be redesigned to meet applicable safety and functionality standards, additional review through the Special Use Permit process may be required.

3. The proposed screening wall shall be 6 feet tall in accordance with PMC 25.160.070(8)(c).
4. The RV park shall be developed in substantial conformance with the approved site plan, except as modified by these conditions of approval. In the event of a conflict, these conditions shall control.
5. Prior to civil plan approval, the applicant shall demonstrate compliance with the spacing requirements identified in Condition 1 and PMC 25.160.070(2), including minimum side-to-side separation of 15 feet and end-to-end separation of 12 feet between RV units.
6. The applicant shall demonstrate compliance with open space requirements under Condition 1 and PMC 25.160.070(6) by providing a minimum of 20 percent open space (or 15 percent if qualifying amenities are provided). Open space areas shall be clearly identified, dimensioned, and designed for recreational use accessible and usable by all. Required setbacks, perimeter buffers, and circulation areas shall not be counted toward the open space requirement unless otherwise approved by the City.
7. Adjustments necessary to achieve compliance with PMC 25.160, including spacing, open space, and internal circulation, shall be made. The total number of RV sites shall be reduced as necessary to achieve compliance with these requirements.
8. The applicant shall provide turning movement diagrams demonstrating adequate circulation for recreational vehicles and emergency vehicles, subject to review and approval by the City Engineer and Fire Department.
9. Sight distance at the site entrance shall comply with PMC 25.160.070(3). The placement of signage, fencing, and landscaping shall be adjusted as necessary to ensure unobstructed visibility.
10. The applicant shall provide a revised landscaping plan demonstrating compliance with PMC 25.160.070(8)(a) and (b), including required trees and shrubs within perimeter buffers at specified intervals.
11. The clubhouse building shall include border and foundation plantings on at least two sides in accordance with PMC 25.160.070(8)(e).
12. All solid waste disposal areas shall be screened from public view on three sides and located in convenient areas throughout the park, including at least one large container near the management building, in compliance with PMC 25.160.070(11)(f).

13. All stormwater shall be managed on-site in accordance with PMC 25.160.070(12) and City standards, subject to approval by the City Engineer.
14. The site shall be served by a single master water meter unless otherwise approved by the City.
15. If required during plan review, additional easements and infrastructure improvements shall be provided to meet current City standards.
16. A minimum of three internal fire hydrants shall be installed along internal roadways, generally located at approximately 300-foot intervals and at midpoints of fire access roads, subject to Fire Department approval.
17. Fire access, fire flow, and hydrant placement shall be reviewed and approved by the Fire Department prior to construction.
18. Right-of-way improvements shall be provided in accordance with PMC 12.36.050 and City standards. Coordination with the City shall occur regarding the future construction of South Road 40 East.
19. All signage shall comply with PMC Title 17.
20. Final addressing shall be subject to review and approval by Emergency Services, Public Works, and the Fire Marshal.
21. The applicant shall comply with PMC 25.160.090, requiring on-site management availability 24 hours per day, seven days per week.
22. All civil engineering plans shall be prepared, stamped, and signed by a Professional Engineer licensed in the State of Washington.
23. Final design and construction plans shall be subject to full review and approval through the City's civil permitting process.
24. The internal road system shall be revised to achieve compliance with PMC 25.160.070(5). One-way roads shall only be permitted where drive-through RV spaces are provided; otherwise, the design shall be modified to provide compliant two-way circulation or alternative access.
25. If development has not commenced, or if no permit has been issued or applied for within twenty-four (24) months from the date of approval, the Special Use Permit shall expire and become null and void.

RECOMMENDATION

Staff recommends approval of the Special Permit for construction of the RV park at 434 E. Lewis Place (Parcel No. 113730151), subject to conditions requiring substantial revisions to the site plan to achieve full compliance with PMC 25.160.

Exhibit 1 "Maps"

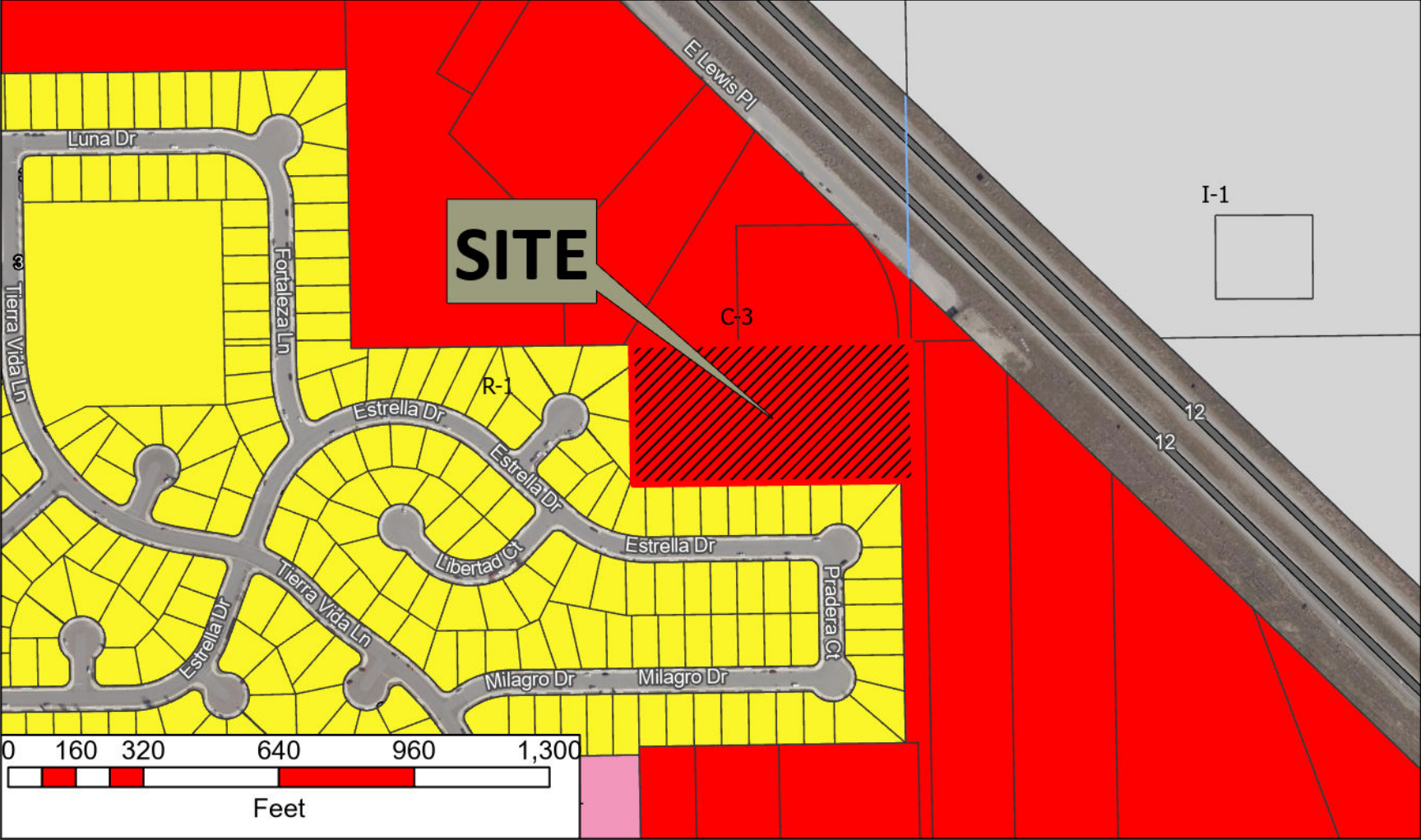
Overview Map

Item: Wandering Juniper RV Park
Applicant(s): SCJ Alliance
File #: SP2026-004



Zoning Map

Item: Wandering Juniper RV Park
Applicant(s): SCJ Alliance
File #: SP2026-004



Land Use Map

Item: Wandering Juniper RV Park
Applicant(s): SCJ Alliance
File #: SP2026-004

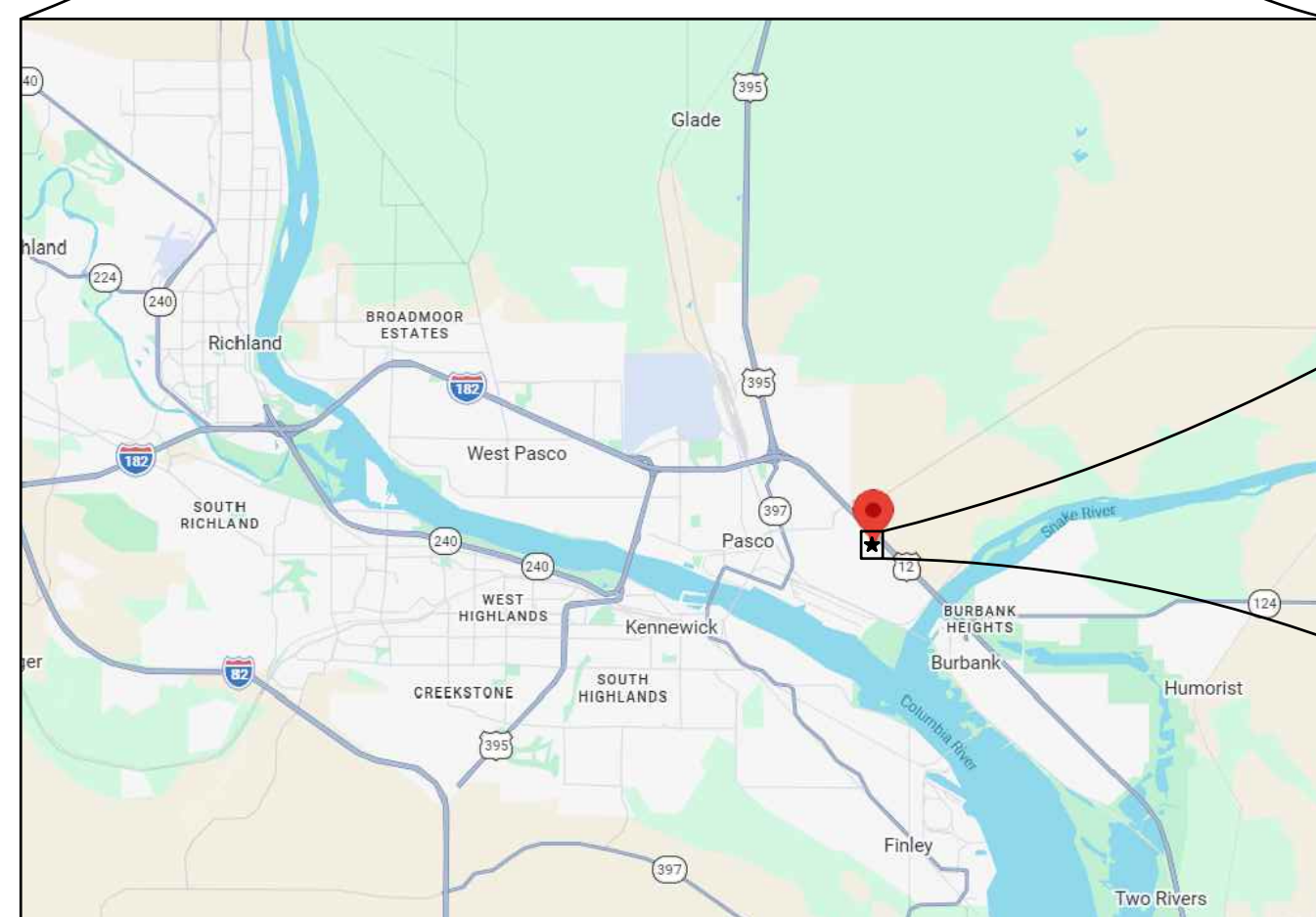
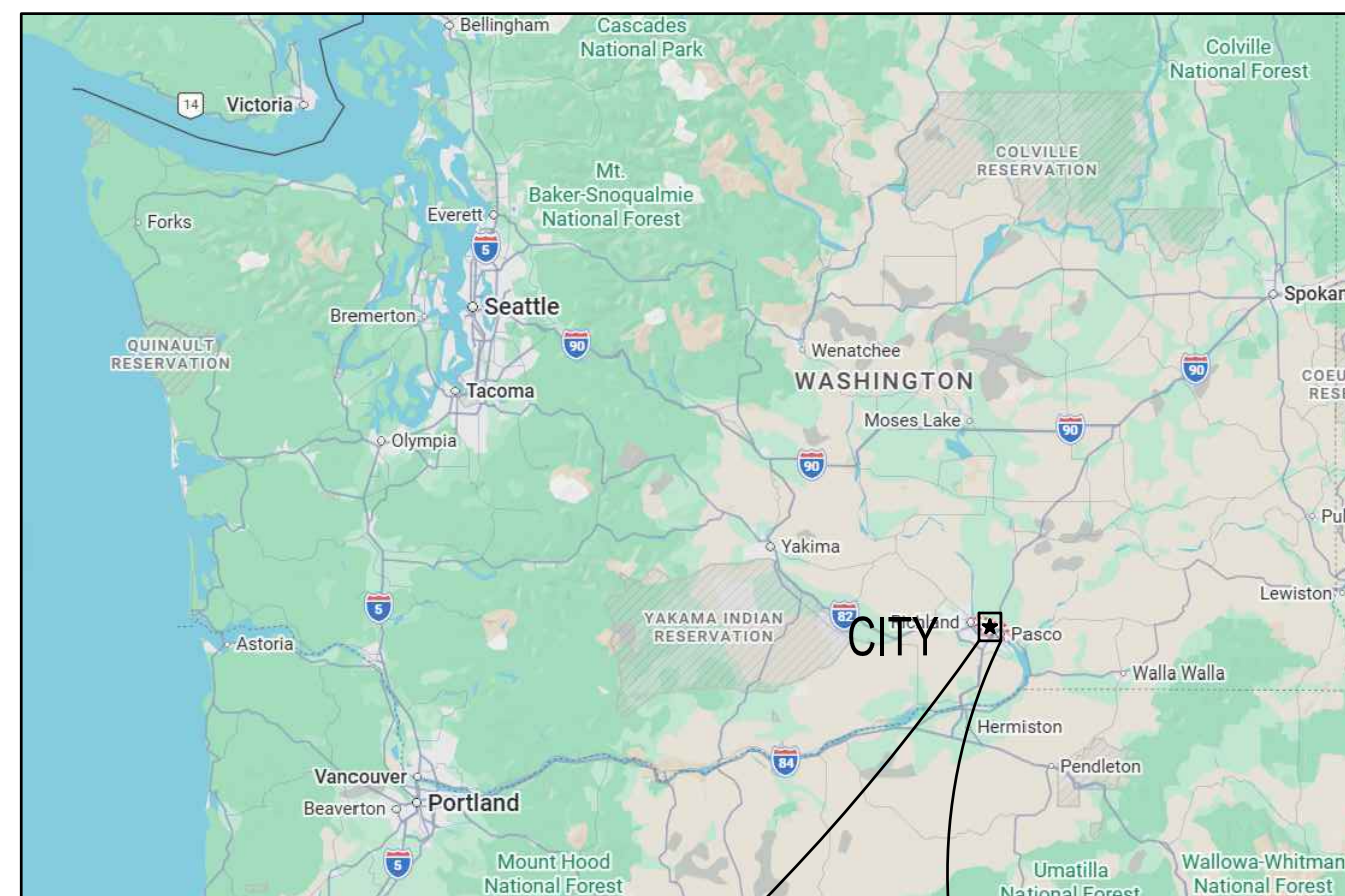


Exhibit 2 "Preliminary Plans"

SEC. 27, T9N., R30E., W.M.

WANDERING JUNIPER CONDITIONAL USE SITE PLAN

PASCO, WA



OWNER / APPLICANT

LEWIS PLACE LLC
5804 RD 90, SUITE B
PASCO, WA 99301
PHONE: 509.845.7199
CONTACT: JOSH SCHELUNE

CONSULTANTS

SCJ ALLIANCE
8730 TALLON LANE NE, SUITE 200
LACEY, WA 98516
PHONE: 360.352.1465
CONTACT: SCOTT RIVAS
LANDSCAPING CONTACT: KEVIN CASH

SURVEYOR: WORLEY SURVEYING SERVICE INC
P.O. BOX 6132
KENNEWICK, WASHINGTON 9935
PHONE: 509.582.6716
CONTACT: RUSS RUSSUM

SITE INFORMATION

PARCEL NUMBER: 113730151
ACRES: ±5.01

SOLID WORKS

BASIN DISPOSAL, INC.
2021 N COMMERCIAL AVE
PASCO, WA 99301
PHONE: 509.547.2476

SITE ADDRESS:

434 E. LEWIS PLACE
PASCO, WA

UTILITIES

WATER:
PASCO WATER
525 N 3RD AVE 1ST FLOOR
PASCO, WA 99301
PHONE: 509.545.3488

SEWER:
PASCO SEWER
525 N 3RD AVE 1ST FLOOR
PASCO, WA 99301
PHONE: 509.545.3488

POWER:
FRANKLIN PUD
1411 W CLARK ST
PASCO, WA 99301
PHONE: 509.547.5591

LEGAL DESCRIPTION:

STATUTORY WARRANTY DEED AFN 1993795
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION
27, TOWNSHIP 9 NORTH, RANGE 30 EAST, OF THE WILLAMETTE
MERIDIAN, FRANKLIN COUNTY, WASHINGTON EXCEPT ROADS

BASIS OF BEARINGS:

NAD 83/91(2011) CITY OF PASCO CONTROL POINTS. SOUTH LINE OF
THE SOUTHWEST QUARTER SEC 27 T9N, R30E W.M. (N 89°16'09"E)

DATUM:

NAVD 88
CITY OF PASCO
CONTROL POINTS
S 1/4 COR. SEC. 27
T9N, R30E, W.M.
ELEV.=426.00'

Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
1	CV-01	COVER SHEET
2	GN-01	GENERAL NOTES
3	EX-01	EXISTING CONDITIONS
4	EC-01	TESC PLAN
5	EC-02	TESC DETAILS
2	SP-01	PRELIMINARY SITE PLAN
6	SP-02	SITE DETAILS
7	CG-01	GRADING PLAN
8	CG-02	GRADING DETAILS
9	SD-01	DRAINAGE PLAN
10	SD-02	DRAINAGE DETAILS
11	WT-01	WATER PLAN
12	WT-02	WATER DETAILS
13	SS-01	SANITARY SEWER PLAN
14	SS-02	SANITARY SEWER DETAILS
3	LS-01	LANDSCAPE PLAN - WEST
4	LS-02	LANDSCAPE PLAN - EAST



COVER SHEET
WANDERING JUNIPER
434 E. LEWIS PLACE
PASCO, WASHINGTON

DESIGNER:
S. TRUEBLOOD
DRAWN BY:
F. THOMPSON
APPROVED BY:
S. RIVAS
DATE:
2/28/2026
JOB NO:
24-000699
DRAWING FILE NO:
24-000699 CV-01
DRAWING NO:
CV-01
SHEET NO:
1 OF 4

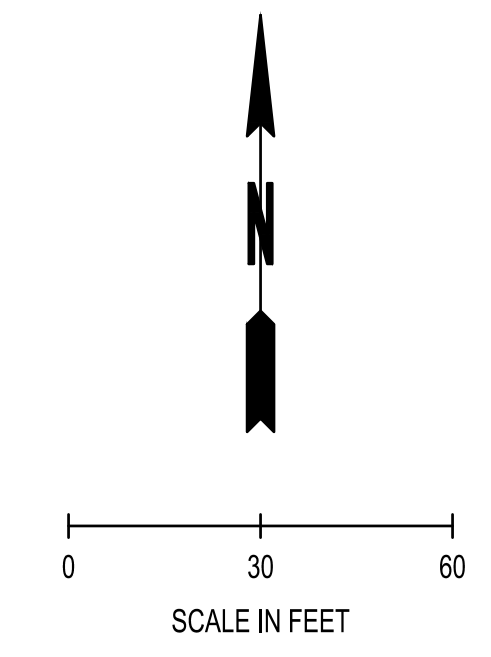
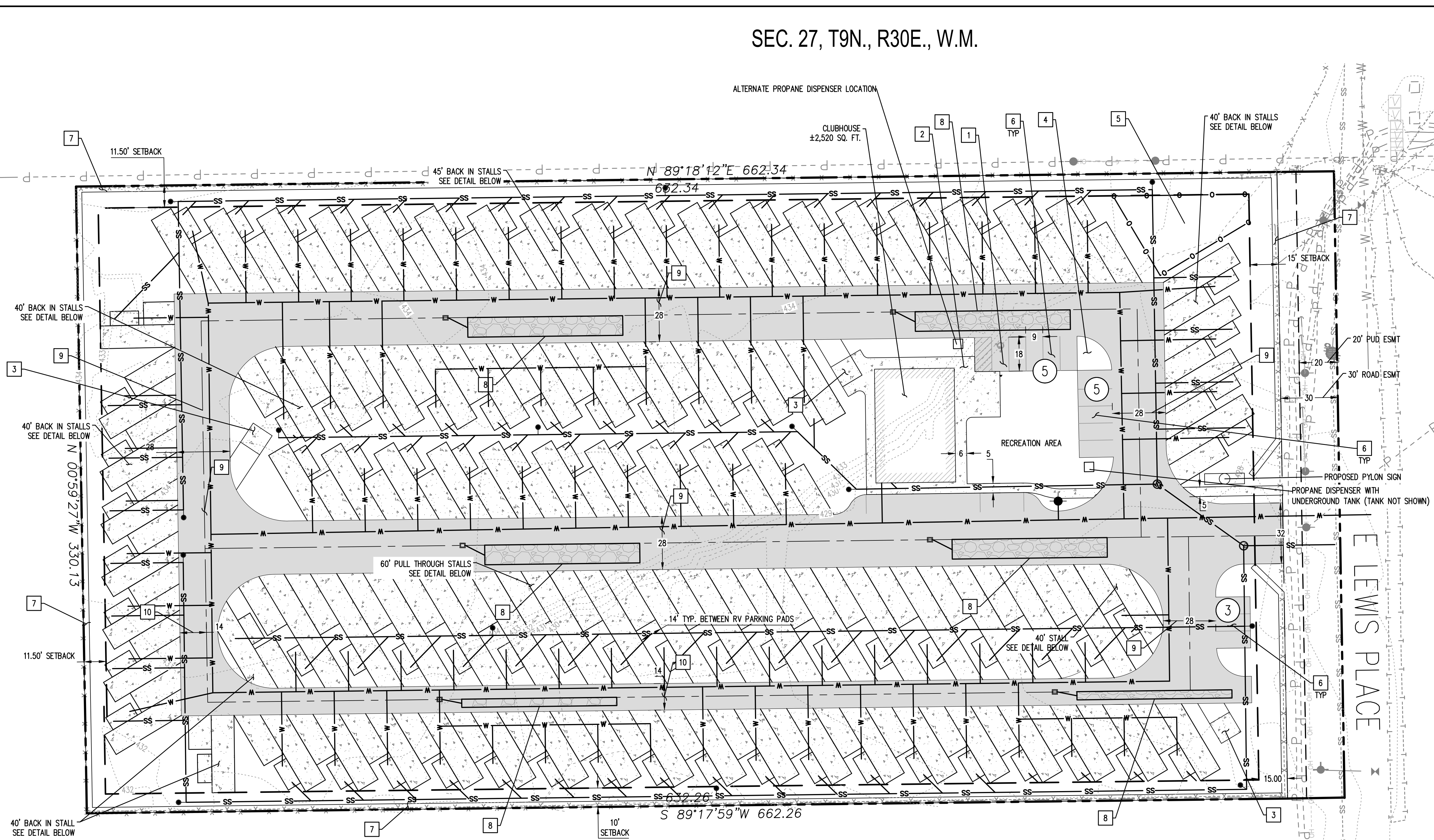
CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 OR 1.800.424.5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

A PORTION OF SEC 27, T9N., R30W., W.M.
PASCO, WA



SEC. 27, T9N., R30E., W.M.

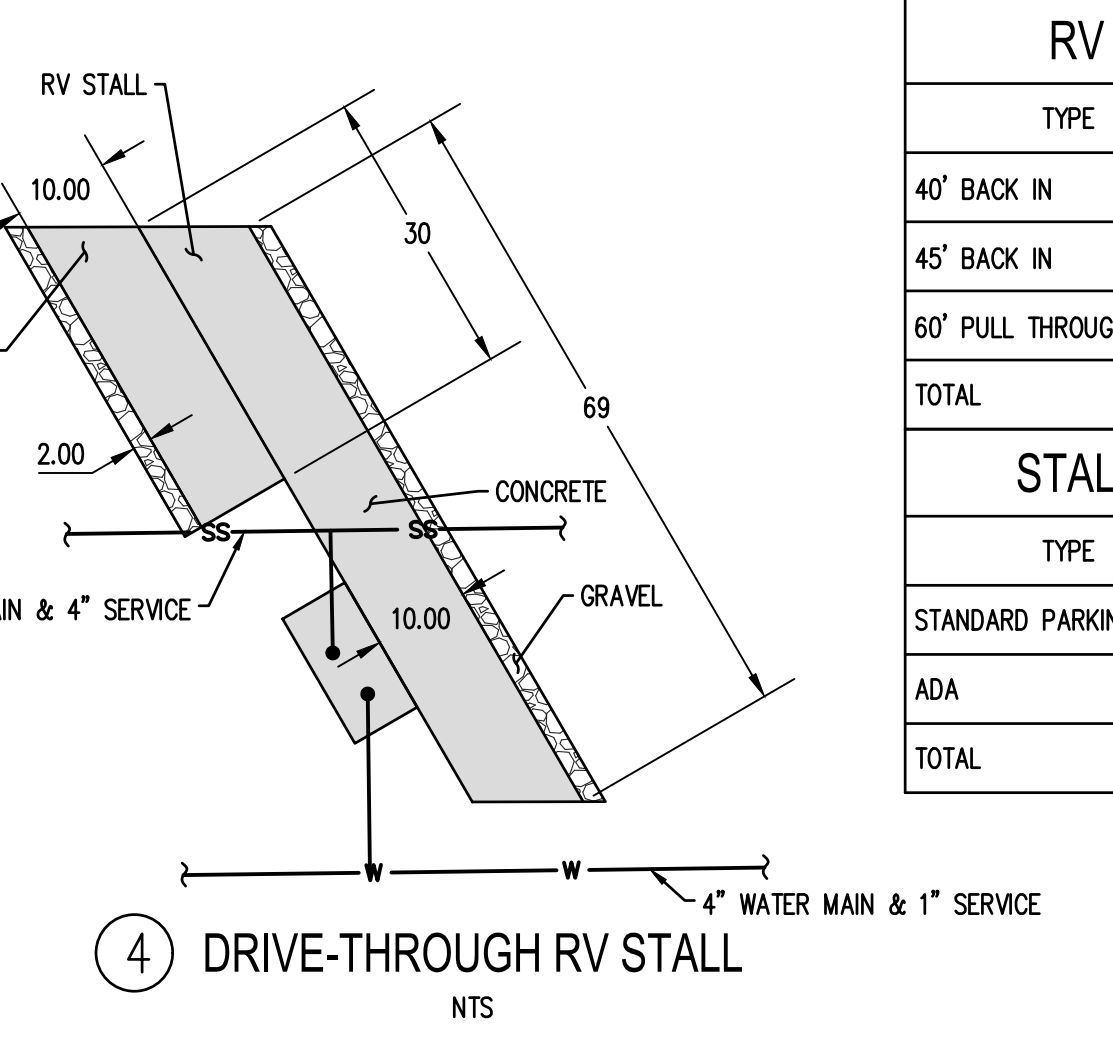
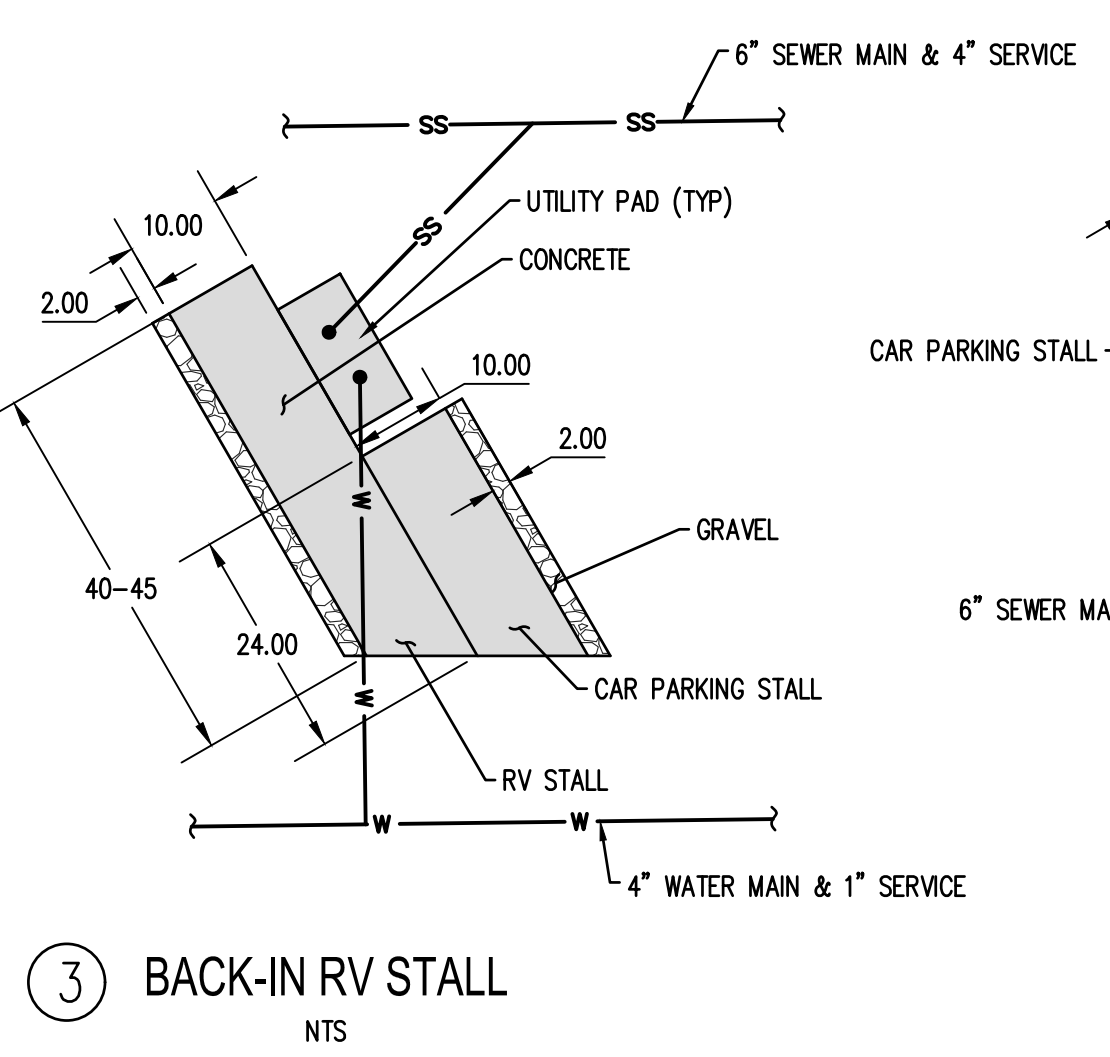
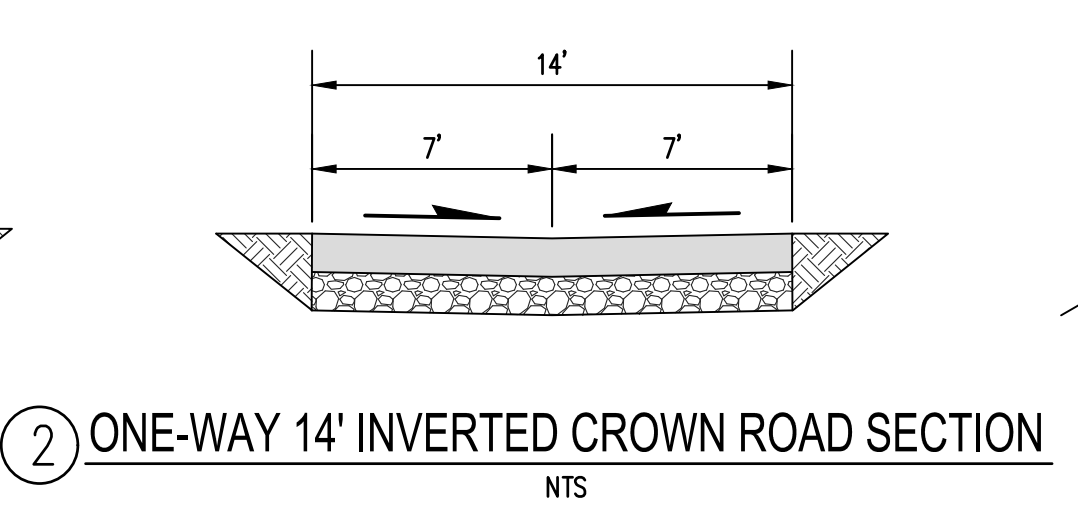
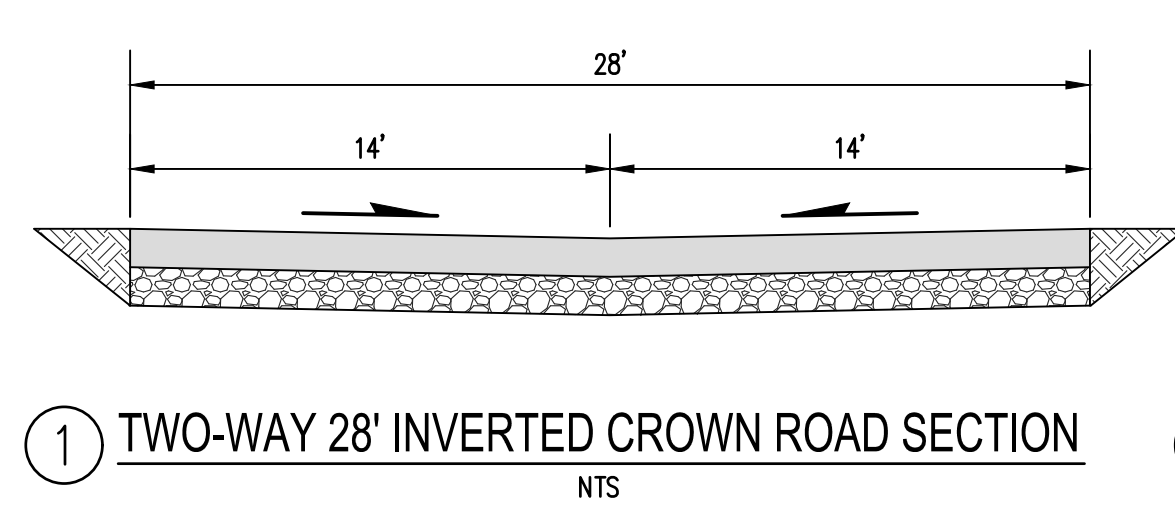


LEGEND

	RIGHT-OF-WAY
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED BUILDING
	CEMENT CONCRETE TRAFFIC CURB
	CEMENT CONCRETE CURB AND GUTTER
	CONCRETE
	GRAVEL
	STALL COUNT
	CATCH BASIN TYPE 1
	EXISTING 16" DIP WATER
	EXISTING 21" PVC SANITARY SEWER
	EXISTING STORM
	PROPOSED WATER
	PROPOSED SANITARY SEWER
	PROPOSED STORM
	DOG PARK FENCE

- GENERAL NOTES:**
- GENERAL CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS AT THE BUILDING WITH SITE DRAWINGS, SITE CONTRACTOR AND LOCAL UTILITY COMPANIES (IF REQUIRED).
 - IF CERTAIN SITE WORK IMPROVEMENTS ARE COMPLETE, GENERAL CONTRACTOR SHALL PROTECT ALL COMPLETED GRADING, UTILITIES AND FINISH SURFACES FROM DAMAGE DURING BUILDING CONSTRUCTION.
 - GENERAL CONTRACTOR SHALL PROCURE ALL PERMITS AND PAY ALL APPROPRIATE FEES FOR CONSTRUCTION OF THE PROJECT. ALL WORK SHALL CONFORM TO CITY, COUNTY AND STATE AUTHORITIES HAVING JURISDICTION.
 - PRIOR TO BIDDING, CONTRACTOR SHALL BECOME FAMILIAR WITH ALL SITE CONDITIONS THAT AFFECT CONSTRUCTION.
 - CATCH BASINS ARE TO BE SPACED NO MORE THAN 300' FROM EACH OTHER, AS SHOWN IN PLANS.
 - RV STALLS IN PLAN VIEW SHOW THE OVERALL FOOTPRINT OF THE STALLS. SEE DETAILS ON THIS PAGE FOR EXACT DIMENSIONING AND SURFACING MATERIALS.
 - INFILTRATION TRENCHES ARE AT APPROXIMATE LOCATIONS. EXACT SIZING TO BE DETERMINED.

- CONSTRUCTION NOTES:**
- ADA ACCESSIBLE PARKING STALL
 - SIDEWALK (TYP)
 - TRASH ENCLOSURE
 - LANDSCAPE ISLAND (TYP): SEE LANDSCAPE PLANS
 - DOG PARK
 - STANDARD PARKING STALLS
 - SCREENING WALL
 - INFILTRATION TRENCH
 - TWO-WAY, 28' ROAD, SEE DETAIL 1 THIS SHEET
 - ONE-WAY, 14' ROAD, SEE DETAIL 2 THIS SHEET



RV COUNT	
TYPE	NUMBER
40' BACK IN	54
45' BACK IN	18
60' PULL THROUGH	16
TOTAL	88

STALL COUNT	
TYPE	NUMBER
STANDARD PARKING	12
ADA	1
TOTAL	13

CALL BEFORE YOU DIG
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BY	
DATE	
REVISIONS	
 SCJ ALLIANCE CONSULTING SERVICES 8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516 P: 360.352.1465 SCJALLIANCE.COM	
SHEET TITLE	PRELIMINARY SITE PLAN CONDITIONAL USE PERMIT
PROJECT NAME	WANDERING JUNIPER 434 E. LEWIS PLACE PASCO, WASHINGTON
DESIGNER	S. TRUEBLOOD
DRAWN BY	F. THOMPSON
APPROVED BY	S. RIVAS
DATE	2/28/2026
JOB NO.	24-000699
DRAWING FILE NO.	24-000699-SP-01
DRAWING NO.	SP-01
SHEET NO.	2 OF 4

SEC. 27, T9N., R30E., W.M.

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	①	ROCK MULCH	10,184 SF	
	②	5/8"- GRAVEL	11,347 SF	
	③	BOULDER, 1-2 MAN	20	
	④	RIVER COBBLE	151 SF	

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	DESCRIPTION
TREES			
	84	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY MAIDENHAIR TREE	15 GAL
	12	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	15 GAL
	9	POPULUS TREMULOIDES QUAKING ASPEN	15 GAL
	12	TILIA CORDATA LITTLELEAF LINDEN	15 GAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	32,484 SF	TURF HYDROSEED LAWN	HYDROSEED

LANDSCAPE DATA TABLE

THE FOLLOWING TABLE IS PROVIDED FOR LANDSCAPE CALCULATIONS INDICATED IN CITY OF PASCO ZONING CODE 25.180 LANDSCAPING AND SCREENING

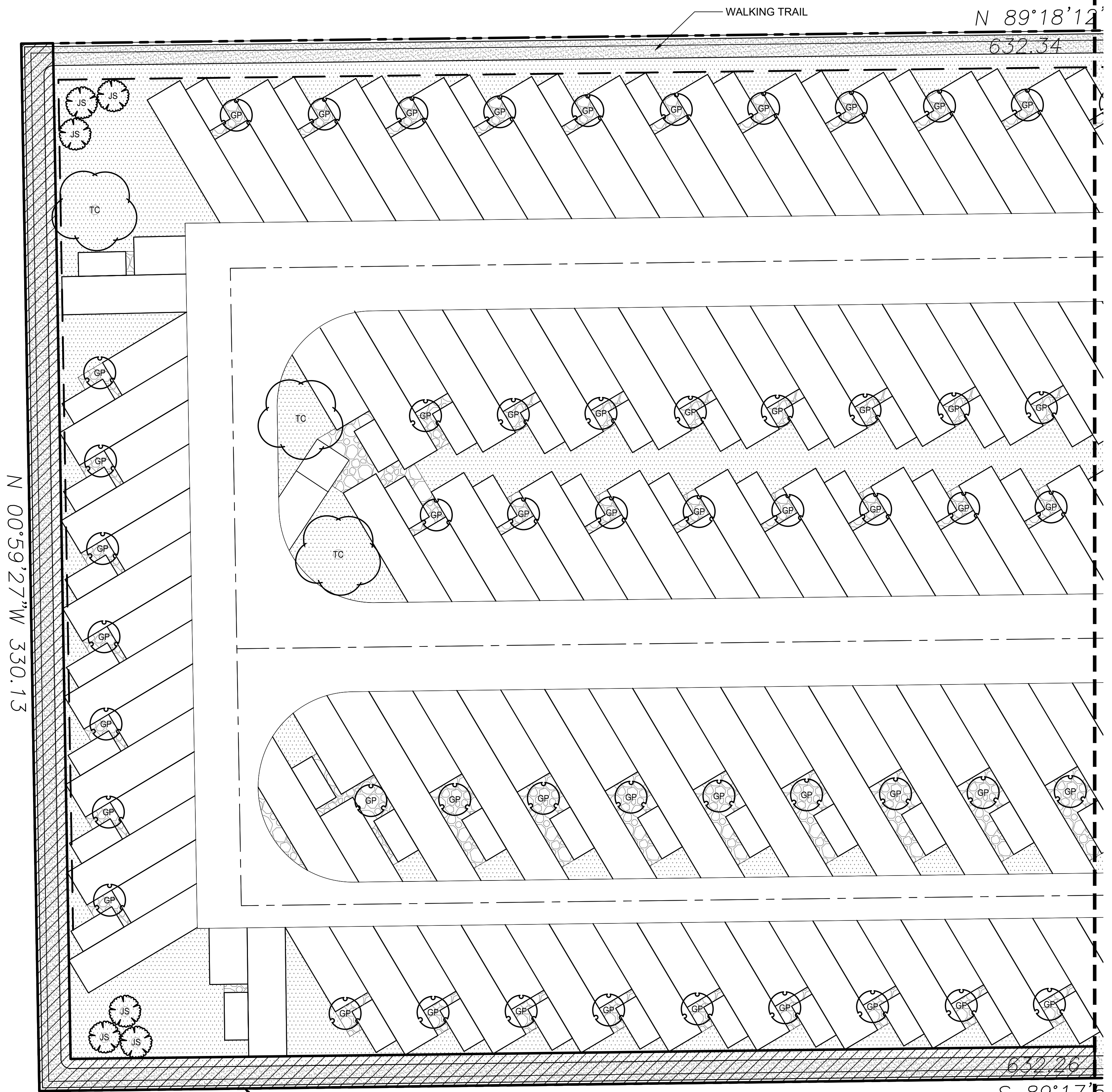
PARCEL NUMBER: 113730151
 ADDRESS: 434 E LEWIS PL
 SITE ZONE: C-3 GENERAL BUSINESS DISTRICT
 SITE EXISTING USE: LOW DENSITY RESIDENTIAL, COMMERCIAL
 SITE PROPOSED USE: RECREATIONAL, COMMERCIAL
 ADJACENT ZONE: C-3 GENERAL BUSINESS DISTRICT, R-1 LOW DENSITY RESIDENTIAL
 ADJACENT USE: LOW-DENSITY RESIDENTIAL, COMMERCIAL

LANDSCAPE DESIGN STANDARDS (CPC 25.180.050)

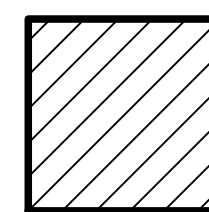
SEE PLANS

PARKING AREA LANDSCAPING (CPC 25.180.070)

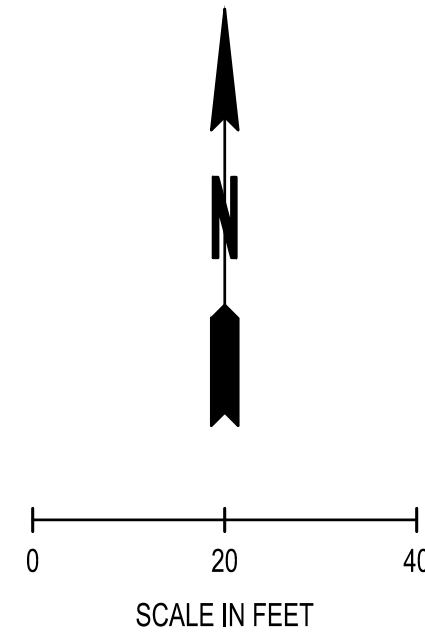
SEE PLANS



LANDSCAPE DESIGN STANDARDS (CPC 25.180.050)



COMMERCIAL AND INDUSTRIALLY ZONED PROPERTIES ADJACENT TO PROPERTIES IN LESS INTENSE ZONING DISTRICTS SHALL HAVE A 10-FOOT LANDSCAPE BUFFER ON THE SIDE IMMEDIATELY ADJACENT TO THE LESS INTENSE ZONING DISTRICT.



CALL BEFORE YOU DIG

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BY	DATE	REVISIONS

SCJ ALLIANCE
 CONSULTING SERVICES
 8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
 P: 360.352.1465
 SCJALLIANCE.COM

LANDSCAPE PLAN - WEST
 WANDERING JUNIPER
 434 E. LEWIS PLACE
 PASCO, WASHINGTON

SHEET TITLE	LANDSCAPE PLAN - WEST
PROJECT NAME	WANDERING JUNIPER
DESIGNER	J. GILLELAND
DRAWN BY	J. GILLELAND
APPROVED BY	K. CASH
DATE	2/28/2026
JOB NO.	24-000699
DRAWING FILE NO.	_24-000699 LS-01
DRAWING NO.	LS-01
SHEET NO.	3 OF 4

SEC. 27, T9N., R30E., W.M.

2"E 662.34

WALKING TRAIL DOG PARK

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	ROCK MULCH	10,184 SF	
	2	5/8\" GRAVEL	11,347 SF	
	3	BOULDER, 1-2 MAN	20	
	4	RIVER COBBLE	151 SF	

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	DESCRIPTION
TREES			
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SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	32,484 SF	TURF HYDROSEED LAWN	HYDROSEED

LANDSCAPE DATA TABLE

THE FOLLOWING TABLE IS PROVIDED FOR LANDSCAPE CALCULATIONS INDICATED IN CITY OF PASCO ZONING CODE 25.180 LANDSCAPING AND SCREENING

PARCEL NUMBER: 113730151
 ADDRESS: 434 E LEWIS PL
 SITE ZONE: C-3 GENERAL BUSINESS DISTRICT
 SITE EXISTING USE: LOW DENSITY RESIDENTIAL, COMMERCIAL
 SITE PROPOSED USE: RECREATIONAL, COMMERCIAL
 ADJACENT ZONE: C-3 GENERAL BUSINESS DISTRICT, R-1 LOW DENSITY RESIDENTIAL
 ADJACENT USE: LOW-DENSITY RESIDENTIAL, COMMERCIAL

LANDSCAPE DESIGN STANDARDS (CPC 25.180.050)

SEE PLANS

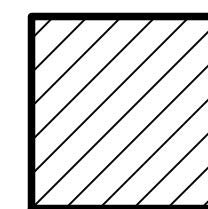
PARKING AREA LANDSCAPING (CPC 25.180.070)

SEE PLANS

PARKING LOT LANDSCAPING (CPC 25.180.070)
 IF PARKING LOTS HAVE 10 TO 30 PARKING STALLS, THEN 20 SQUARE FEET OF INTERIOR PARKING LANDSCAPE PER PARKING STALL SHALL BE PROVIDED.

ONE TREE SHALL BE PROVIDED FOR EVERY SIX (1:6) PARKING SPACES.

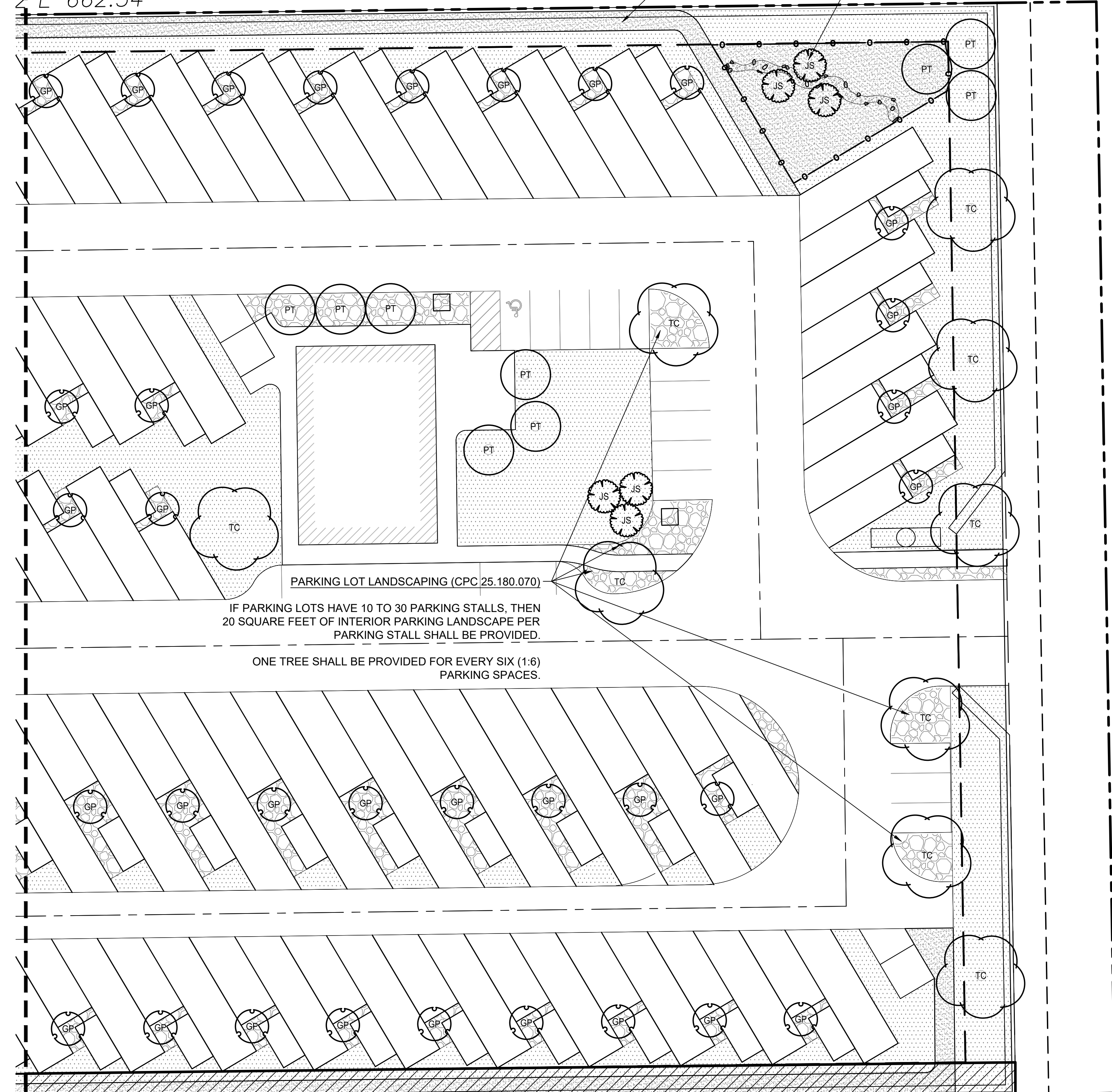
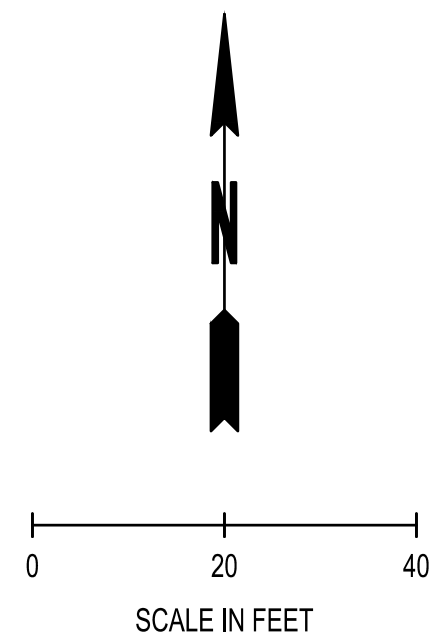
LANDSCAPE DESIGN STANDARDS (CPC 25.180.050)



COMMERCIAL AND INDUSTRIALLY ZONED PROPERTIES ADJACENT TO PROPERTIES IN LESS INTENSE ZONING DISTRICTS SHALL HAVE A 10-FOOT LANDSCAPE BUFFER ON THE SIDE IMMEDIATELY ADJACENT TO THE LESS INTENSE ZONING DISTRICT.

59"W 662.26

MATCHLINE - SEE LS-01



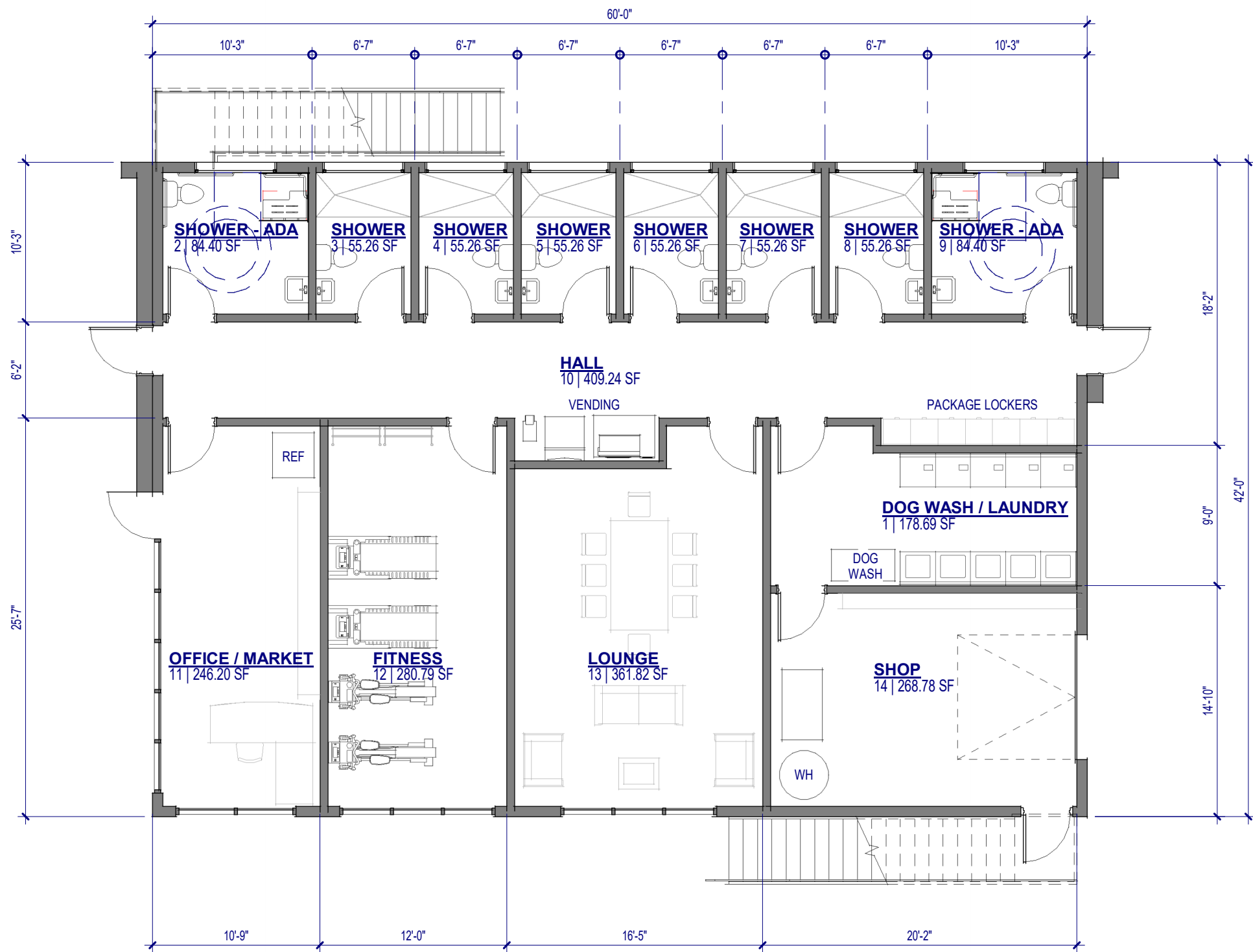
REVISIONS	DATE	BY

SCJ ALLIANCE
 CONSULTING SERVICES
 8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
 P: 360.352.1465
 SCJALLIANCE.COM

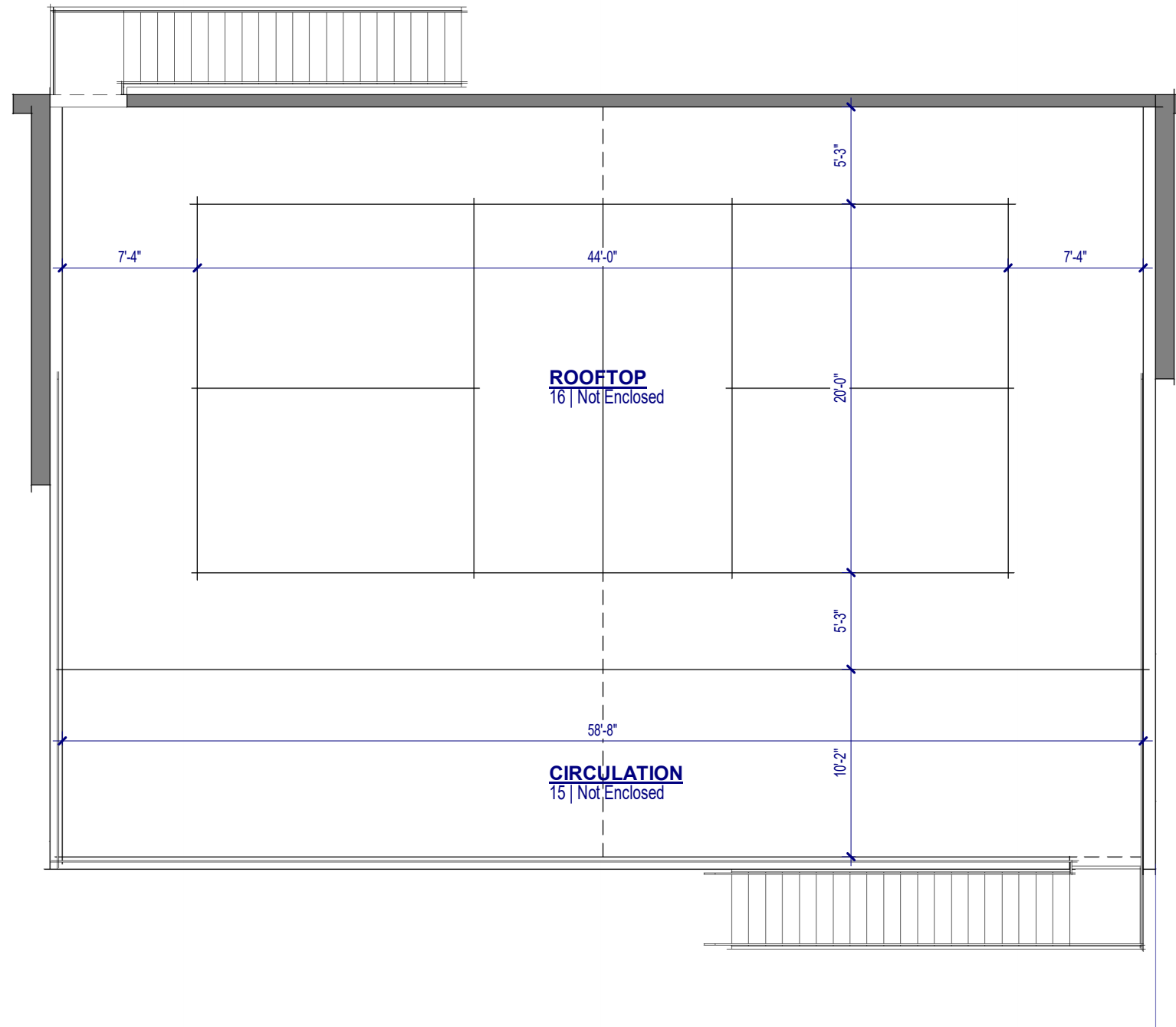
SHEET TITLE: LANDSCAPE PLAN - EAST
 PROJECT NAME: WANDERING JUNIPER
 434 E. LEWIS PLACE
 PASCO, WASHINGTON

DESIGNER: J. GILLELAND
 DRAWN BY: J. GILLELAND
 APPROVED BY: K. CASH
 DATE: 2/28/2026
 JOB NO: 24-000699
 DRAWING FILE NO: 24-000699 LS-01
 DRAWING NO: LS-02
 SHEET NO: 4 OF 4

CALL BEFORE YOU DIG
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 OR 1.800.424.5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



N SCHEMATIC FLOOR PLAN
1/8" = 1'-0"



N SCHEMATIC FLOOR PLAN - ROOFTOP
1/8" = 1'-0"

PROJECT OVERVIEW

NEW CONSTRUCTION OF 2,520 SF RV PARK CLUBHOUSE, WITH 2,520 SF ROOF TOP SPORTS COURT

PROGRAM

1. 2 ADA SHOWER ROOMS
2. 6 TYPICAL SHOWER ROOMS
3. CHECK IN / WELCOME OFFICE
4. FITNESS ROOM
5. KITCHENETTE / LOUNGE
6. LAUNDRY ROOM WITH DOG WASH
7. SHOP / MECHANICAL ROOM

CONSTRUCTION

1. TYPE VB
2. TYPICAL INTERIOR WOOD PARTITIONS
3. ROOFTOP SPORTS COURT CONCRETE TOPPER SLAB WITH CENTER RIDGE SLOPED TO THE NORTH AND SOUTH, PRESS PLATE TRUSSES
4. STEEL EXTERIOR STAIR
5. PRE MANUFACTURED LOUVERED CANOPY

INTERIOR FINISHES

1. OFFICE
 - A. FLOOR: POLISHED CONC.
 - B. BASE: 4" RESILIENT BASE
 - C. WALLS: LEVEL 4 SMOOTH W/ PAINT
 - D. CEILING: ACT
2. GYM
 - A. FLOOR: ATHELETIC FLOORING, 6MM
 - B. BASE: 4" RESILIENT BASE
 - C. WALLS: LEVEL 4 SMOOTH W/ PAINT
 - D. CEILING: ACT
3. LOUNGE
 - A. FLOOR: POLISHED CONC.
 - B. BASE: 4" RESILIENT BASE
 - C. WALLS: LEVEL 4 SMOOTH W/ PAINT
 - D. CEILING: ACT
4. LAUNDRY
 - A. FLOOR: POLISHED CONC.
 - B. BASE: 4" RESILIENT BASE
 - C. WALLS: LEVEL 4 SMOOTH W/ PAINT & FRP IN SELECT AREAS
 - D. CEILING: ACT
5. HALLWAY
 - A. FLOOR: POLISHED CONC.
 - B. BASE: 4" RESILIENT BASE
 - C. WALLS: LEVEL 4 SMOOTH W/ PAINT
 - D. CEILING: ACT
6. SHOP
 - A. FLOOR: SEALED CONC.
 - B. BASE: 4" RESILIENT BASE
 - C. WALLS: LEVEL 3 SMOOTH W/ PAINT
 - D. CEILING: OPEN TO CEILING
7. SHOWERS
 - A. FLOOR: POLISHED CONC.
 - B. BASE: TILE
 - C. WALLS: TILE FULL HEIGHT
 - D. CEILING: MOISTURE GWB W/ PAINT

Page 23 of 142

EXTERIOR FINISHES

- EIFS SMOOTH FINISH WITH INTEGRAL COLOR
- STONE VENEER
- STANDING SEAM METAL PANELS

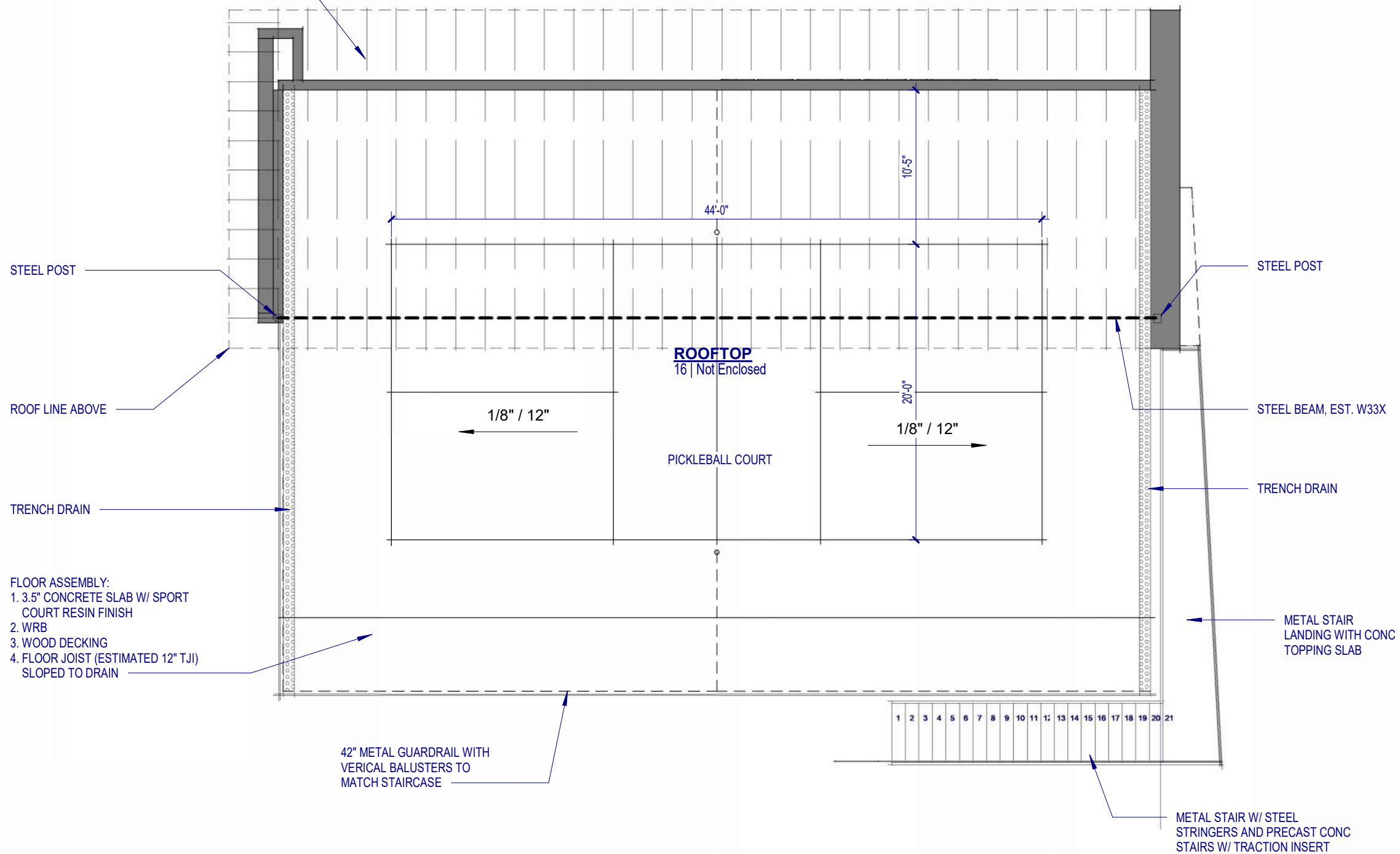


N SCHEMATIC SITE PLAN
1" = 50'-0"



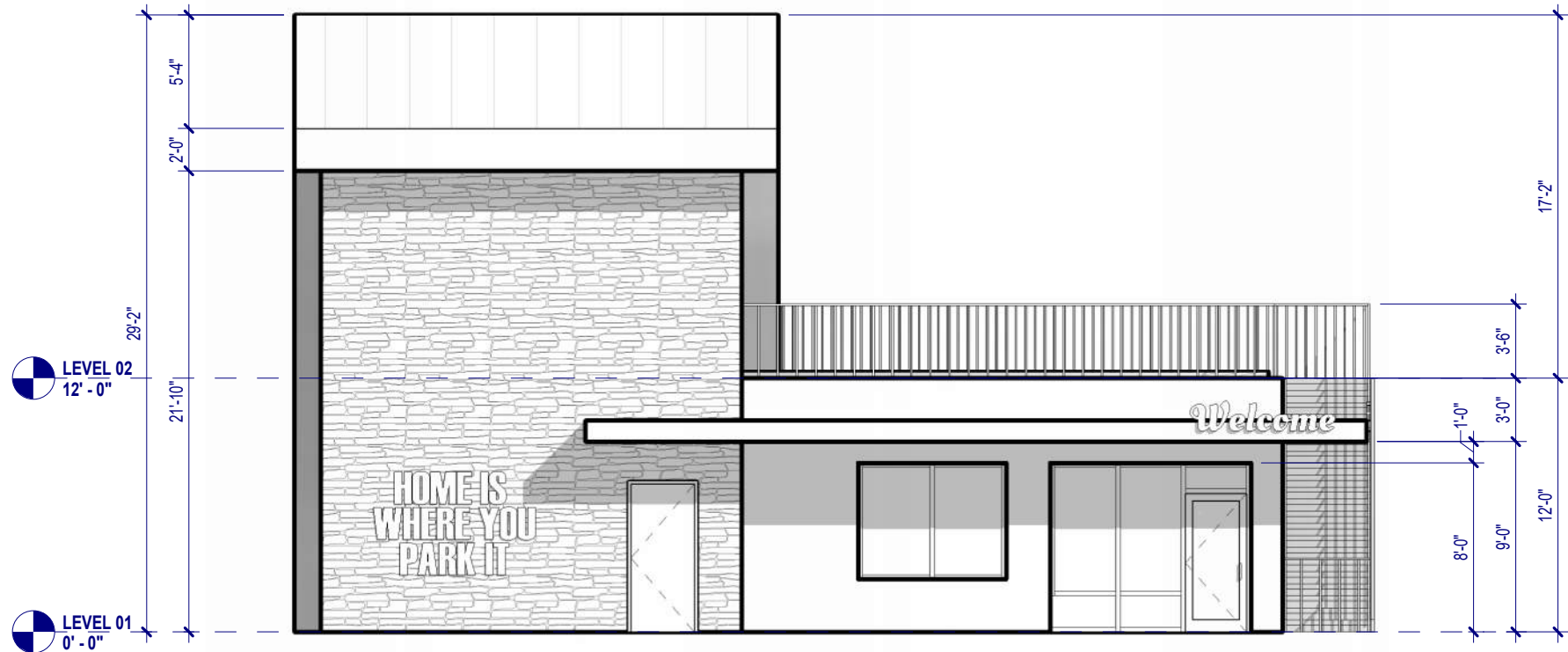
N SCHEMATIC FLOOR PLAN
1/8" = 1'-0"

- ROOF ASSEMBLY:
1. STANDING SEAM METAL ROOF
 2. WRB
 3. ROOF DECKING
 4. REDBUILT ROOF RAFTER
 5. FIBERCEMENT SOFFIT WITH VENTING

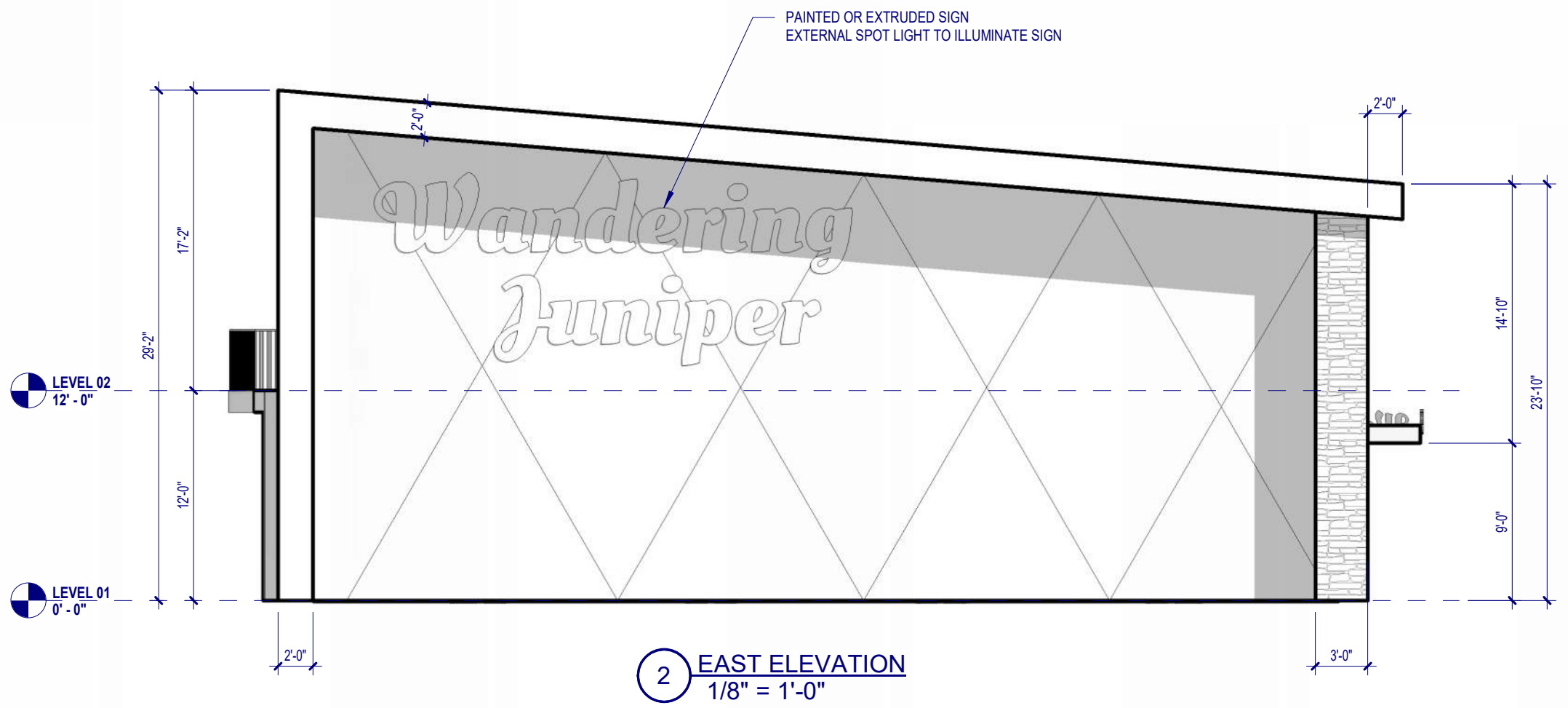


- FLOOR ASSEMBLY:
1. 3.5" CONCRETE SLAB W/ SPORT COURT RESIN FINISH
 2. WRB
 3. WOOD DECKING
 4. FLOOR JOIST (ESTIMATED 12" TJI) SLOPED TO DRAIN

N SCHEMATIC FLOOR PLAN - ROOFTOP
1/8" = 1'-0"



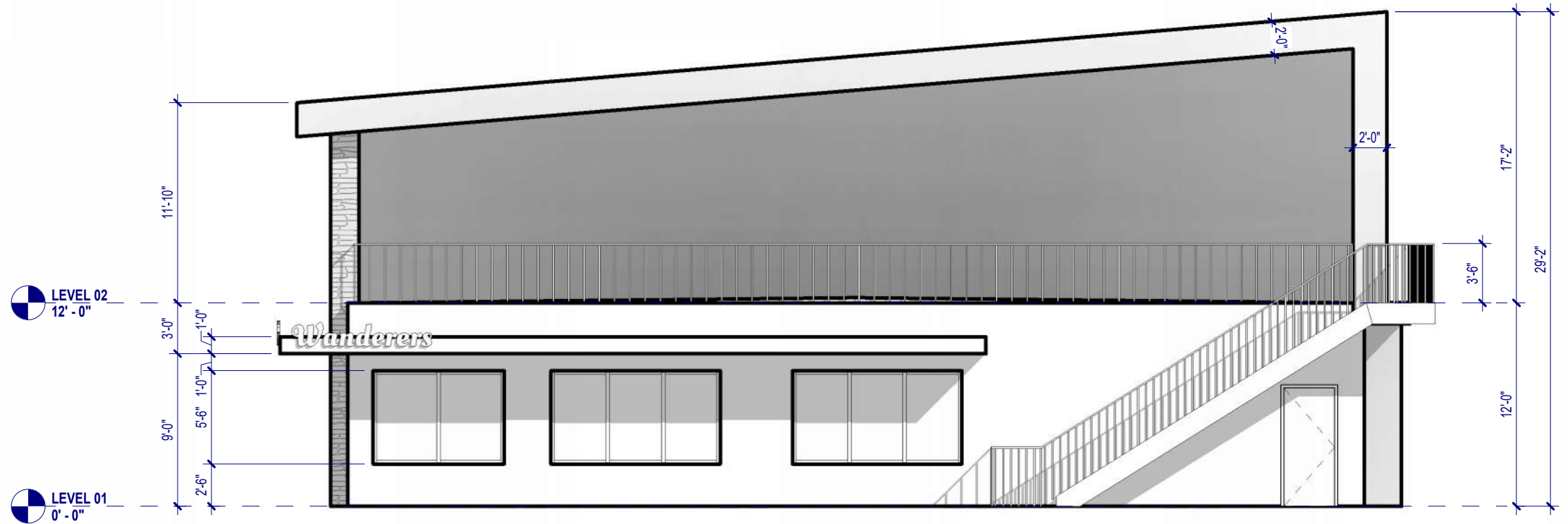
1 NORTH ELEVATION
1/8" = 1'-0"



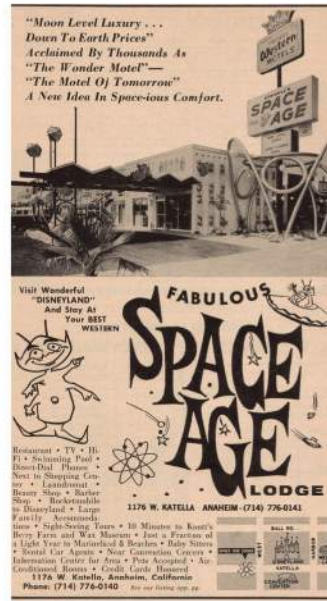
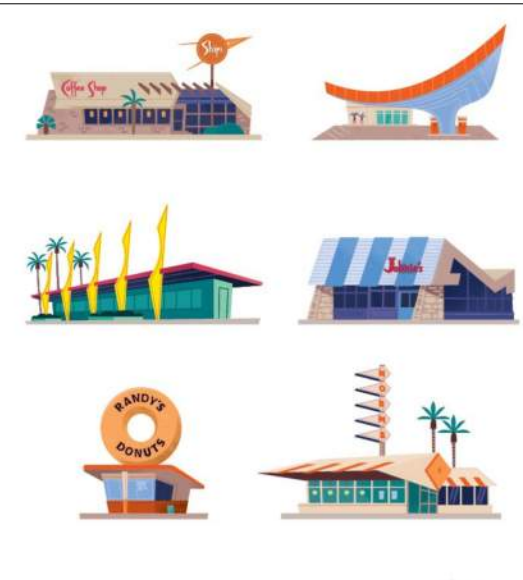
2 EAST ELEVATION
1/8" = 1'-0"

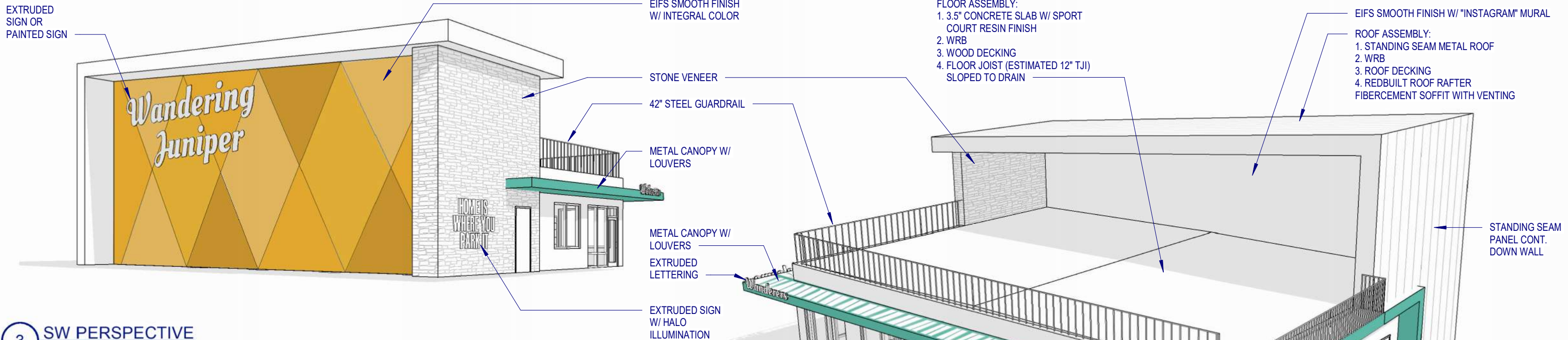


1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"





3 SW PERSPECTIVE

2 NE AERIAL VIEW

METAL STAIR W/ STEEL STRINGERS AND PRECAST CONC STAIRS W/ TRACTION INSERT



1 ES PERSPECTIVE

Page 29 of 142

Exhibit 3 "Application"



City of
Pasco

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

Fee: \$625

CITY OF PASCO SPECIAL PERMIT APPLICATION

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

UNCLASSIFIED USES:

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

REQUIREMENTS:

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

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

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

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

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

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

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

REVOCAION 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: _____

Applicant Info	Owner Info (if different than applicant)
Name: SCJ Alliance, Mike Manning	Name: Lewis Place LLC
Address: 108 N Washington St, Ste 300, Spokane, WA 99201	Address: 5804 Road 90, Ste B, Pasco WA 99301
Phone: 509-835-3770, ext. 394	Phone: 509-845-7199
Email: mike.manning@scjalliance.com	Email: steve@b4land.com

Project Address: 434 E Lewis Place

Project Parcel Number: 113730151

Current Zoning: C3 - General Business

Source of domestic water: Municipal water

Method of sewage disposal: Municipal sewer

Present use of the land and structure(s) if any: See supplemental attachment

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

None known.

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

See supplemental attachment

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

Exhibit 4 "Supplemental Attachment"

Project Narrative:

Proposal is for a Special Use Permit located at 434 E Lewis Pl. The special use permit is for the allowability of an RV Park within the C-3 General Business zoning district.

The proposed RV Park will be located on a 5.01-acre site consisting of 88 lots and 13 parking stalls (including 1 handicap accessible stall and 2 EV charging stations). Within the RV Park will be 3 garbage enclosures, and 1 pullout.

Each lot will be 24' wide, all weather surfaced, and be served by both wet and dry facilities.

To support the RV park there is a 2,400 sq ft building proposed, this building will include an office, recreation amenities 8 individual showers, washer/dryer units, a dog wash station, vending machines, and propane sales.

The site will include landscaping, a dog park, and outdoor recreation opportunities.

Proposed signage includes an entry monument sign as well as wayfinding signs.

Site Description:

Parcel: 113730151

Address: 434 E LEWIS PL

Size: 5.01 acres

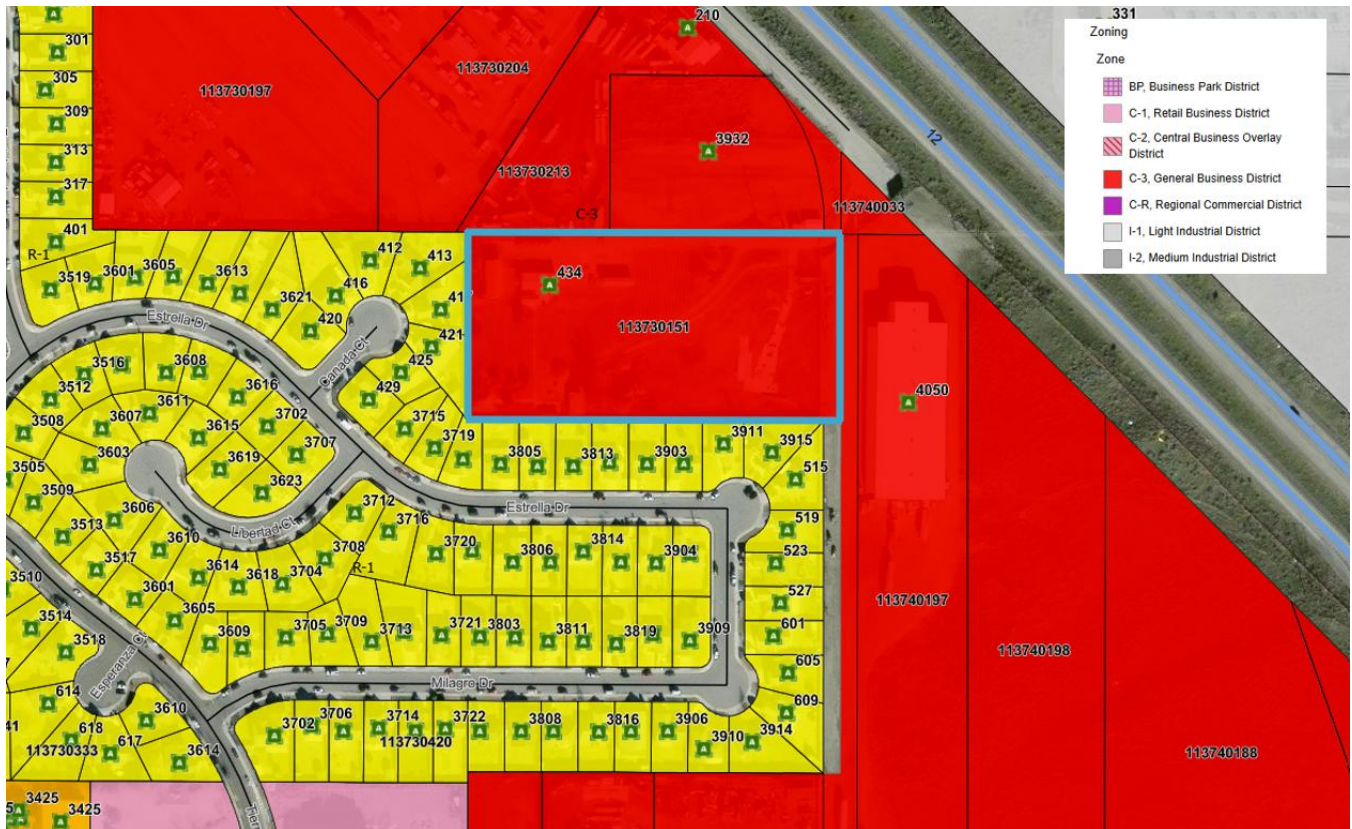
Legal Description: N2NE4SE4SW4 27-9-30, SUBJ TO EASE O/A ELY 30' & TOG WITH EASE FOR I/E O/A ELY 30' NE2SE4SE4SW4 & SE4NE4SE4SW4

Present use of the land and structures: Some structures on site were recently demolished (following City of Pasco demo permit B25-0133). The remaining structures will be demolished as part of this proposal.

Zoning: C3 – General Business

Comp Plan Designation: A majority of the site is designated Low Density Residential while the Northeast portion of the site is designated commercial.

Existing Violations: There are no known existing violations of the zoning ordinance upon the property



Zoning / Vicinity Map

Pasco Municipal Code Compliance:

The subject property is zoned C-3 General Business. The purpose of the C-3 district is to provide for a wide range of commercial uses that serve community and regional needs, including commercial services, recreational services, and traveler oriented uses.

An RV Park is permitted within the C-3 district subject to approval of a Special Use Permit (SUP). The proposed development complies with this requirement and is therefore properly processed under the SUP provisions of the Pasco Municipal Code.

The proposed use is consistent with the intent of the C-3 district because:

- It provides traveler-oriented accommodation and services.
- It supports regional commercial activity.
- It complements surrounding commercial and service uses.
- It does not introduce incompatible residential densities into the district but rather functions as a commercial lodging use.

The RV Park functions as a commercial, traveler-oriented lodging use consistent with the intent of the C-3 district and Pasco’s Comprehensive Plan goals related to economic development and tourism. Utilities are

provided through municipal systems, and the project incorporates ADA-compliant parking, EV infrastructure, solid waste enclosures, and compliant signage.

The proposal meets the applicable Special Use Permit criteria by being consistent with the Comprehensive Plan, compatible with surrounding commercial development, adequately served by infrastructure, and designed to protect public health, safety, and welfare. Accordingly, the project complies with the Pasco Municipal Code and satisfies the standards for approval of a Special Use Permit.

The proposed site design includes two deviations from a strict interpretation of the Pasco Municipal code (PMC):

1. PMC 25.160.070(2) – Space Width / Separation

It should also be noted that the code requires a 24' minimum RV site. In the current configuration the use of 15 feet between the RV units would result in a 9-foot-wide RV parking pad width. The industry standard is for a 10 foot wide RV parking pad width. Therefore to meet the intent of the code and comply with the industry standard a slight reduction in spacing is proposed on the site plan.

The code requires a minimum separation of 15 feet between RV units. The proposed layout provides 14 feet of separation. While this reflects a one-foot deviation from the dimensional standard, the site remains designed to function safely and effectively. Each lot is hard surfaced, clearly delineated, and fully serviced. Internal circulation, emergency access, and utility connections are not compromised. The slight reduction does not materially impact fire safety, maneuverability, light, air, or usability of the spaces. From a performance standpoint, the proposal continues to meet the underlying intent of the code, which is to ensure adequate spacing for safety and functionality.

2. PMC 25.160.070(11)(e) – Sanitary Station Requirement

The code requires a sanitary dump station within an RV park. The proposal does not include a centralized sanitary station because each RV space will be individually served by direct sewer connections. As a result, the need for a common sanitary station is functionally eliminated. This approach meets and exceeds the intent of the code by providing a higher level of sanitation, minimizing on-site waste handling, and reducing potential environmental or operational impacts associated with shared dump facilities.

While these items represent deviations from a literal application of the code standards, the project satisfies the overall purpose and performance objectives of PMC 25.160.070. The design maintains public health, safety, and welfare, provides full municipal utility service to each space, and ensures safe site circulation and operational functionality consistent with the intent of the

Comprehensive Plan Compliance:

The proposed RV Park is consistent with the City of Pasco 2018–2038 Comprehensive Plan, particularly the Land Use, Economic Development, Utilities, and Capital Facilities Elements.

- The Land Use Element directs orderly and efficient urban development within serviced areas and encourages a variety of compatible land uses within the Urban Growth Area. The project is located in a commercial zoning district and functions as a commercial, traveler-serving lodging use. It supports LU-2 by facilitating planned growth within areas served by infrastructure and LU-6 by encouraging quality commercial development consistent with the City's overall development goals.

- The Economic Development Element promotes business expansion, tourism, and economic opportunity. The RV Park supports ED-1, including promotion of tourism and recreational opportunities, by increasing lodging capacity for visitors and supporting nearby commercial businesses.
- The Utilities Element requires public water and sewer services to be provided concurrently with development. Each RV space will be directly connected to municipal water and sewer, ensuring efficient use of existing infrastructure and avoiding septic-dependent development.
- The Capital Facilities Element emphasizes concurrency and adequate public services at the time of development. The project is located within an urban area where public services, transportation facilities, and utilities are available, and it does not require extension of services beyond planned capacity.

Overall, the proposal advances the Comprehensive Plan's goals for orderly growth, economic vitality, infrastructure efficiency, and quality site design, and is therefore consistent with the adopted 2018–2038 Comprehensive Plan.

Exhibit 5 "Public Notices"

THANK YOU for your legal submission!

Adportal Self Service Advertising Confirmation

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

PREVIEW FOR AD NUMBER IPL03338750

Order Number: **IPL0333875**
 Order Status: Submitted
 Classification: Legals & Public Notic...
 Package: TRI - Legal Ads
 Site: tricity
 Final Cost: \$348.05
 Referral Code: **NOPH 4-26-26**
 Payment Type: Account Billed
 User ID: IPL0018633

3.22inches x 5.61inches

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date: April 22, 2026 11:49:00
 Amount: \$348.05

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 May 13, 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:

SP2026-004 Wandering Juniper RV Park: SCJ Alliance submitted a Special Permit application (SP2026-004) proposing the development of an 88-lot RV park. The project includes 13 parking stalls, including one ADA-accessible stall and two electric vehicle (EV) charging stations. Each RV space is proposed to be 24 feet wide. The proposal also includes construction of an approximately 2,400-square-foot support building with office space, recreation amenities, eight individual shower units, washer and dryer facilities, a dog wash station, and propane sales. Additional site improvements include landscaping, a designated dog park, and outdoor recreation areas. Proposed signage consists of an entry monument sign and internal wayfinding signage. Coordination with Public Works will be required due to the planned extension of South Road 40 East. The project site is approximately 5.01 acres, zoned C-3 (General Business), and located southwest of the intersection of East Lewis Place and South Road 40 East. The current site address is 434 E. Lewis Place (Parcel No. 113730151), though a new address is anticipated upon development. The proposal is subject to applicable provisions of the Pasco Municipal Code. 509-544-4146 / barragani@pasco-wa.gov

Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m. on May 13, 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/public-comment. After registering, you will receive a confirmation email with instructions for joining the webinar. If you require accommodations to participate in the virtual meeting, please contact the City in advance.

Estimated Date of Decision: Hearing Examiner will render a Decision on the Special Permit Application 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, TDD (509) 585-4425, or via email at patrickc@pasco-wa.gov at least ten (10) days prior to the meeting to request assistance.

IPL0333875
 Apr 26 2026

<< Click here to print a printer friendly version

>>

SCHEDULE FOR AD

NUMBER IPL03338750

NUMBER 11 100000700

April 26, 2026

Tri-City Herald Print Publication

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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 May 13, 2026, at 6:00 pm.

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

SP2026-004 Wandering Juniper RV Park: SCJ Alliance submitted a Special Permit application (SP2026-004) proposing the development of an 88-lot RV park. The project includes 13 parking stalls, including one ADA-accessible stall and two electric vehicle (EV) charging stations. Each RV space is proposed to be 24 feet wide. The proposal also includes construction of an approximately 2,400-square-foot support building with office space, recreation amenities, eight individual shower units, washer and dryer facilities, a dog wash station, and propane sales. Additional site improvements include landscaping, a designated dog park, and outdoor recreation areas. Proposed signage consists of an entry monument sign and internal wayfinding signage. Coordination with Public Works will be required due to the planned extension of South Road 40 East. The project site is approximately 5.01 acres, zoned C-3 (General Business), and located southwest of the intersection of East Lewis Place and South Road 40 East. The current site address is 434 E. Lewis Place (Parcel No. 113730151), though a new address is anticipated upon development. The proposal is subject to 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 May 13, 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:

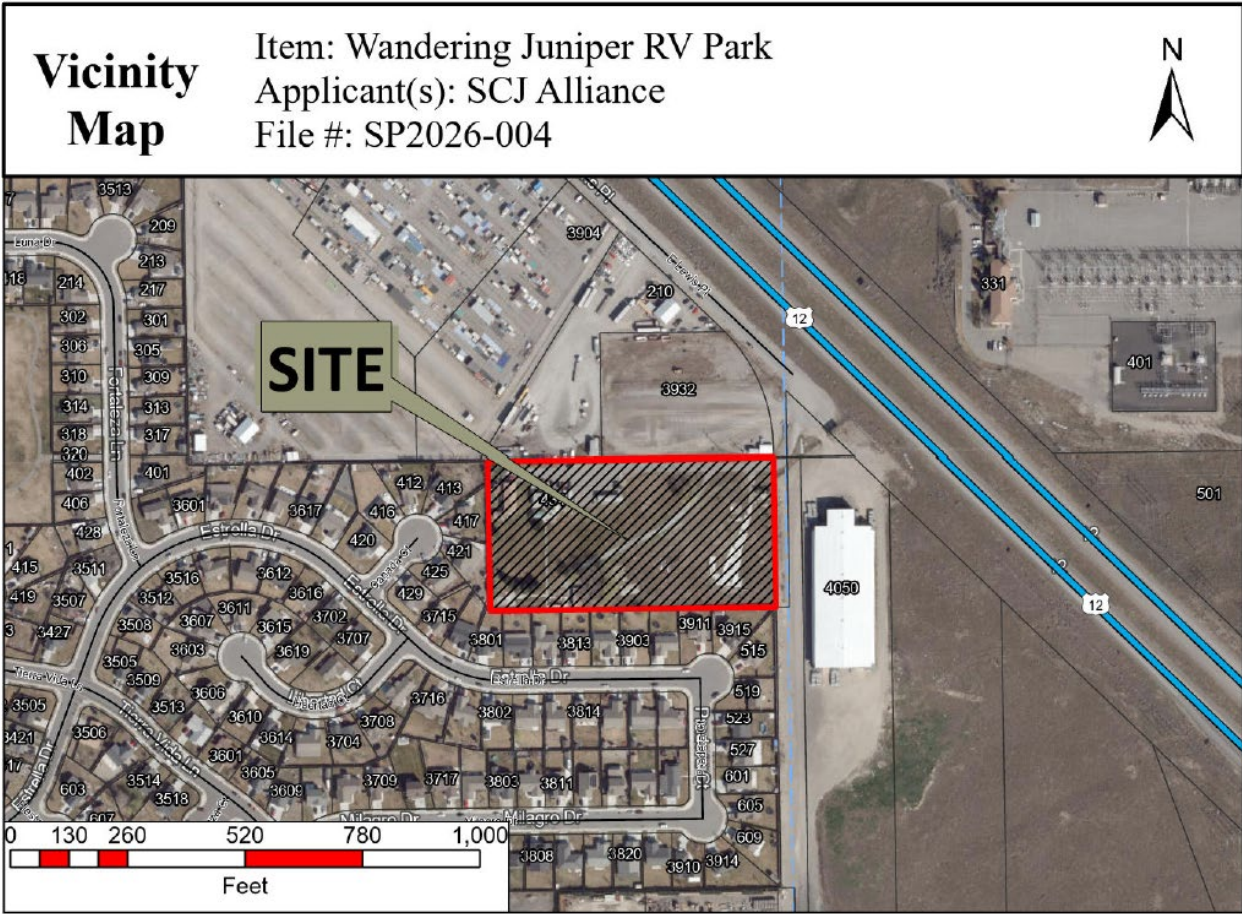
www.pasco-wa.gov/publiccomment

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 Special Permit within ten (10) working days of the public hearing.

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

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, TDD (509) 585-4425, or via email at patrickc@pasco-wa.gov at least ten (10) days prior to the meeting to request assistance.



Affidavit of Mailing

In regards to MF# SP2026-004

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



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 May 13, 2026, at 6:00 pm.

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

SP2026-004 Wandering Juniper RV Park: SCJ Alliance submitted a Special Permit application (SP2026-004) proposing the development of an 88-lot RV park. The project includes 13 parking stalls, including one ADA-accessible stall and two electric vehicle (EV) charging stations. Each RV space is proposed to be 24 feet wide. The proposal also includes construction of an approximately 2,400-square-foot support building with office space, recreation amenities, eight individual shower units, washer and dryer facilities, a dog wash station, and propane sales. Additional site improvements include landscaping, a designated dog park, and outdoor recreation areas. Proposed signage consists of an entry monument sign and internal wayfinding signage. Coordination with Public Works will be required due to the planned extension of South Road 40 East. The project site is approximately 5.01 acres, zoned C-3 (General Business), and located southwest of the intersection of East Lewis Place and South Road 40 East. The current site address is 434 E. Lewis Place (Parcel No. 113730151), though a new address is anticipated upon development. The proposal is subject to 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 May 13, 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 Special Permit within ten (10) working days of the public hearing.

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

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Vicinity Map

Item: Wandering Juniper RV Park
Applicant(s): SCJ Alliance
File #: SP2026-004



TAXPAYER_NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_ST	ZIP_CODE
JOHN M RICO	15 W 45TH AVE	KENNEWIC	WA	99337-5201
PASCO FLEA MARKET INC	10120 W ARGENT RD	PASCO	WA	99301-8210
THERESA MAKI	210 E LEWIS PL	PASCO	WA	99301-4369
LEWIS PLACE LLC	5804 ROAD 90 STE B	PASCO	WA	99301-8551
STATE OF WA DEPT OF TRANSPORTATION	2809 RUDKIN RD	UNION GAI	WA	98903-1648
RAMON MOTA-LOZA	3621 ESTRELLA DR	PASCO	WA	99301-4017
JORGE & DALIA E MADRIGAL	420 CANADA CT	PASCO	WA	99301-4615
DAVID PANTOJA ZAVALA	416 CANADA CT	PASCO	WA	99301-4615
RAFAEL GARCIA CONTRERAS	412 CANADA CT	PASCO	WA	99301-4615
RAUL VALDIVIA	413 CANADA CT	PASCO	WA	99301-4615
ULICES CISNEROS	417 CANADA CT	PASCO	WA	99301-4615
ANGELICA M GARCIA	421 CANADA CT	PASCO	WA	99301-4615
NATALIE GREWAL	425 CANADA CT	PASCO	WA	99301-4615
PAULA FLORES	429 CANADA CT	PASCO	WA	99301-4615
ALEXIS GIOVANNI CAMACHO	3715 ESTRELLA DR	PASCO	WA	99301-4018
ANDRES NIEBLAS SERRANO (ETAL)	3719 ESTRELLA DR	PASCO	WA	99301-4018
JORGE & CLAUDIA TORRES	6526 EAGLE CREST DR	PASCO	WA	99301-8531
HECTOR A MENDOZA (ETUX)	3809 ESTRELLA DR	PASCO	WA	99301-4019
DAVID JR. & KARINA E HERNANDEZ	3813 ESTRELLA DR	PASCO	WA	99301-4019
GONZALO VALENCIA	3817 ESTRELLA DR	PASCO	WA	99301-4019
ARTURO & ESMERALDA GARZA	3903 ESTRELLA DR	PASCO	WA	99301-4020
EDGAR I & YOCELYN N MEZA	3907 ESTRELLA DR	PASCO	WA	99301-4020
IRFAN AHMAD (ETUX)	3911 ESTRELLA DR	PASCO	WA	99301-4020
JOSE RAMOS	3915 ESTRELLA DR	PASCO	WA	99301-4020
PABLO M MENDOZA	515 PRADERA CT	PASCO	WA	99301-4616
SARA SANCHEZ	PO BOX 2392	PASCO	WA	99302-2392
ELVIA RODRIGUEZ CERVANTES (ETVIR)	523 PRADERA CT	PASCO	WA	99301-4616
NATIVIDAD ZAVALA (ETAL)	527 PRADERA CT	PASCO	WA	99301-4616
HECTOR RUIZ MENDEZ	3908 ESTRELLA DR	PASCO	WA	99301-4020
MANUEL HERNANDEZ PADILLA (ETUX)	3904 ESTRELLA DR	PASCO	WA	99301-4020
JOSE M HERNANDEZ GARCIA (ETAL)	3818 ESTRELLA DR	PASCO	WA	99301-4019
JOSE CISNEROS BIRRUETA (ETUX)	3814 ESTRELLA DR	PASCO	WA	99301-4019
EFREN JESUS PONCE	3810 ESTRELLA DR	PASCO	WA	99301-4019
JOSE ASENCION VILLELA RAMOS (ETUX)	3806 ESTRELLA DR	PASCO	WA	99301-4019
RAFAEL MENDOZA	3802 ESTRELLA DR	PASCO	WA	99301-4019
JOSEPHINA C & MIGUEL GARIBAY UBAY	3720 ESTRELLA DR	PASCO	WA	99301-4018
DEREK L SCHWAIGER	3716 ESTRELLA DR	PASCO	WA	99301-4018
ERIKA M & AARON K GARCIA	3712 LIBERTAD CT	PASCO	WA	99301-4016
KEVIN ADAN GARCIA	1907 WYANT WAY	GRANDVIE	WA	98930-1184
JULIO SESAR CASTANEDA	3702 ESTRELLA DR	PASCO	WA	99301-4108
JOHN KURT STAHL (ETAL-TR)	1485 N HOFFMAN RD	RITZVILLE	WA	99169-8723
ALL 4 JESUS LLC	70407 E 710 PR NE	RICHLAND	WA	99352-7721

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: **IPL0324311**
 Order Status: Submitted
 Classification: Legals & Public Notices
 Package: TRI - Legal Ads
 Site: tricity
 Final Cost: \$507.91
 Referral Code: **SEPA2026-004 NOA WA...**
 Payment Type: Account Billed
 User ID: IPL0018633

PREVIEW FOR AD NUMBER IPL03243110

3.22inches x 8.61inches

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date: March 19, 2026 3:42:07 P...
 Amount: \$507.91

SCHEDULE FOR AD NUMBER IPL03243110

March 25, 2026
Tri-City Herald Print Publication

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 Deadline: April 8, 2026

Proposal: On February 26, 2026, SCJ Alliance submitted a Special Permit application (SP2026-004) and associated SEPA checklist (SEPA2026-004) proposing development of an 88-lot RV park. The project includes 13 parking stalls, including one ADA-accessible stall and two electric vehicle (EV) charging stations. Each RV lot is proposed to be 24 feet in width. The proposal also includes construction of an approximately 2,400-square-foot support building, which will provide an office, recreation amenities, eight individual shower units, washer/dryer facilities, a dog wash station, and propane sales. Site improvements include landscaping, a designated dog park, and outdoor recreation areas. Proposed signage includes an entry monument sign and internal wayfinding signage. Coordination with Public Works will be required due to the planned South Road 40 East extension. The project site is approximately 5.01 acres in size, zoned C-3 (General Business), and located southwest of the intersection of East Lewis Place and South Road 40 East. The current site address is 434 E. Lewis Place (Parcel No. 113730151), though a new address is anticipated upon development. The proposal is subject to 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 **April 8, 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 review. The SEPA determination will be issued administratively by the City's SEPA Responsible Official.

A separate open record public hearing on the Special Permit will be conducted by the Hearing Examiner at a later date. A decision is anticipated within 10 working days following the close of the public hearing, in accordance with the Pasco Municipal Code.

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. **SEPA2026-004** has been assigned to this proposal. The SEPA comment period will end **April 8, 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 Non-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 will be issued following the close of the comment period on **April 8, 2026**.

To receive notification of the 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

Adportal Self Service Advertising Confirmation

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: Haylie Matson, CED Director
All comments should be directed to: Ivan Barragan, Planner III

Prepared: March 19, 2026

By: Ivan Barragan

IPL0324311

Mar 25 2026

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Exhibit 6 "SEPA Documents"



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

NOTICE OF APPLICATION/SEPA DETERMINATION (Optional DNS Process)

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A separate open record public hearing on the Special Permit will be conducted by the Hearing Examiner at a later date. A decision is anticipated within 10 working days following the close of the public hearing, in accordance with the Pasco Municipal Code.

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. **SEPA2026-004** has been assigned to this proposal. The SEPA comment period will end **April 8, 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 Non-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;



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

- Other required agency evaluations, approvals, permits, and mitigations as necessary.

Estimated Date of the Decision: A DNS or MDNS will be issued following the close of the comment period on **April 8, 2026**.

To receive notification of the 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: Haylie Matson, CED Director

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

Prepared: March 19, 2026

By: Ivan Barragan

SEPA¹ 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-

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

projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

Wandering Juniper RV Park

2. Name of applicant:

B4 Development

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

Mike Manning, SCJ Alliance
509-835-3770, ext. 394
mike.manning@scjalliance.com

4. Date checklist prepared:

26 February 2026

5. Agency requesting checklist:

City of Pasco, WA

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

Construction by August 2026

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

No current plans for future additions

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

No known environmental information or reports.

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.

There are no pending applications, however this proposal is related to PRAM2025-015

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

City of Pasco Special Use Permit, City of Pasco Building Permit

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

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

this page. (Lead agencies may modify this form to include additional specific information on project description.)

Proposal is for a Special Use Permit located at 434 E Lewis Pl. The special use permit is for the allowability of an RV Park within the C-3 General Business zoning district.

The proposed RV Park will be located on a 5.01-acre site consisting of 88 lots and 13 parking stalls (including 1 handicap accessible stall and 2 EV charging stations). Within the RV Park will be 3 garbage enclosures, and 1 pullout.

Each lot will be 24' wide, all weather surfaced, and be served by both wet and dry facilities.

To support the RV park there is a 2,400 sq ft building proposed, this building will include an office, recreation amenities 8 individual showers, washer/dryer units, a dog wash station, vending machines, and propane sales.

The site will include landscaping, a dog park, and outdoor recreation opportunities.

Proposed signage includes an entry monument sign as well as wayfinding signs.

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.

434 E Lewis Pl, Pasco, WA 99301

Parcel #113-730-151

Legal: N2NE4SE4SW4 27-9-30, SUBJ TO EASE O/A ELY 30' & TOG WITH EASE FOR I/E O/A ELY 30' NE2SE4SE4SW4 & SE4NE4SE4SW4

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

a. General description of the site:

Site is currently vacant (following City of Pasco demo permit B25-0133).

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

[This building permit is expired. - IB](#)

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

15% 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>

- 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.**

According to WSU Web Soil Mapping “Quincy Loamy Fine Sand” is found on-site.

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

There are no surface indications or history of unstable soils on or in the vicinity of the project site.

- 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.**

There is no fill expected. We are striving for a balanced site.

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

Erosion could occur during development of the site due to clearing of existing terrain and construction operations. Due to the relatively flat topography of the site, the potential for erosion is minimal.

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

80%

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

Standard erosion and sediment control (ESC) measures will be implemented through construction to reduce and/or control erosion. An ESC plan will be prepared to address these measures along with a Stormwater pollution Prevention Plan (SWPPP)

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.**

The project may result in a temporary increase in emissions during construction due to construction equipment and use. Long-term emission increases will only be due to traffic on site from passenger vehicles and RV's.

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

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

Adjacent to the project site is the Pasco Flea Market and residential, the emissions and odors from these uses is minimal.

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

During construction exposed surfaces will be sprayed with water as needed to minimize dust. Construction equipment will be kept in good working order to reduce vehicle emissions. The final site conditions exposed surfaces will be stabilized with landscaping and hard surfaces.

3. Water

[Find help answering water questions⁵](#)

a. Surface:

[Find help answering surface water questions⁶](#)

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.

There are no bodies of water in immediate vicinity of the site.

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

The project will not require any work over, in, or adjacent to any body of water.

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 <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>

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

Per the FEMA Flood Insurance Rate Map 5300440825B the site is in Zone C, “areas of minimal flooding”. [No digital data available. Zone C is not used anymore. -IB](#)

- 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 waste materials will be discharged to surface waters.

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 discharged into the ground.

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 generated by the development, including from pollutant-generating surfaces such as parking lots and drive aisles. Stormwater runoff will be treated per the requirements of the Stormwater Management Manual for Eastern Washington prior to be infiltrated on-site and City of Pasco ordinances.

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>

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

It is not anticipated that significant waste materials will enter ground or surface waters. Runoff during construction will be controlled using ESC Best Management Practices (BMPs), and stormwater runoff will be treated prior to infiltration, as described above.

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

Developing the parcel will affect the existing drainage patterns; however the site will be design and graded to treat, store, and discharge all stormwater on site to ensure minimal impact to downstream or surrounding properties.

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

ESC BMP's will be incorporated throughout construction, and the site will continue to infiltrate stormwater on-site in the developed site condition.

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 majority of on-site vegetation, consisting primarily of grasses and shrubs, will be removed for the proposed development.

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

According to WDWF PHS mapping there are no endangered species known to be on or near the site.

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

The proposed RV Park will be landscaped in accordance with City of Pasco requirements.

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

No noxious weeds or invasive species are known to be on or near the site.

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:

- **Birds:** hawk, heron, eagle, songbirds, **other:** Songbirds
- **Mammals:** deer, bear, elk, beaver, **other:** Rodents
- **Fish:** bass, salmon, trout, herring, shellfish, **other:** None

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

According to WDFW PHS mapping there are no threatened or endangered species known to be on or near the site.

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

The site is located within the Pacific Flyway, and migratory birds such as songbirds, ducks, and geese may fly over the area.

- d. Proposed measures to preserve or enhance wildlife, if any.**

Landscaping will be performed in conformance with City of Pasco Standards, no other measures are proposed.

- e. List any invasive animal species known to be on or near the site.**

No invasive animal species are known to be on or near the site.

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>

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.**

Electric power will be utilized to support the site's lighting, displays, HVAC, etc.
Natural gas will be utilized.

- 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 project will utilize energy efficient mechanical systems, include EV charging stations, and comply with Washington State Energy Code.

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.**

None of the environmental health hazards listed are expected to occur due to the proposed development.

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

This site is vacant with no known or possible 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.**

There are no known hazardous chemicals or conditions that would effect the project development and design.

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>

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.

The site will include on-site propane sales, the storage and handling of said propane will be done so in accordance with best practices. Otherwise, no toxic or hazardous chemicals will be stored/used/produced.

4. Describe special emergency services that might be required.

No special emergency services are anticipated. Standard services such as fire protection, police, etc. will be needed.

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

No measures proposed.

b. Noise

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

Vehicle traffic in adjacent roadway. Noise from the adjacent flea market.

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)?

Short-term noise would come from construction equipment during the construction phase. Long-term noise would come from vehicle traffic on site, and those who are enjoying outdoor amenities.

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

Adhering to City of Pasco noise ordinances.

8. Land and shoreline use

[Find help answering land and shoreline use questions](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)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.

Site: vacant

North: Pasco Flea Market

South: Residential

East: Potato storage building

West: Residential

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>

- 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?**

Based on historical satellite imagery it does not appear that the site has been used as working farmlands nor forest lands.

- 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?**

This proposal will not impact working farm lands or forest lands.

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

All structures on site were recently demolished (following City of Pasco demo permit B25-0133). Site is currently vacant.

- d. Will any structures be demolished? If so, what?** This permit is expired. -IB

Structures have already been demolished follow city of Pasco demo permit B25-0133

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

The site is currently zoned C3 -General Business.

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

A majority of the site is designated Low Density Residential while the Northeast portion of the site is designated commercial.

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

N/A This is over 1.5 miles from the shoreline. - IB

- 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?**

1.5 FTE employee is expected, including an on-site manager.

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

The completed project will not displace any persons.

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

N/A

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

The proposed development will conform to City of Pasco requirements. This proposed use is special use will be reviewed and considered by the City of Pasco Hearing Examiner.

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

This proposal will have no impacts to agricultural and forest lands of long-term significance.

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.**

This will provide 88 RV spaces.

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

No units will be eliminated.

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

Adherence to City of Pasco Municipal Code.

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?**

No building or structure height on site will exceed the C-3 maximum building height of 45 feet.

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

No views in the immediate vicinity will be altered or obstructed.

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

The project will be landscaped in accordance with City of Pasco Municipal Code, including perimeter landscaping. [As well as the required fencing. -IB](#)

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>

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?**

This proposal will include street lighting and pedestal lighting. This lighting will mainly occur after the sun sets.

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

No, light or glare from the finished development will not be a safety hazard or interfere with views.

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

No off-site lighting is anticipated to affect this proposal.

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

Light fixtures and pole spacing will be designed to minimize light encroachment on adjacent properties.

12. Recreation

[Find help answering recreation questions](#)

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

The Pasco flea market is immediately north. 1.5 miles to the west is Tierra Vieda park.

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

The proposed project will not displace any existing recreational uses.

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

Following Pasco Municipal code.

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.**

According to WISAARD DAHP web mapping there are no buildings, structures, or sites on or in vicinity of the site that are listed or eligible for listing in national, state, or local preservation registers. **Moderately low risk area. - IB**

- 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.**

A search of WISAARD DAHP web mapping does not indicate any such landmarks or features.

- 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.**

Consultation with online resources provided by WISAARD.

- 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 (IDP) will be prepared to address any historical items that may be discovered during construction.

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 site will be served by Road 40 East (currently under design by the city) to the east, this is the only access to the site.

- 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 site is not immediately served by transit, the nearest transit stop is 0.3 miles to the south.

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).** TIF will be applicable to the project. -IB

No, public improvements are planned for Road 40 East.

- 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?**

According to ITE 416 "Campground/Recreation Vehicle Park" the average rate of peak hour traffic on a weekday is 0.27 trips per occupied campsite. This means at full capacity this RV would have a peak volume of 23.76 trips (88 sites x 0.27). This will be reviewed through ITE. -IB

- 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.**

This proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products.

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

Adherence to Pasco Municipal Code and Design & Construction standards.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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 require fire protection and police protection.

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

The project will be designed to best mitigate all risks to safety and minimize impacts on public services.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

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>

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>


- 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.

Water, sewer, refuse service, electricity, natural gas, telephone.

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.

X  _____

Type name of signee: Mike Manning

Position and agency/organization: Planner, SCJ Alliance.

Date submitted: 2/26/2026

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: Ivan Barragan

Position: Planner III

Date Reviewed: March 19, 2026

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>



**SEPA MITIGATED 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: April 14, 2026
Lead Agency: City of Pasco
Project Name: Wandering Juniper RV Park
Project Number: SEPA2026-004
Applicant/Proponent: SCJ Alliance
C/o Liam Taylor
108 N Washington St #300
Spokane, WA 99201

Proposal Description: The proposal consists of the development of an 88-lot recreational vehicle (RV) park. The project includes 13 additional parking stalls, including one ADA-accessible stall and two electric vehicle (EV) charging stations.

Each RV lot is proposed to be 24 feet in width. The development also includes construction of an approximately 2,400-square-foot support building, which will provide office space, recreational amenities, eight individual shower units, laundry facilities, a dog wash station, and propane sales.

Additional site improvements include landscaping, a designated dog park, and outdoor recreation areas. Proposed signage includes an entry monument sign and internal wayfinding signage. Coordination with the City of Pasco will be required for access and improvements along South Road 40 East.

The proposal is subject to applicable provisions of the Pasco Municipal Code.

Proposal Location: The project site is currently addressed as 434 E. Lewis Place, Pasco, WA 99301 (Parcel No. 113730151). A new address may be assigned upon development.

Mitigation:

1. An Inadvertent Discovery Plan (IDP) addressing the potential discovery of cultural or historical artifacts shall be prepared and submitted to the City’s SEPA Responsible Official prior to issuance of any permits for ground-disturbing activities.

Description: *The Washington State Department of Archaeology and Historic Preservation statewide predictive model indicates a moderately low probability of*

encountering cultural resources within the project area. As a precautionary measure, an Inadvertent Discovery Plan is required to ensure that appropriate procedures are in place in the event that cultural or historical materials are encountered during construction.

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 Mitigated Determination of Non-Significance (MDNS) is issued under the optional DNS process in WAC 197-11-355, and no further 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: Haylie Matson, CED Director

Responsible Official: Haylie Matson
Position/Title: Community and Economic Development Director
Phone: (509) 544-4136
Address: 525 N. 3rd Ave, Pasco, WA 99301

Responsible Official: Haylie Matson
Haylie Matson, Community & Economic Development Director

Exhibit 7 "Comments"

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400



April 7, 2026

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

Re: Wandering Juniper RV Park
File# SEPA2026-004, Ecology SEPA# 202601114

Dear Ivan Barragan:

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

Water Quality Program

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

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

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

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

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

Ivan Barragan
April 7, 2026
Page 2

Sincerely,



Amanda Hiebert
SEPA Coordinator
Eastern Region Office

April 8, 2026

City of Pasco Planning Department
PO Box 293
Pasco, WA 99301

Attn: Ivan Barragan, Planner III

RE: SEPA2026-004, Wandering Juniper RV Park
US 12 Milepost 293.61 right, East A St. vicinity

We have reviewed the proposed project and have the following comments:

- The subject property is adjacent to U.S. Highway 12 (US 12). US 12 is an existing facility, and the proponent is proposing a more noise-sensitive land use. The proponent and future residents should be aware that this area has existing traffic noise. They should also expect traffic noise to continue to grow, and, as an essential public facility, US 12 may need to be expanded to accommodate future traffic. It is the developer's responsibility to dampen or deflect any traffic noise for this development.
- Any outdoor advertising or motorist signage considered for this project will need to comply with state criteria. The applicant should contact Tanya Joblonski of the WSDOT Headquarters Traffic Office for specifics. She can be reached at (360) 705-7294.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact me at (509) 577-1635.

Sincerely,

Jacob Prilucik
Development Services Manager

JJP: mnk

cc: SR 12, File #2026_005

Exhibit 8 "Open Space Narrative - Applicant"

From: [John Scheline](#)
To: [Haylie Matson](#); [Craig Raymond](#); [Ivan Barragan](#)
Cc: [Steve Bauman](#); [Damaris Lind](#)
Subject: Open Space Appeal - Wandering Juniper RV Park
Date: Wednesday, April 29, 2026 6:32:20 PM
Attachments: [260316 Lewis Place RV Park Clubhouse SD Package.pdf](#)

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

Dear Hailey,

Thank you for taking the time to speak with me today and for your candor regarding the City's upcoming recommendation to the Hearings Examiner. I appreciate your efforts to strengthen Pasco and often speak highly of your contributions to the City. This letter is not a reflection on you personally; rather, it is a formal request to document our disagreement with the proposed interpretation of the open space requirements under the Recreational Vehicle Parks Code and to respectfully appeal the interpretation prior to the issuance of the Hearings Examiner report. As discussed, it's my understanding City staff intends to state the Wandering Juniper RV Park site plan does not satisfy the 20% open space requirement under PMC 25.160.070(6), The city staff does not count green space between RV pads, perimeter/buffer areas, and the rooftop recreational area from their calculations based on interpretation of codes. We respectfully disagree and request the City reconsider its position based on the plain language of applicable codes, the recreational amenities provided, and established principles of code interpretation.

Project Summary

The subject property is a 5.02-acre site on Parcel #113730151 (currently addressed as 434 E Lewis Place) and zoned C-3. The proposed development is an 88 site RV park and clubhouse. The plan also includes site improvements designed to serve park occupants with high-quality recreational facilities.

Applicable Code Provisions

The relevant code is found in PMC 25.160.070(6) – Open Space/Recreational Facilities: “A minimum of 20 percent of the site shall be set aside and maintained as open space for the recreational use of park occupants. Such space shall be accessible and usable by all residents of the park for passive or active recreation. Parking spaces, driveways, access streets, and storage areas are not considered to be usable open space. The percentage requirement may be reduced to 15 percent of the site if substantial and appropriate recreational facilities (such as recreational buildings, swimming pool or tennis courts) are provided.”

We agree on the following requirements:

- A minimum of 20% of the site must be set aside as open space for park occupants.
- Parking spaces, driveways, access streets, and storage areas are explicitly excluded.

The requirement may be reduced to 15% when appropriate recreational facilities are provided.

What qualifies as open space and what is the determining factor allowing a park to qualify for a reduction of open space?

Justification for 15% Reduction

The project includes a significant 2,520 sq ft RV Park Clubhouse (plus 2,520 sq ft rooftop) featuring:

- Multiple ADA-accessible shower rooms
- Fitness room
- Kitchenette/lounge
- Laundry facility with dog wash
- Rooftop Pickleball Court
- Also a dog park, community BBQ area, fire pit, and more.

Critically, the entire rooftop is designed as a pickleball court (with associated guardrails and access via metal stairs). Pickleball courts are functionally equivalent in recreational value to tennis courts, which are expressly cited in the code as an example justifying the reduction. These facilities are substantial, accessible to park occupants, and dedicated to active and passive recreation. Given these amenities, it is our belief the City should apply the 15% reduction. Even under the base 20% standard, the project provides ample qualifying open space, as detailed below.

Definition of “Open Space”

The interpretation centers around what constitutes “open space.” PMC 25.15.170 defines “Open space” as: *“an unoccupied space open to the sky on the same lot with a building.”* This definition is broad and unambiguous. It does not limit qualifying space to designated “parks” or exclude areas between RV pads, perimeter buffers, or rooftop areas. It simply requires space that is:

- Unoccupied (not covered by buildings, parking, driveways, streets, or storage);
- Open to the sky; and
- Located on the subject lot.

The code’s only explicit exclusions are parking spaces, driveways, access streets, and storage areas, none of which apply to the green spaces, landscaped buffers, or the rooftop recreational surface in this project. The rooftop pickleball court, while elevated, is open to the sky, unoccupied by structures (except for safety features) and expressly intended for active recreation by park occupants.

Perimeter buffers and green space between RV sites are also unoccupied and open to the sky. Excluding them would lead to additional limitations in the code that do not exist in the text. Washington courts and administrative bodies consistently interpret land use codes according to their plain and ordinary meaning, without adding restrictions which are not present in the

legislative language.


The code further requires that qualifying open space be “accessible and usable by all residents of the park for passive or active recreation.” The proposed layout—supported by the schematic site plan, floor plans, rooftop plan, and perspectives—clearly meets this standard through a combination of dedicated green areas and superior built recreational facilities.

We respectfully request the City:

1. Apply the 15% open space standard due to the recreational facilities provided (clubhouse + full rooftop pickleball court).
2. In the alternative, confirm that green spaces, landscaped areas between RV sites, perimeter buffers, and the rooftop recreational area all qualify as open space under the plain language of PMC 25.15.170 and 25.160.070(6).
3. Recommend approval to the Hearings Examiner consistent with these code provisions and the submitted plans (referencing SD10, SD20, SD40, SD50/SD51, SD60, SD73, etc.).

Our goal is to deliver a high-quality RV park that benefits the community while fully complying with Pasco’s adopted codes. Thank you again for your time and for allowing me to address my concerns.

John Scheline
General Manager
B4 Development + Consulting



+1 509 737 7826 5804 Rd 90, Suite B
Pasco, WA 99301

B4land.com facebook.com/B4land

Empower Development. Support Growth. Guide Results



MASTER FILE #: SP 2026-007 Barker Heights Irrigation Pump Station

APPLICANT: City of Pasco Public Works Department
 C/O Brandon Lane
 525 N. 3rd Avenue
 Pasco, WA 99301

REQUEST: Special Permit: Locate an enclosed building irrigation pump station in an R-3 Zoning District (Parcel No. 114330188).

Timeline:

April 27, 2026	Special Permit Application-SP2026-007 submitted
April 27, 2026	Special Permit Application was Deemed Complete through the Notice of Application
April 27, 2026	Notice of Public Hearing for SP2026-007 Mailed to Properties Within 300 Feet of Proposed Pump Station
April 29, 2026	Notice for Public Hearing Published in Tri-City Herald
May 6, 2026	Public Hearing Staff Report Published

Exhibits:

1. **Maps**
2. **Preliminary Plans**
3. **Applications**
4. **Public Notices**
5. **SEPA Documents**

1) SITE INFORMATION:

Address: Not yet assigned

Parcel: 115181188

Abbreviated Legal: BARKER RANCH 1ST ADDITON PHASE 3 TRACT G (Per County Assessors website)

General Location: Located at the northeast corner of Parcel 115181188. The site is bordered by Broadmoor Boulevard to the east, by Parcel 115180074 to the north, by a future home sites to the west, and a future public local access street to the south. The intersection of Broadmoor Boulevard and Burns Road is approximately 2,000' south of the site.

Property Size: 33.69 acres

- 2) **ACCESS AND UTILITIES:** Access to the site will be provided via Broadmoor Blvd and at a future date will be accessed off a yet to be developed section of Atlantic Drive. Municipal water and sanitary sewer service will be made available from Broadmoor Boulevard.
- 3) **ZONING AND LAND USE:** The property is zoned R-3 (Medium-Density Residential) and is vacant. Surrounding properties are zoned and developed as follows:

North: R-S-1 SFDU

East: R-4 Agriculture/Vacant

South: R-S-1 Mobile Home/Vacant

West: R-1 Low Density Residential / Single-family detached dwellings

- 4) **COMPREHENSIVE PLAN:** The Comprehensive Plan designates this site as “Medium-Density Residential.” The Medium-Density Residential designation allows for R-2 through R-4, and RP zoning; development may be a variety of residential housing at a density of 6 to 20 dwelling units per acre.
- 5) **ENVIRONMENTAL REVIEW (SEPA):** The City of Pasco is serving as the lead agency for this proposal.

Based on review of the submitted SEPA checklist (SEPA2023-009) and other information on file, the City determined on November 2, 2023 that the proposal is not likely to result in significant adverse environmental impacts. Accordingly, an Environmental Impact Statement (EIS) is not required pursuant to RCW 43.21C.030(2)(c).

A Determination of Non-Significance (DNS) was issued under the optional DNS process in WAC 197-11-355, and no additional comment period will be provided. All supporting materials are available for public review upon request.

PROJECT DESCRIPTION

Request

The City of Pasco Public Works Department has applied for a special permit to construct an enclosed structure, 6-pump irrigation pump station at the NE corner of Parcel 115181188 adjacent Broadmoor Boulevard to the east, to provide pressurized irrigation water to one high- and one low-elevation pressure zone.

History

The site is located on Tract A and B of PP2024-003 The site was annexed in 2017 (Ordinance 4330) and assigned R-S-1 (Low-Density Residential) zoning (Ordinance 4331) in conjunction with the annexation. The site was rezoned from R-S-1 to R-3 (Medium-Density Residential; Ordinance 4683) in anticipation of a

residential preliminary plat. A Preliminary Plat was approved for the overall property on January 20th, 2026 (PP2024-003).

In the last 20 years Pasco’s population has more than doubled from approximately 32,066 at the 2000 CENSUS to an estimated 77,108 at the 2020 CENSUS; the latest Office of Financial Management (OFM) estimate is 81,280. This increase has placed tremendous demands on local resources, including domestic water. As such, the City of Pasco deems it necessary to replace the use of City of Pasco domestic water for landscaping with irrigation water.

A previous Special Permit (SP2023-009) was granted November 16, 2023, that permit has since expired under condition number 7 of on November 16, 2025.

More recently, Building Permit B26-0152 was applied for on February 20th, 2026.

Site Design and Layout

The site comprises approximately 33.69 acres (1,467,694.44 square feet), is zoned R-3 (Medium Density Residential District) and is vacant. Surrounding properties are also residentially zoned and are either vacant or developed with a single-family dwelling unit (SFDU) and accessory structures related to agriculture. The project site sits within the northeast corner of the site A minimum 10-foot-wide landscaped perimeter buffer is proposed around the site. A perimeter fence is also proposed to provide visual screening.

STAFF FINDINGS OF FACT

- 1) Notice of the public hearing was sent to property owners within 300 feet of the subject property and the newspaper on April 27th 2026.
- 2) Applicant wishes to construct an open-air, 6-pump irrigation pump station to provide pressurized irrigation water to one high- and one low-elevation pressure zone.
- 3) The parcel comprises approximately 33.69 acres (1,467,694.44 square feet)
- 4) The site is located at the northeast corner of Parcel 115180075 adjacent Broadmoor Boulevard to the east.
- 5) The site is zoned R-3 (Medium Density Residential)
- 6) Surrounding properties are also residentially zoned.
- 7) The site is located on Tract A and B of Preliminary Plat 2024-003.
- 8) The site was annexed in 2017 (Ordinance 4330).
- 9) A Preliminary Plat was proposed for the overall property in 2024 and was approved January 20th 2026.
- 10) The City of Pasco wishes to replace City of Pasco domestic water for landscaping with irrigation water.
- 11) This new facility will support development in the Broadmoor planning area, and recently annexed areas.
- 12) Per Pasco Municipal code (PMC) 25.22.050(1) the minimum setback for both structures and walls over 6 feet in height in the R-3 zoning district is 15 feet in front yard areas.
- 13) Per Pasco Municipal code (PMC) 25.22.050(1) the minimum setback for both structures and walls over 6 feet in height in the R-3 zoning district is 5 feet for side yards.
- 14) Noise from running pumps is anticipated during the irrigation season after project completion.

CONCLUSIONS OF LAW / DECISION CRITERIA

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;

Per the Comprehensive Plan Policy UT-1-D of the Utilities Element of the Comprehensive Plan, the City is directed to “[l]everage irrigation water in new developments to ease the use of domestic water for

maintenance of landscaping;” and similarly in Land Use Policy LU-3-D, to “[e]ncourage the use of irrigation (non-domestic) water for landscape maintenance., and consistent with state and federal laws.”

(2) The proposal will adversely affect public infrastructure;

The exiting irrigation supply network is currently operating at capacity or at deficit. The City's domestic water network is available in much of this area. The domestic water system does not have the capacity, nor the available water rights to provide landscape irrigation water to either the recently annexed areas or the Broadmoor planning area. The proposed irrigation pump station will provide the capacity for the irrigation demands of these areas and reduce the demand for domestic water.

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

The facility will be located in an R-3 zoning district. The intended character of the general vicinity is residential; per Pasco Municipal Code (PMC) 25.65.010 the R-3 district is established to provide a medium density residential environment compliant with the Comprehensive Plan land use density table in PMC 25.215.015.

Noise from running pumps is anticipated during the irrigation season after project completion. The project includes the installation of an 8' CMU block wall intended to block sound from leaving the site once the pump station is operational. A block face will be selected to complement the existing split face CMU block fence recently installed as a part of the adjacent subdivision improvements.

Machinery will be cleaned and checked for leaks prior to working on the site. If a spill should occur, personnel will clean up the spill per established protocols and notify management. All chemicals will be properly handled and stored using spill containment.

(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 location and height of proposed structures are not anticipated to discourage the development of permitted uses on adjacent properties or impair property values, provided the development complies with applicable standards.

Per Pasco Municipal code (PMC) 25.22.050(1) the minimum setback for both structures and walls over 6 feet in height in the R-3 zoning district is 15 feet in front yard areas, and 5 feet for side yards.

An 8' CMU block fence will be installed as a part of the completed project. A block face will be selected to complement the existing split face CMU block fence recently installed as a part of the adjacent subdivision improvements. The project 8' CMU block wall is intended to block sound from leaving the site once the pump station is operational.

(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

Per PMC 9.130.030 No person . . . shall create, continue, or cause to be created or continued, or allow to be created or continued, any public disturbance noise. “Public disturbance noise” means any sound which:

- (1) Is specifically included in, but not limited to, those listed in subsection (3) of this (section); or
- (2) That unreasonably disturbs or interferes with the peace, comfort and repose of owners or occupants of real property and causes a noise complaint to be reported by two or more persons occupying separate residences, neither of which residences is within the same property boundary;

Per PMC 9.130.040(2) the maximum allowable noise in a residential neighborhood is 55 dBA from 7:00 am to 10:00 pm and that maximum noise level is reduced 10 dBA to 45 dBA from 10:00 pm to 7:00 am.

Noise from running pumps is anticipated during the irrigation season after project completion. An 8' CMU block fence will be installed as a part of the completed project as well as enclosing the pumps in a built structure. The project 8' CMU block wall and enclosed structure are intended to block sound from leaving the site once the pump station is operational.

If the CMU block fence and enclosed structure do not sufficiently block or deaden the noise to acceptable levels, additional sound-reduction measures may be necessary for conformance.

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

The proposal is not anticipated to endanger public health or safety, nor become a nuisance to permitted uses within the district, provided it is developed in compliance with applicable standards.

Emergency services are not outside of the normal operations that are currently performed by the City of Pasco emergency services. Machinery will be cleaned and checked for leaks prior to working on the site. No chemicals are anticipated to be stored or used (except for maintenance) on site at completion of the project. If a spill should occur, personnel will clean up the spill per established protocols and notify management. All chemicals will be properly handled and stored using spill containment.

Per Pasco Municipal code (PMC) 25.22.050(1) the minimum setback for both structures and walls over 6 feet in height in the R-3 zoning district is 15 feet in front yard areas, and 5 feet for side yards. One purpose of these setbacks is to ensure adequate visibility of pedestrians, bicyclists, and vehicular traffic when conducting vehicles out of a garage or similar sight-obscuring structure, over across the sidewalk, and entering the street

The conditions of approval are intended to ensure that the proposal will comply with all applicable provisions of PMC 25.160 prior to development and permit issuance.

Approval Conditions

- 1) The special permit shall apply to that portion of Parcel 115181188 herein specified, and any subsequent subdivision(s) thereof.
- 2) The City of Pasco Public Works Department will coordinate with the property owner/developer of the parcel to ensure the location of the irrigation pump station site does not prohibit future residential development from conformance with municipal requirements, such as setback requirements.
- 3) Upon development of the parent parcel, the property acquired for the irrigation pump station project shall comprise sufficient property area to accommodate City of Pasco development requirements including but not limited to necessary setbacks, and provision for necessary utility easements. No structures, (including vaults, concrete pads, equipment, block wall/fencing, etc.) may be located in the future utility easement (per approved preliminary plat).
- 4) Concrete pad, equipment, and block wall/fencing elevations shall be set to ensure reasonable tie into a future roadway along the project frontage connecting to Broadmoor Boulevard.
- 5) The 8' wall cited above shall be constructed of an architectural split face CMU block.
- 6) All required frontage improvements for a future roadway fronting this project (such as asphalt road,

stormwater system, curb, gutter, sidewalk, landscaping, streetlights, etc.) will be installed no later than the time of development of the surrounding parent parcel.

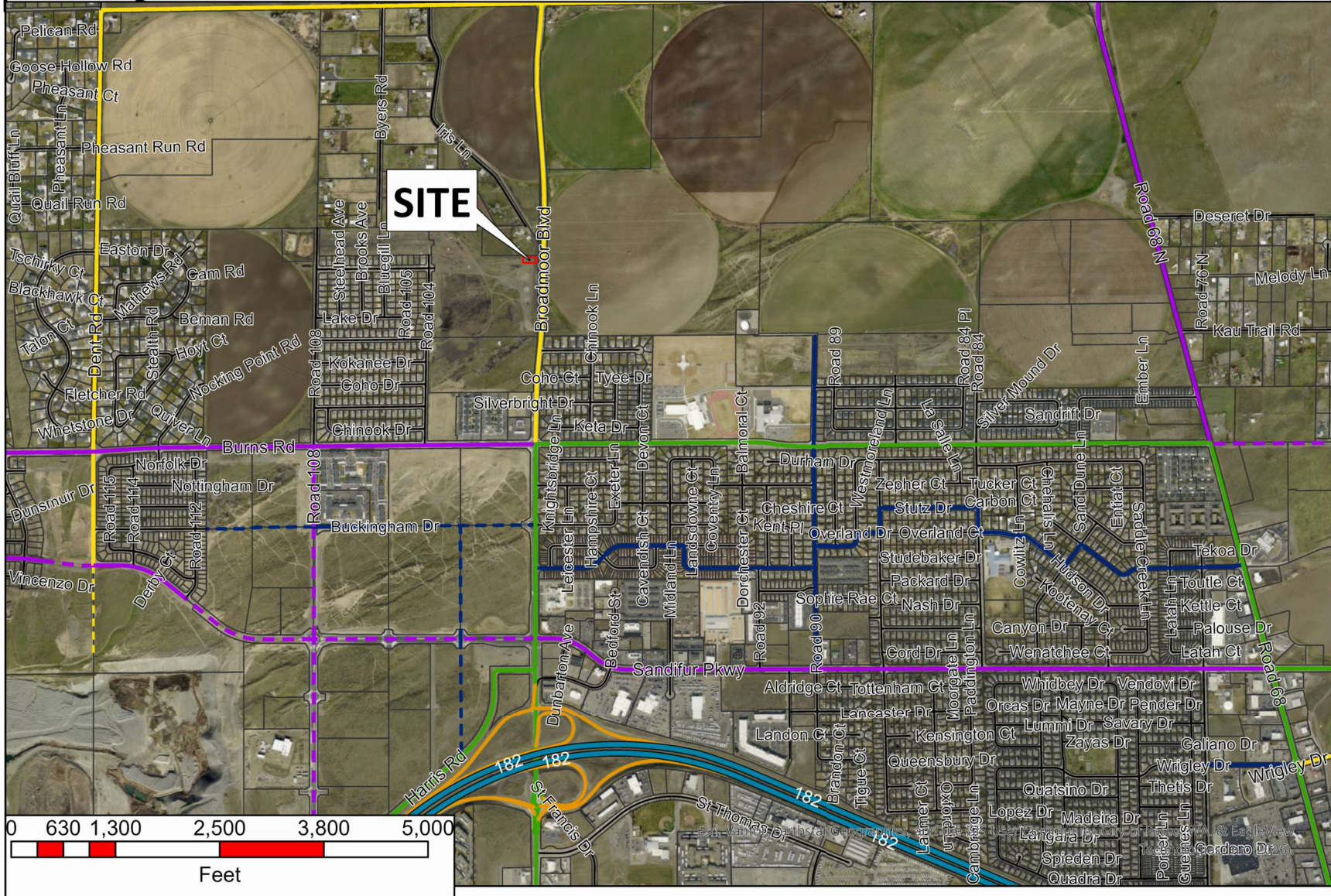
RECOMMENDATION

Staff recommends based on the Findings of Fact and Conclusions herein that a Special Permit be approved for an enclosed irrigation pump station in that portion of Parcel 115181188. herein specified, located in Tract A and B of PP2024-003, in Pasco, WA, with conditions as listed herein.

Exhibit 1 "Maps"

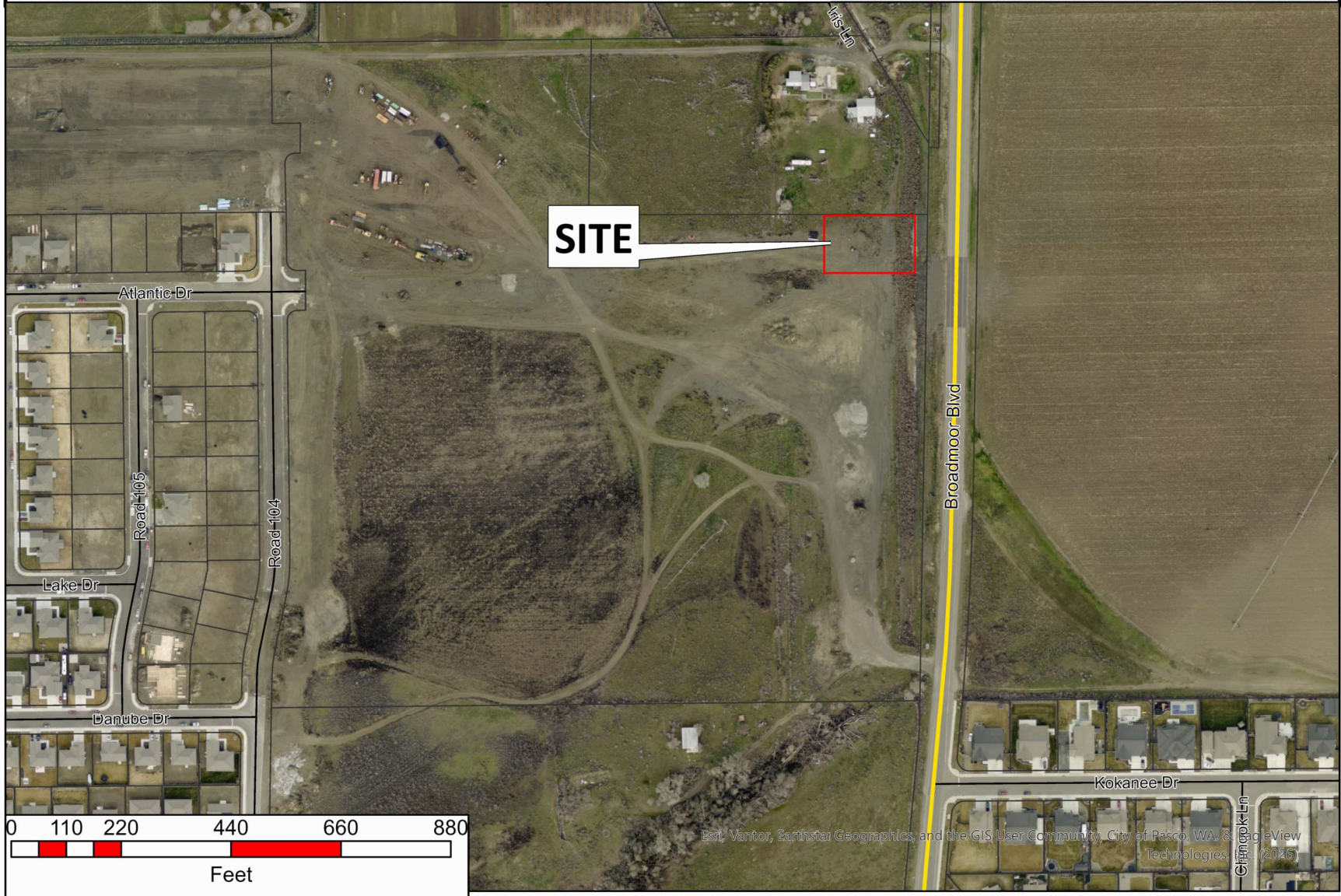
Overview Map

Item: Barker Heights Irrigation Pump Station
Applicant(s): Brandon Lane City of Pasco
File #: SP 2026-007



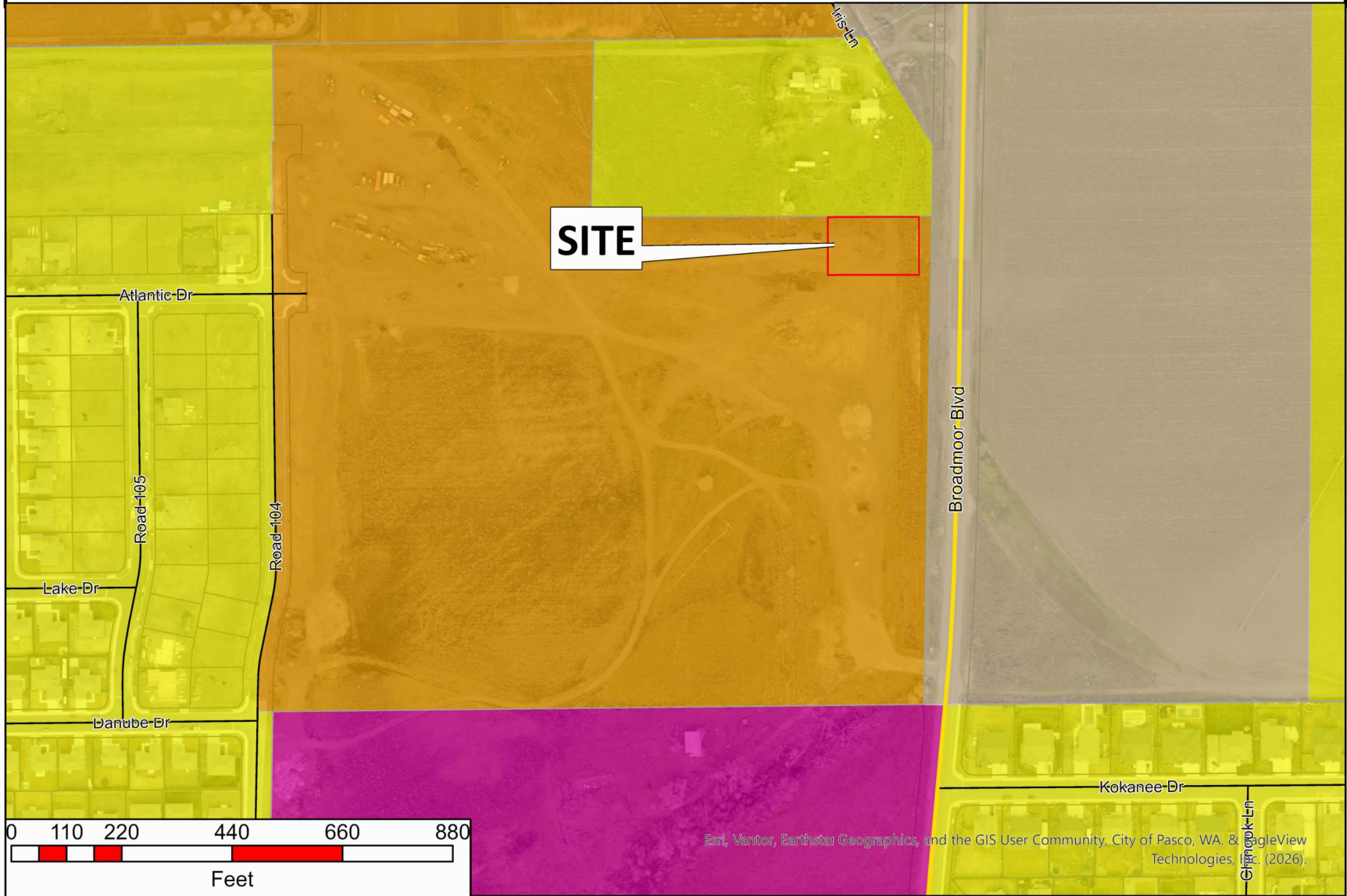
Vicinity Map

Item: Barker Heights Irrigation Pump Station
Applicant(s): Brandon Lane City of Pasco
File #: SP 2026-007



Vicinity Map

Item: Barker Heights Irrigation Pump Station
Applicant(s): Brandon Lane City of Pasco
File #: SP 2026-007



Vicinity Map

Item: Barker Heights Irrigation Pump Station
Applicant(s): Brandon Lane City of Pasco
File #: SP 2026-007

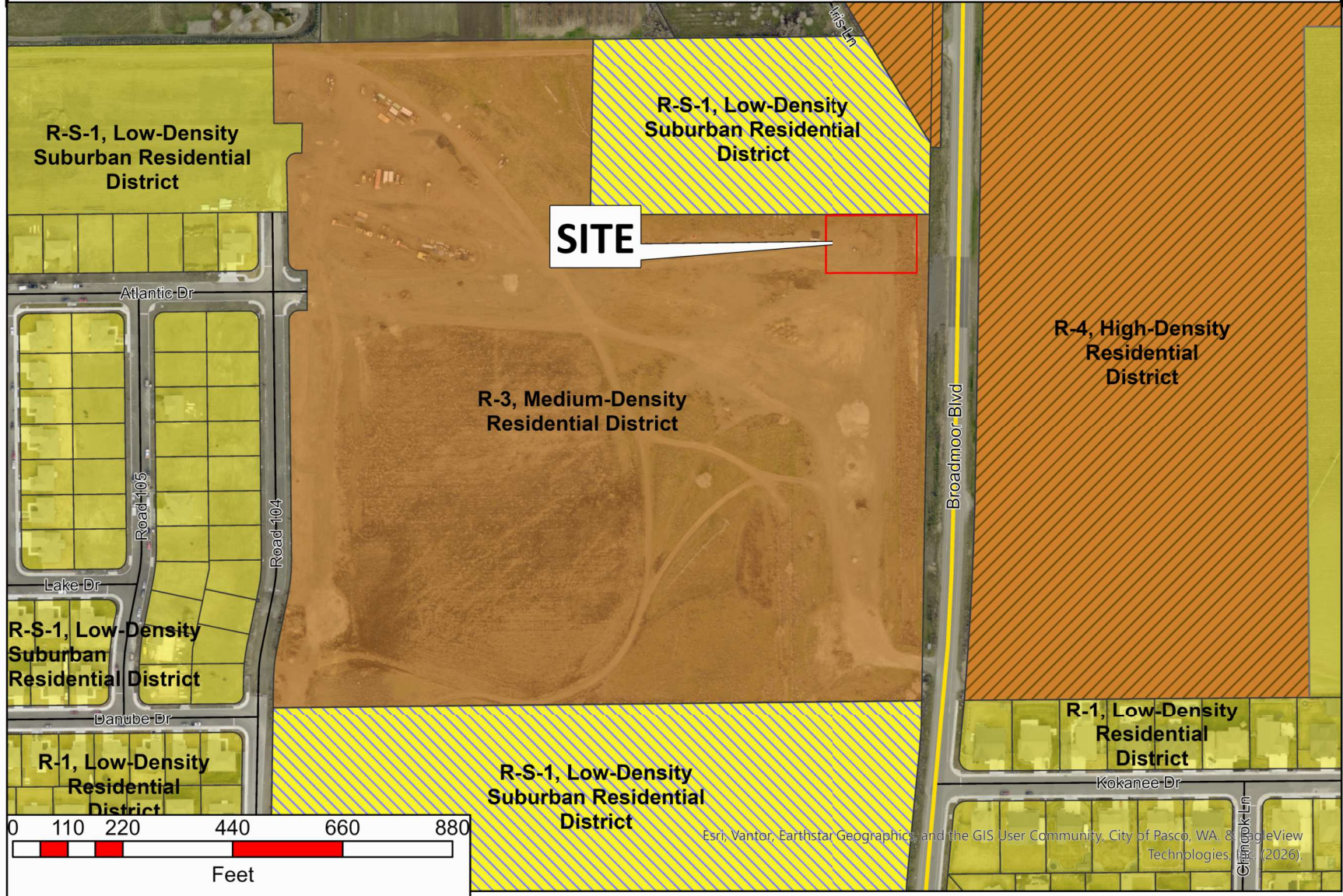
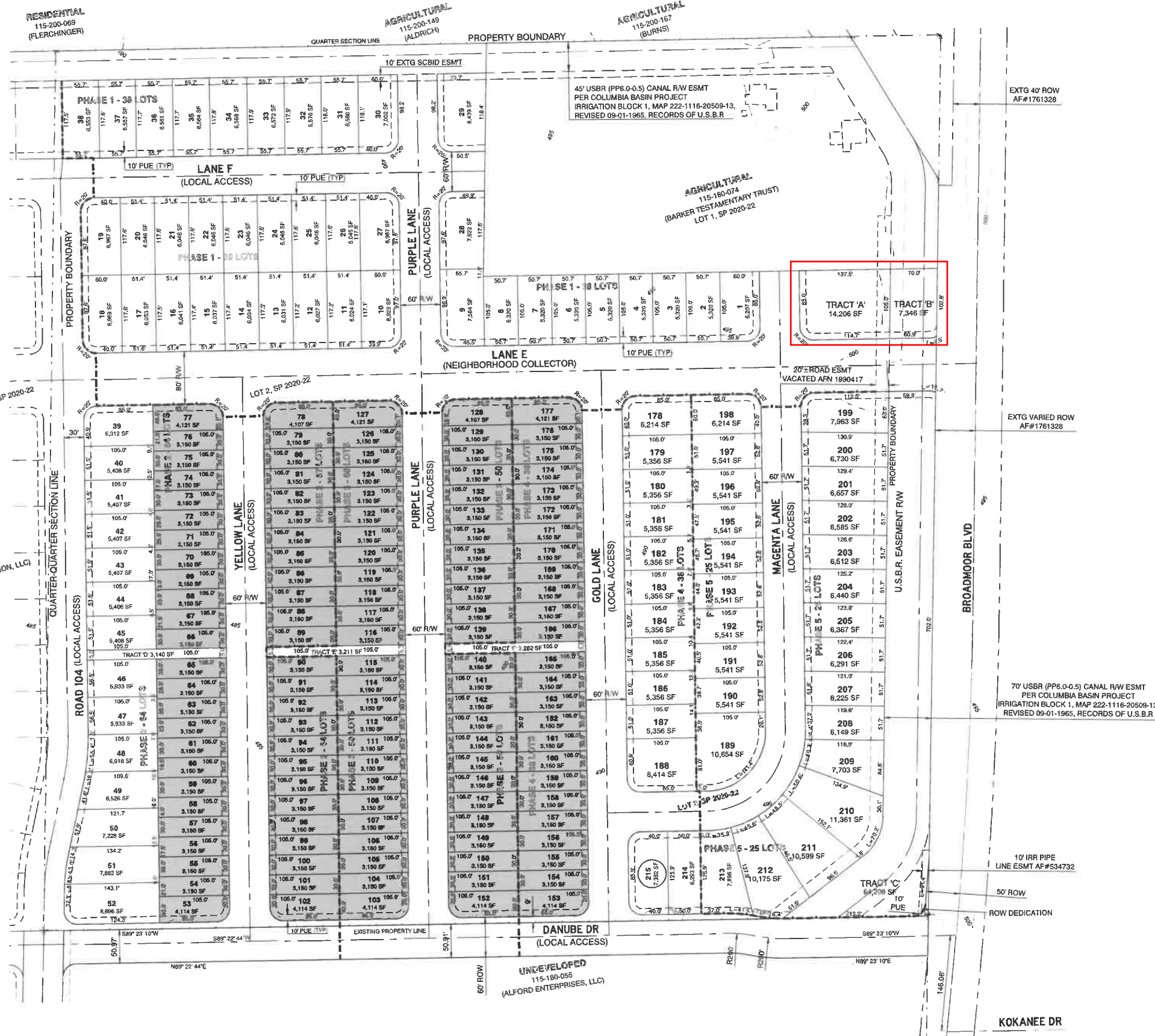


Exhibit 2
"Preliminary Plans"

Barker Heights

LOCATED IN THE SE ¼ OF SEC 6, T 9 N, R 26 E OF THE WILLAMETTE MERIDIAN
PRELIMINARY PLAT

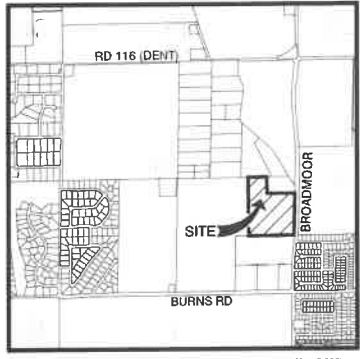


LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
1	6,207	112	3,190
2	5,320	113	3,190
3	5,320	114	3,190
4	5,320	115	3,190
5	5,320	116	3,190
6	5,320	117	3,190
7	5,320	118	3,190
8	5,320	119	3,190
9	7,264	120	3,190
10	6,029	121	3,190
11	6,029	122	3,190
12	6,029	123	3,190
13	6,029	124	3,190
14	6,029	125	3,190
15	6,029	126	3,190
16	6,029	127	3,190
17	6,029	128	3,190
18	6,029	129	3,190
19	6,029	130	3,190
20	6,029	131	3,190
21	6,046	132	3,190
22	6,046	133	3,190
23	6,046	134	3,190
24	6,046	135	3,190
25	6,046	136	3,190
26	6,046	137	3,190
27	6,967	138	3,190
28	7,222	139	3,190
29	6,426	140	3,190
30	7,000	141	3,190
31	6,260	142	3,190
32	6,278	143	3,190
33	6,272	144	3,190
34	6,266	145	3,190
35	6,266	146	3,190
36	6,266	147	3,190
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47	6,266	158	3,190
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50	7,228	161	3,190
51	7,262	162	3,190
52	8,886	163	3,190
53	4,114	164	3,190
54	3,150	165	3,190
55	3,150	166	3,190
56	3,150	167	3,190
57	3,150	168	3,190
58	3,150	169	3,190
59	3,150	170	3,190
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62	3,150	173	3,190
63	3,150	174	3,190
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75	3,150	186	3,190
76	3,150	187	3,190
77	3,150	188	3,190
78	3,150	189	3,190
79	3,150	190	3,190
80	3,150	191	3,190
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82	3,150	193	3,190
83	3,150	194	3,190
84	3,150	195	3,190
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91	3,150	202	3,190
92	3,150	203	3,190
93	3,150	204	3,190
94	3,150	205	3,190
95	3,150	206	3,190
96	3,150	207	3,190
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98	3,150	209	3,190
99	3,150	210	3,190
100	3,150	211	3,190
101	4,114	212	3,190
102	4,114	213	3,190
103	4,114	214	3,190
104	4,114	215	3,190
105	4,114	216	3,190
106	4,114	217	3,190
107	4,114	218	3,190
108	4,114	219	3,190
109	4,114	220	3,190
110	4,114	221	3,190
111	4,114	222	3,190

GROSS PLATTING AREA: 34.64 Acres
 TOTAL PROPOSED LOTS: 215
 DENSITY: 6.20 DU/AC
 MIN LOT SIZE: 3,150 SF (LOT 54-76, 78-101, 104-126, 129-161 & 154-178)
 MAX LOT SIZE: 11,361 SF (LOT 210)
 AVG LOT SIZE: 4,562 SF
 PHASE 1: 38 LOTS
 PHASE 2: 64 LOTS
 PHASE 3: 50 LOTS
 PHASE 4: 28 LOTS
 PHASE 5: 25 LOTS

RIGHT-OF-WAY AREAS
 PHASE 1: 170,124 SF
 PHASE 2: 71,193 SF
 PHASE 3: 62,299 SF
 PHASE 4: 65,643 SF
 PHASE 5: 41,326 SF

PROPOSED STREET WIDTHS
 LOCAL ACCESS: 39' (PER ST-2A)
 COLLECTOR: 47' (PER ST-2C)
 BROADMOOR BLVD: 69' (PER ST-2C)



SHEET INDEX

P100	PRELIMINARY PLAT
P101	PRELIMINARY UTILITY PLAN

PROPERTY AND PLAT STATISTICS

PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY PBS ENGINEERING AND ENVIRONMENTAL, 2020

BASIS OF BEARING IS: NAD83 WASHINGTON STATE PLANE, SOUTH ZONE HOLDING A GRID BEARING OF 500°55'29"W ALONG THE WEST LINE OF THE SE ¼ OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 26 EAST, WILLAMETTE MERIDIAN, BETWEEN FOUND MONUMENTS, ESTABLISHED VIA GPS OBSERVATION ON A CONTROL POINT NEAR THE NORTHWEST CORNER OF THIS SITE AND POST PROCESSED THROUGH OPUS.

VERTICAL DATUM IS CITY OF PASCO DATUM, POINT 95 ELEV. 478.91
 POINT 32 ELEV. 475.59

TAX ID # OF SUBJECT PARCELS:
 115 180 075

OWNER
 PRO MADE CONSTRUCTION, LLC
 105609 Wisner Parkway
 Kennewick, WA 99338

DEVELOPER/APPLICANT
 RP DEVELOPMENT, INC
 105609 Wisner Parkway
 Kennewick, WA 99338

COMPREHENSIVE LAND USE DESIGNATION:
 MEDIUM-DENSITY RESIDENTIAL, 6-20 DU/Acre

ZONING DESIGNATION:
 R-3 MEDIUM DENSITY RESIDENTIAL, 4,500 SF MIN. LOT SIZE

CURRENT PROPERTY USE: AGRICULTURAL
 PROPOSED PROPERTY USE: MEDIUM DENSITY RESIDENTIAL

ANTICIPATED TO BEGIN CONSTRUCTION SPRING 2024 AND COMPLETE BY 2026, DEPENDANT UPON MARKET CONDITIONS.

PUBLIC STREETS, UTILITIES, AND STORMWATER

PUBLIC STREETS WILL BE CONSTRUCTED TO CITY OF PASCO STANDARD ST-2A. LOCAL ACCESS STREETS. 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.

TRACT 'A' IS INTENDED TO BE USED FOR A REGIONAL IRRIGATION PUMP STATION.

TRACT 'B' AND TRACT 'C' ARE INTENDED TO BE USED AS AN EMERGENCY STORAGE FOR THE IRRIGATION PUMP STATION.

LEGEND

- 196 LOT #
- 5,541 SF LOT TOTAL AREA
- 117-150-033 CO TAX ID #
- RESIDENTIAL ADJACENT USE
- (ALFORD... ADJACENT OWNER NAME
- ZERO LOT LINE DEVELOPMENT AREA

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

ERIC FETTERO
 STATE OF WASHINGTON
 PROFESSIONAL ENGINEER
 No. 21787
 Exp. 12/31/2026

Preliminary plat for:
Barker Heights
 A project in the City of Pasco, WA

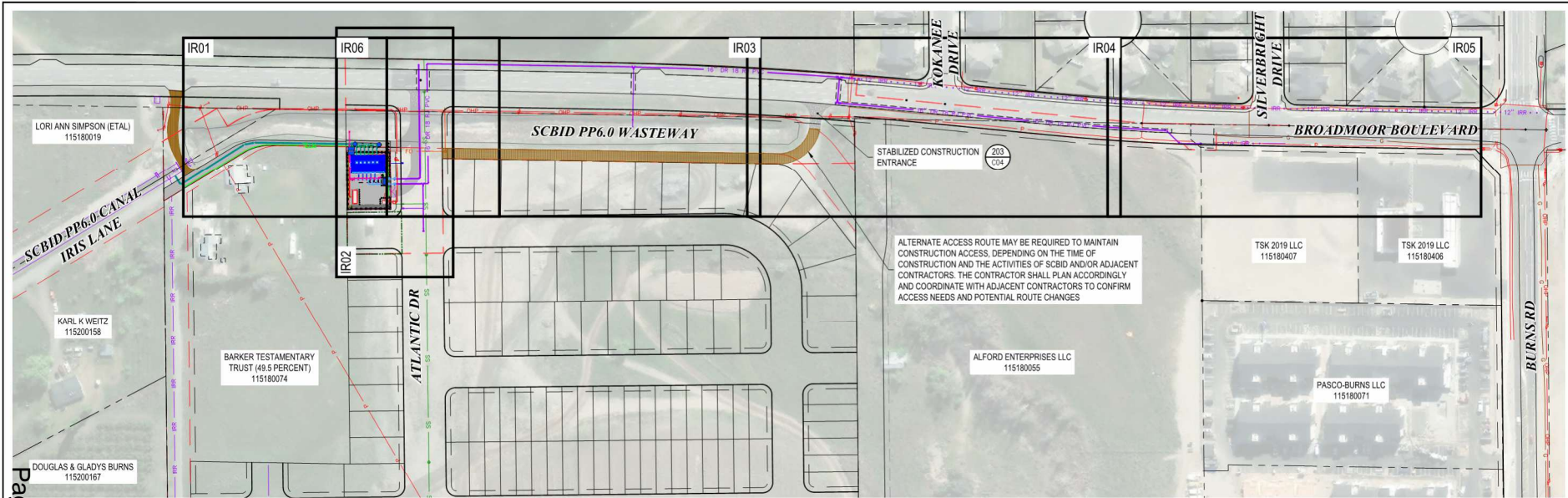
Drawn by: DAK
 Checked by: JEF

JF Eng. Job # 0108.03

Scale H: 1"=80'
 Scale V: N/A

Date: November 6, 2025

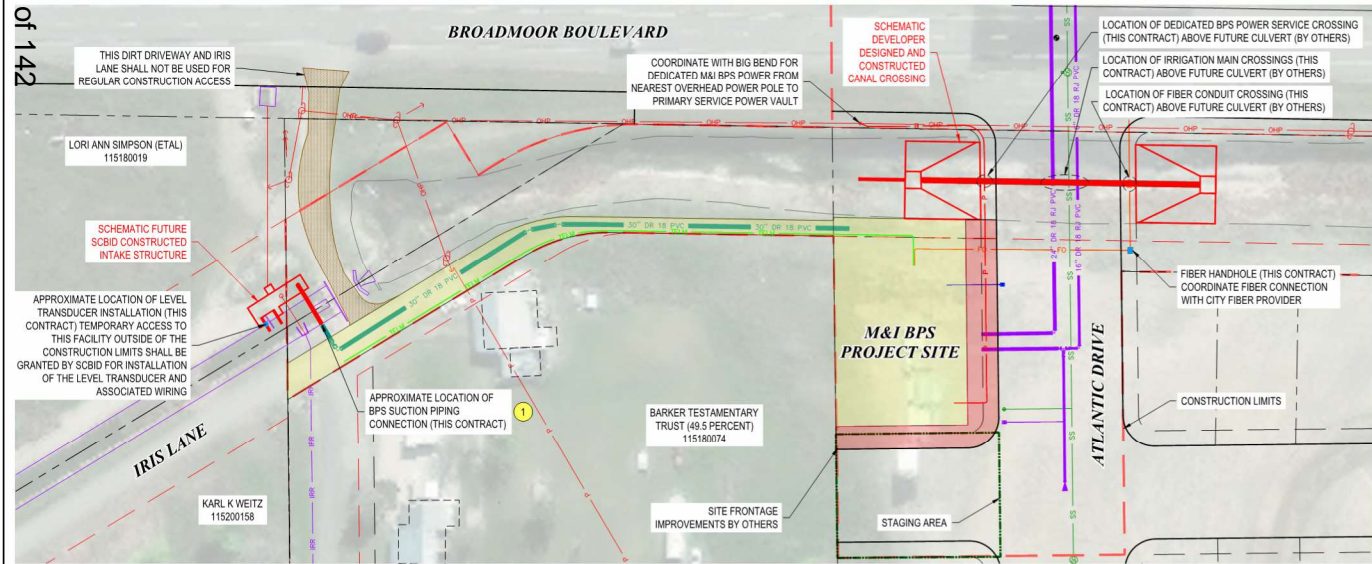
P100



PROJECT AREA OVERVIEW AND KEY PLAN

FULL SCALE (22" x 34"): 1" = 100'
 HALF SCALE (11" x 17"): 1" = 200'

Page 90 of 142



ADJACENT PROJECTS (BY OTHERS) COORDINATION PLAN

FULL SCALE (22" x 34"): 1" = 40'
 HALF SCALE (11" x 17"): 1" = 80'

ADJACENT PROJECT COORDINATION

- ADJACENT PROJECTS BY OTHERS ARE SCHEMATICALLY SHOWN IN RED. THESE SKETCHES DO NOT REPRESENT THE ACTUAL DESIGNS (BY OTHERS) AND ARE INTENTIONALLY SIMPLIFIED GRAPHICS ONLY INTENDED TO APPROXIMATELY DEMONSTRATE THE LOCATION AND CONCEPT OF ADJACENT PROJECTS. THE DISTRICT (SCBID) WILL BE CONSTRUCTING A CANAL INTAKE STRUCTURE THAT THIS PROJECT'S SUCTION PIPING WILL ULTIMATELY CONNECT TO. PRO MADE HOMES WILL BE CONSTRUCTING A CANAL CROSSING FOR THE FUTURE ROAD 'ATLANTIC DRIVE'. THE CANAL CROSSING AND ASSOCIATED CULVERT STRUCTURE IS IMMEDIATELY ADJACENT TO THIS PROJECT SITE. CONSTRUCTION OF THE CITY'S IRRIGATION SYSTEM EXPANSION PROJECT WILL HAPPEN CONCURRENTLY WITH CONSTRUCTION OF THE INTAKE STRUCTURE AND CANAL CROSSING BY OTHERS.
- ACTUAL POINT OF CONNECTION TO BPS SUCTION PIPING SUBJECT TO MINOR CHANGE, NOT TO EXCEED +/- 20LF HORIZONTALLY AND/OR +/- 1-FT VERTICALLY.

LEGEND

- SCHEDULE A: RIGHT-OF-WAY IMPROVEMENTS (ALL IMPROVEMENTS BEYOND THE REGION HIGHLIGHTED FOR SCHEDULE B)
- SCHEDULE B: M&I BPS AND SITE IMPROVEMENTS
- SCHEMATIC INFRASTRUCTURE (BY OTHERS)
- FRONTAGE IMPROVEMENTS (BY OTHERS)



SIGNED: 03/26/2026

CITY OF PASCO
 IRRIGATION SYSTEM EXPANSION

PROJECT OVERVIEW

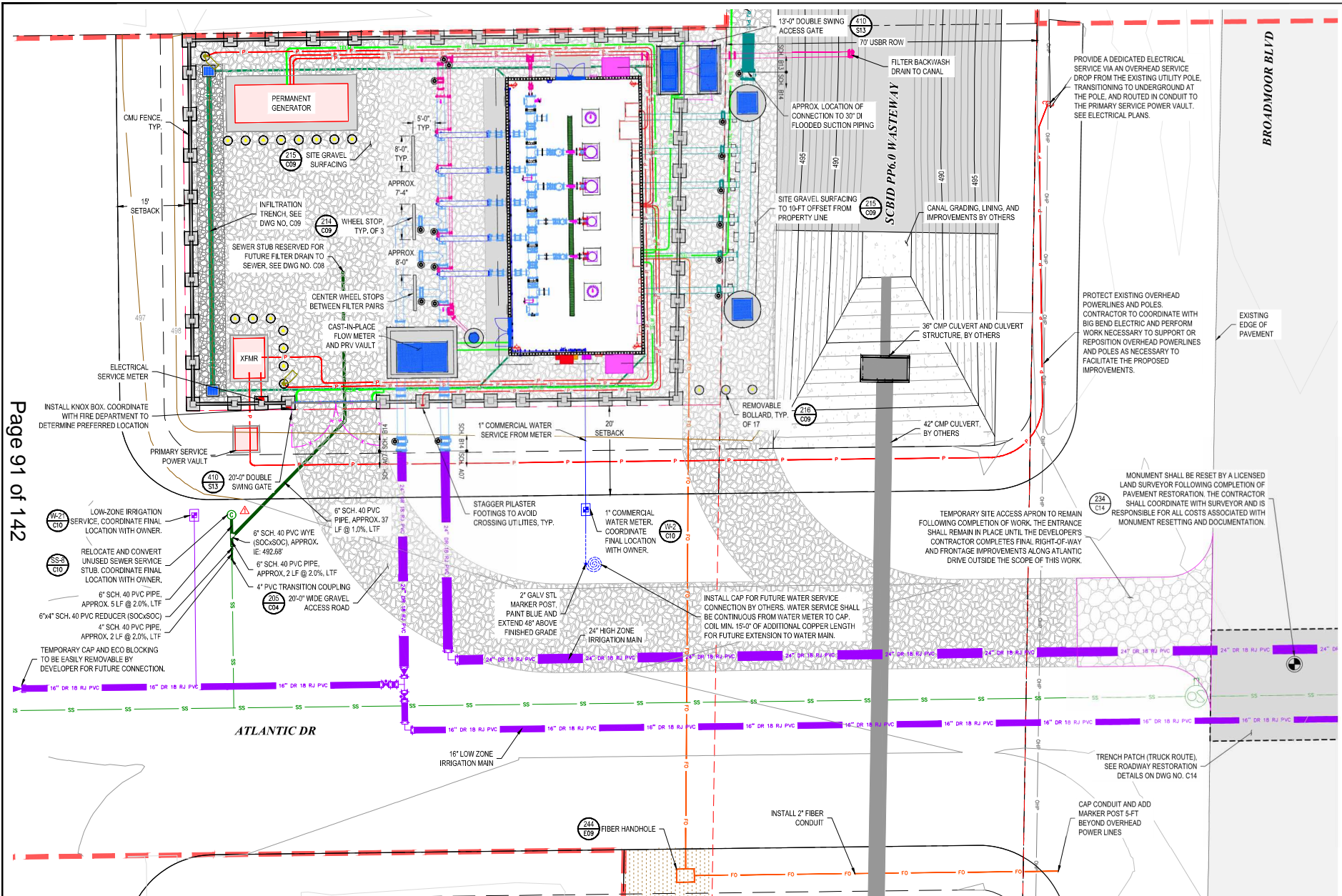


NO.	DATE	DESCRIPTION	BY	REVIEW

SCALE: SHOWN

DRAWING IS FULL SCALE UNLESS OTHERWISE NOTED

DWG NO: C01 SHEET NO: 04 OF 76



CITY OF PASCO
IRRIGATION SYSTEM EXPANSION
FINISHED SITE PLAN



NO.	DATE	BY	REVISIONS
1	APR 2008	JTD	ISSUED FOR PERMITS
2	APR 2008	ALP	REVISED PER A.P.
3	APR 2008	ALP	REVISED PER ADDENDUM 1

SCALE	SHOWN
1" = 10'	AS SHOWN
1" = 20'	AS SHOWN

FINISHED SITE PLAN
 FULL SCALE (22" x 34") 1" = 10'
 HALF SCALE (11" x 17") 1" = 20'



**CITY OF PASCO
SPECIAL PERMIT APPLICATION**

Exhibit 3
Applications

Master File # SP 2023-009

Date Submitted: _____

Applicant Info	Owner Info (if different than applicant)
Name:	Name:
Address:	Address:
Phone:	Phone:
Email:	Email:

Project Address: _____

Project Parcel Number: _____

Current Zoning: _____

Source of domestic water: _____

Method of sewage disposal: _____

Present use of the land and structure(s) if any: _____

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

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

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



Brian Cartwright

Signature of Applicant

[Handwritten Signature]

***Notarized Signature of Property Owner**

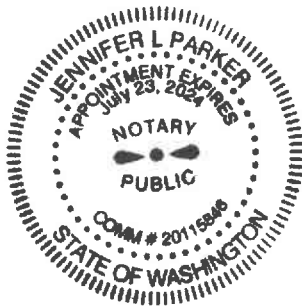
State of Washington)

ss.

County of Franklin)

On this 6th day of June, 2023, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ 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 6th day of June, 2023.



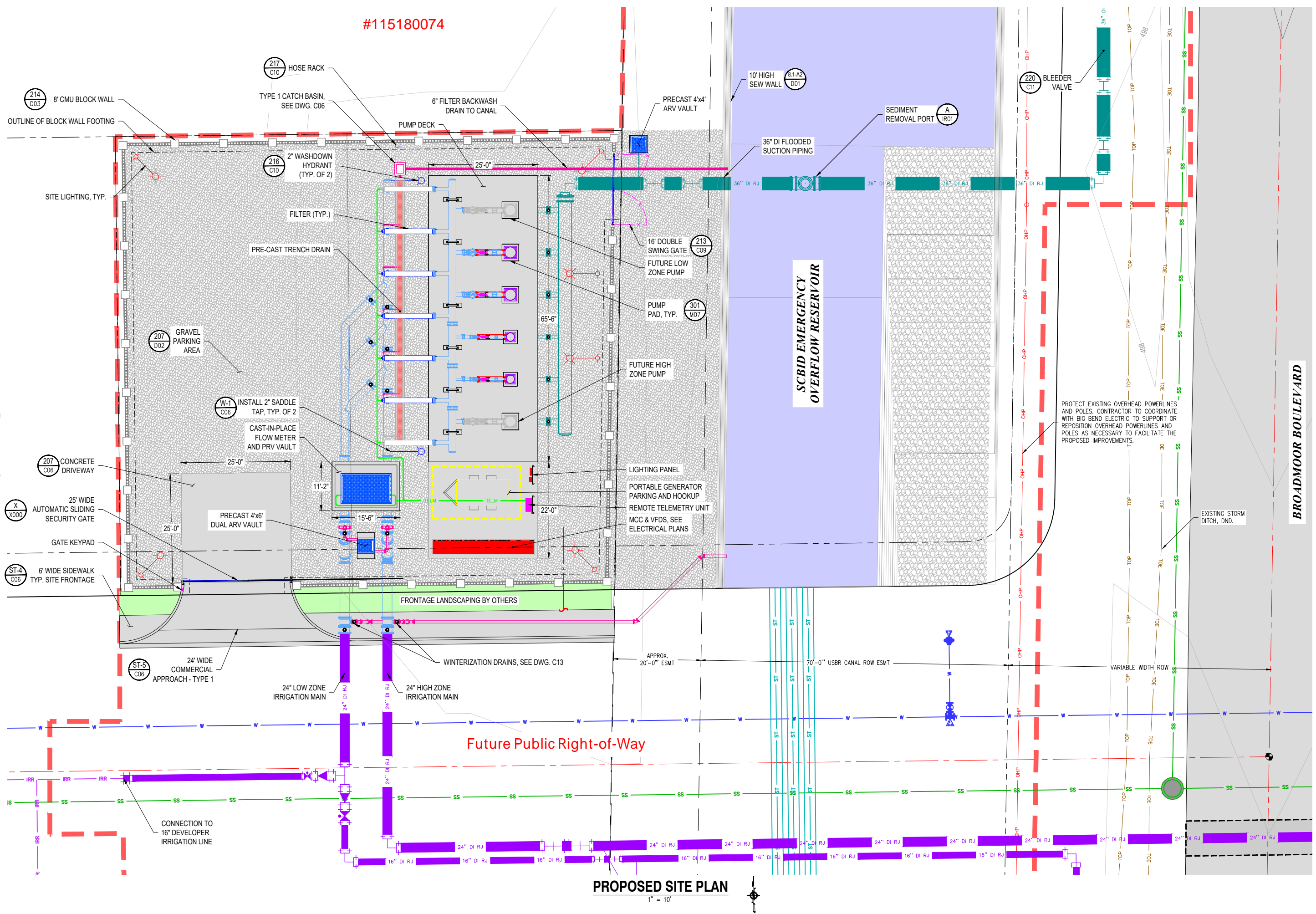
Jennifer L Parker

Notary Public in and for the State of Washington

Residing at Richland

My Commission expires 7-23-2024

#115180074



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PROPOSED SITE PLAN
1" = 10'



CITY OF PASCO
M&I BOOSTER STATION

PROPOSED SITE PLAN

Pasco logo

NO.	DATE	DESCRIPTION	BY	REVIEW
REVISIONS				
60% DESIGN				

SCALE: SHOWN

DRAWING IS FULL SCALE WHEN BAR MEASURES 2"

DWG NO. C04 SHEET NO. 08 OF 35



CITY OF PASCO SPECIAL PERMIT APPLICATION

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

UNCLASSIFIED USES:

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

REQUIREMENTS:

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

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

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

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

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

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

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

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

THENCE SOUTH 00°56'06" WEST ALONG SAID WEST RIGHT OF WAY MARGIN A DISTANCE OF 981.08 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 89°23'10" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1,331.19 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°55'20" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 A DISTANCE OF 62.52 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 300.03 FEET; THENCE ALONG SAID CURVE AND LEAVING SAID WEST LINE, HAVING AN ARC LENGTH OF 57.04 FEET, WITH A DELTA ANGLE OF 10°53'34", A CHORD BEARING OF NORTH 06°22'07" EAST, AND A CHORD LENGTH OF 56.95 FEET; THENCE NORTH 11°48'54" EAST A DISTANCE OF 113.73 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 300.03 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 65.12 FEET, WITH A DELTA ANGLE OF 12°26'10", A CHORD BEARING OF NORTH 05°35'49" EAST, AND A CHORD LENGTH OF 64.99 FEET; THENCE NORTH 00°37'16" WEST A DISTANCE OF 844.42 FEET; THENCE NORTH 89°22'44" EAST A DISTANCE OF 4.09 FEET; THENCE NORTH 00°37'14" WEST A DISTANCE OF 192.54 FEET TO THE TRUE POINT OF BEGINNING (Parcel 115180075).

3. **General Location:** Located at the northeast corner of Parcel 115180075. The site is bordered by Broadmoor Boulevard to the east, by Parcel 115180274 to the north, by future home sites to the west, and a future public local access street to the south. The intersection of Broadmoor Boulevard and Burns Road is approximately 2,000' south of the site.
4. **Property Size:** Approximately 34.61 acres (1,507,714.42 square feet).
5. **ACCESS:** The property has access from Broadmoor Boulevard.
6. **UTILITIES:** Municipal water and sewer services will be made available from Broadmoor Boulevard.
7. **LAND USE AND ZONING:** The property is zoned R-3 (Medium-Density Residential) and is vacant. Surrounding properties are zoned and developed as follows:

North	R-S-1	SFDU
East	R-4	Agriculture/Vacant
South	R-S-1	Mobile Home/Vacant
West	R-3	Vacant
8. **COMPREHENSIVE PLAN:** The Comprehensive Plan designates this site as "Medium-Density Residential." The Medium-Density Residential designation allows for R-2 through R-4, and RP zoning; development may be a variety of residential housing at a density of 6 to 20 dwelling units per acre.
9. **ENVIRONMENTAL DETERMINATION:** The City of Pasco is the lead agency for this project. Based on the SEPA checklist, the adopted City Comprehensive Plan, City development regulations, and other information, a threshold determination resulting in a

Determination of Non-Significance (DNS) was issued for this project on November 2, 2023 under WAC 197-11-158

10. The site comprises approximately 34.61 acres (1,507,714.42 square feet), is zoned R-S-1 (Suburban) and is vacant. Surrounding properties are also residentially zoned and are either vacant or developed with a single-family dwelling unit (SFDU) and accessory structures related to agriculture. The project site sits within the northeast corner of the site.
11. The site is located on Lot 2 and a portion of Lot 3 of Short Plat 2020-22. The site was annexed in 2017 (Ordinance 4330) and assigned R-S-1 (Low-Density Residential) zoning (Ordinance 4331) in conjunction with the annexation. The site has recently been rezoned from R-S-1 to R-3 (Medium-Density Residential; Ordinance 4683) in anticipation of a residential preliminary plat. A Preliminary Plat was proposed for the overall property in 2017 but was not approved. In the last 20 years Pasco's population has more than doubled from approximately 32,066 at the 2000 CENSUS to an estimated 77,108 at the 2020 CENSUS and the latest Office of Financial Management (OFM) estimate is 81,280. This increase has placed tremendous demands on local resources, including domestic water. As such, the City of Pasco deems it necessary to replace the use of City of Pasco domestic water for landscaping with irrigation water.
12. Per Policy UT-1-D of the Utilities Element of the Comprehensive Plan, the City is directed to "[l]everage irrigation water in new developments to ease the use of domestic water for maintenance of landscaping;" and similarly in Land Use Policy LU-3-D, to "[e]ncourage the use of irrigation (non-domestic) water for landscape maintenance consistent with state and federal laws."
13. The City of Pasco Public Works Department is proposing the construction of a new irrigation booster pump station in the NW corner of Parcel 115180075. The site was chosen due to the centrality to the area it is intended to serve and the proximity to the water source. This pump station will take the tail water from the existing United States Bureau of Reclamation (USBR) Pasco Pump Lateral Canal and pump it into the City's existing and future pipe networks. The exiting network is currently operating at capacity or at deficit.
14. This new facility is essential to support development in the recently annexed areas and the Broadmoor planning area, which was recently opened to development with the installation of a new sewer trunk line. Currently the City's domestic water network is available in much of this area. However, the domestic water system does not have the capacity, nor the available water rights to provide landscape irrigation water to either area (recently annexed areas or Broadmoor planning area). The proposed irrigation pump station will provide the much-needed capacity for the irrigation demands of these areas.
15. The property has recently been rezoned from R-S-1 (Low-Density Residential) to R-3 (Medium-Density Residential; Ordinance 4683). The intended character of the general vicinity is residential; per Pasco Municipal Code (PMC) 25.65.010 the R-3 district is established to provide a medium density residential environment compliant with the Comprehensive Plan land use density table in PMC 25.215.015. Per PMC 25.65.020, the Medium-Density Residential designation allows for R-2 through R-4, and RP zoning; development may be a variety of residential housing at a density of 6 to 20 dwelling units per acre.
16. The project site plan is part of a larger parcel (Parcel 115180075). Currently the property does not have an approved preliminary plat. The project area future property lines are

approximately defined by a previous preliminary plat submitted to the City of Pasco in 2017, but not approved.

17. Setbacks: An 8' CMU block fence will be installed as a part of the completed project. Per Pasco Municipal code (PMC) 25.65.050(5) the minimum setback for both structures and walls over 6 feet in height in the R-3 zoning district is 20 feet in front yard areas, and 5 feet for side yards. One purpose of these setbacks is to ensure adequate visibility of pedestrians, bicyclists, and vehicular traffic when conducting vehicles out of a garage or similar sight-obscuring structure, over across the sidewalk, and entering the street.
18. The City of Pasco Public Works Department will coordinate with the property owner/developer of the parcel to ensure the location of the irrigation pump station site does not prohibit future residential development from conformance with municipal requirements, such as setback requirements. The Pasco Public Works Department will continue to work with the property owner/developer on the final acquisition of the irrigation pump station site.
19. Once the property is subdivided and lots are available for purchase, the City will buy the appropriate land area to accommodate the facility and meet all PMC requirements. Until the subdivision and purchase of the land, a Possession and Use Agreement (PUA) has been executed, formalizing the City's ability to control the property until it is available for purchase.
20. Noise: Noise from running pumps is anticipated during the irrigation season after project completion. The project 8' CMU block wall is intended to block and reduce noise from leaving the site once the pump station is operational.
21. Notice of the public hearing was sent to property owners within 300 feet of the subject property and the newspaper on October 16, 2023.
22. As per Pasco Municipal Code (PMC) 25.200.080, upon conclusion of the open record hearing, the Hearing Examiner shall make and enter findings from the record and conclusions thereof as to whether or not:
 - 22.1 Will the proposed use be in accordance with the goals, policies, objectives, and text of the Comprehensive Plan?
 - 22.1.1 Hearing Examiner Finding: Per the Comprehensive Plan Policy UT-1-D of the Utilities Element of the Comprehensive Plan, the City is directed to “[l]everage irrigation water in new developments to ease the use of domestic water for maintenance of landscaping;” and similarly in Land Use Policy LU-3-D, to “[e]ncourage the use of irrigation (non-domestic) water for landscape maintenance consistent with state and federal laws.”
 - 22.2 Will the proposed use adversely affect public infrastructure?
 - 22.2.1 Hearing Examiner Finding: The exiting irrigation supply network is currently operating at capacity or at deficit. The City's domestic water network is available in much of this area. The domestic water system does not have the capacity, nor the available water rights to provide landscape irrigation water to either the recently annexed areas or the Broadmoor planning area. The proposed irrigation pump station will provide the capacity for the irrigation demands of these areas and reduce the demand for domestic water.
 - 22.3 Will the proposed use be constructed, maintained and operated to be in harmony with existing or intended character of the general vicinity?

- 22.3.1 Hearing Examiner Finding: The facility will be located in an R-3 zoning district. The intended character of the general vicinity is residential; per Pasco Municipal Code (PMC) 25.65.010 the R-3 district is established to provide a medium density residential environment compliant with the Comprehensive Plan land use density table in PMC 25.215.015.
 - 22.3.2 Noise from running pumps is anticipated during the irrigation season after project completion. The project includes the installation of an 8' CMU block wall intended to block and reduce sound from leaving the site once the pump station is operational. A block face will be selected to complement the existing split face CMU block fence recently installed as a part of the adjacent subdivision improvements.
 - 22.3.3 Machinery will be cleaned and checked for leaks prior to working on the site. If a spill should occur, personnel will clean up the spill per established protocols and notify management. All chemicals will be properly handled and stored using spill containment.
- 22.4 Will the location and height of proposed structures and the site design discourage the development of permitted uses on property in the general vicinity or impair the value thereof?
- 22.4.1 Hearing Examiner Finding: Per Pasco Municipal code (PMC) 25.65.050(5)(a) the minimum setback for both structures and walls over 6 feet in height in the R-3 zoning district is 20 feet in front yard areas, and 5 feet for side yards. An 8' CMU block fence will be installed as a part of the completed project. A block face will be selected to complement the existing split face CMU block fence recently installed as a part of the adjacent subdivision improvements. The project 8' CMU block wall is intended to block sound from leaving the site once the pump station is operational.
- 22.5 Will the operations in connection with the proposal 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?
- 22.5.1 Hearing Examiner Finding: Per PMC 9.130.030 No person . . . shall create, continue, or cause to be created or continued, or allow to be created or continued, any public disturbance noise. "Public disturbance noise" means any sound which:
 - 22.5.2 (1) Is specifically included in, but not limited to, those listed in subsection (3) of this (section); or
 - 22.5.3 (2) That unreasonably disturbs or interferes with the peace, comfort and repose of owners or occupants of real property and causes a noise complaint to be reported by two or more persons occupying separate residences, neither of which residences is within the same property boundary;
 - 22.5.4 Per PMC 9.130.040(2) the maximum allowable noise in a residential neighborhood is 55 dBA from 7:00 am to 10:00 pm and that maximum noise level is reduced 10 dBA to 45 dBA from 10:00 pm to 7:00 am.
 - 22.5.5 Noise from running pumps is anticipated during the irrigation season after project completion. An 8' CMU block fence will be installed as a part of the completed project. The project 8' CMU block wall is intended to block sound from leaving the site once the pump station is operational.

- 22.5.6 If the CMU block fence does not sufficiently block or deaden the noise to acceptable levels, additional sound-reduction measures may be necessary for conformance.
- 22.6 Will the proposed use 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?
 - 22.6.1 Emergency services are not outside of the normal operations that are currently performed by the City of Pasco emergency services. Machinery will be cleaned and checked for leaks prior to working on the site. No chemicals are anticipated to be stored or used on site at completion of the project. If a spill should occur, personnel will clean up the spill per established protocols and notify management. All chemicals will be properly handled and stored using spill containment.
 - 22.6.2 Per Pasco Municipal code (PMC) 25.65.050(5) the minimum setback for both structures and walls over 6 feet in height in the R-3 zoning district is 20 feet in front yard areas, and 5 feet for side yards. One purpose of these setbacks is to ensure adequate visibility of pedestrians, bicyclists, and vehicular traffic when conducting vehicles out of a garage or similar sight-obscuring structure, over across the sidewalk, and entering the street.”
- 23. An open record public hearing after due legal notice was held November 8, 2023, with the staff and the public appearing in person, and the Hearing Examiner appearing via Zoom videoconference.
- 24. Appearing and testifying at the hearing was Steve Worley. Mr. Worley testified that he was an agent authorized to appear and testify on behalf of the Applicant. Mr. Worley requested that the last sentence of paragraph three, page three, under proposal in the staff report, be deleted as there are no water rights. He indicated that a possession and use agreement has already been executed. He stated the City understood and was aware of and will resolve set back issues regarding road requirements and right-of-way width. He understood the issues surrounding noise. He stated that all of the proposed Conditions of Approval were acceptable.
- 25. No members of the public testified at the hearing.
- 26. The staff report, application materials, agency comments and the entire file of record were admitted into the record.
- 27. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

II. CONCLUSIONS OF LAW

- 1. The Hearing Examiner has been granted the authority to render this decision.
- 2. This project as conditioned is consistent with the Pasco Comprehensive Plan and Pasco Municipal Code.
- 3. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

III. DECISION

Based on the above Findings of Fact and Conclusions of Law, the Hearing Examiner **APPROVES** SP 2023-009 subject to the following Conditions of Approval.

IV. CONDITIONS OF APPROVAL

All conditions imposed by this decision shall be binding on the applicant, which includes the owner or owners of the properties, heirs, assigns, and successors.

1. The special permit shall apply to that portion of Parcel 115180075 herein specified, and any subsequent subdivision(s) thereof.
2. The City of Pasco Public Works Department will coordinate with the property owner/developer of the parcel to ensure the location of the irrigation pump station site does not prohibit future residential development from conformance with municipal requirements, such as setback requirements.
3. Upon development of the parent parcel, the property acquired for the irrigation pump station project shall comprise sufficient property area to accommodate City of Pasco development requirements including but not limited to necessary setbacks, and provision for necessary utility easements. No structures, (including vaults, concrete pads, equipment, block wall/fencing, etc.) may be located in the future utility easement.
4. Concrete pad, equipment, and block wall/fencing elevations shall be set to ensure reasonable tie into a future roadway along the project frontage connecting to Broadmoor Boulevard.
5. The 8' wall cited above shall be constructed of an architectural split face CMU block.
6. All required frontage improvements for a future roadway fronting this project (such as asphalt road, stormwater system, curb, gutter, sidewalk, landscaping, streetlights, etc.) will be installed no later than the time of development of the surrounding parent parcel.
7. The Special Permit shall become null and void if a building permit is not obtained within 2 years of Special Permit approval.

Dated this 16 day of November, 2023.

CITY OF PASCO HEARING EXAMINER



Andrew L. Kottkamp

Absent a timely appeal, this Decision is final¹

¹ See Ch. 36.70C RCW (establishing a 21 day appeal period to superior court, and setting forth necessary review contents, along with filing and service requirements).



**CITY OF PASCO
SPECIAL PERMIT APPLICATION**

Master File # SP2026-007

Date Submitted: April 27, 2026

Applicant Info	Owner Info (if different than applicant)
Name: Brandon Keith Lane	Name: City of Pasco
Address: 525 N. 3rd Ave Pasco, WA. 99301	Address: 525 N. 3rd Ave Pasco, WA. 99301
Phone: (509) 544-4128	Phone: (509)544-4134
Email: laneb@pasco-wa.gov	Email:

Project Address: No address assigned at this time

Project Parcel Number: 15181188

Current Zoning: Residential R-3

Source of domestic water: City of Pasco Domestic Water System

Method of sewage disposal: N/A. No sewage generated on site. City Sewer is available to the site.

Present use of the land and structure(s) if any: None. Undeveloped.

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): An enclosed building Irrigation pump station. This pump station will provide irrigation water to undeveloped land, as well as supplement existing city and private (future city) irrigation systems. The additional capacity gained will also be used to supplement the existing service area, which is currently operating at a deficit. This location is needed as the capacity being gained is being received from South Columbia Irrigation Basin District near-by.

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

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

SEPA Checklist (If Applicable) Site map Fee of \$625



City of
Pasco

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

Fee: \$625

Signature of Applicant

***Notarized Signature of Property Owner**

State of Washington)

ss.

County of Franklin)

On this day of _____, _____, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ 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 day of _____, _____.

Notary Public in and for the State of Washington

Residing at _____

My Commission expires _____



CITY OF PASCO SPECIAL PERMIT APPLICATION

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

UNCLASSIFIED USES:

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

REQUIREMENTS:

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

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

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

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

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

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

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

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



Exhibit 4
"Public Notices"

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 May 13th, 2026, at 6:00 pm

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

Proposal: Applicant Brandon Lane, on behalf of the City of Pasco has applied for a Special Use Permit (SP2026-007) for the construction of an irrigation pump station. The project is located in the NE ¼ of the SE ¼ of Township 9, Range 29, Section 6; more specifically the NE corner of Parcel, (Parcel #115181188) Pasco, WA 99301. The site is bordered by Broadmoor Boulevard to the east, by Parcel #115180274 to the north, by a future home site to the west, and a future public local access street to the south. The intersection of Broadmoor Boulevard and Burns Road is approximately 2,000 feet to the south. The proposal is subject to regulations contained in the Pasco Municipal Code.

Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m. on May 13th, 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) 543-4143**, by email at watkinse@pasco-wa.gov, by mail at **525 N. 3rd Avenue, 1st Floor (CED), 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.**

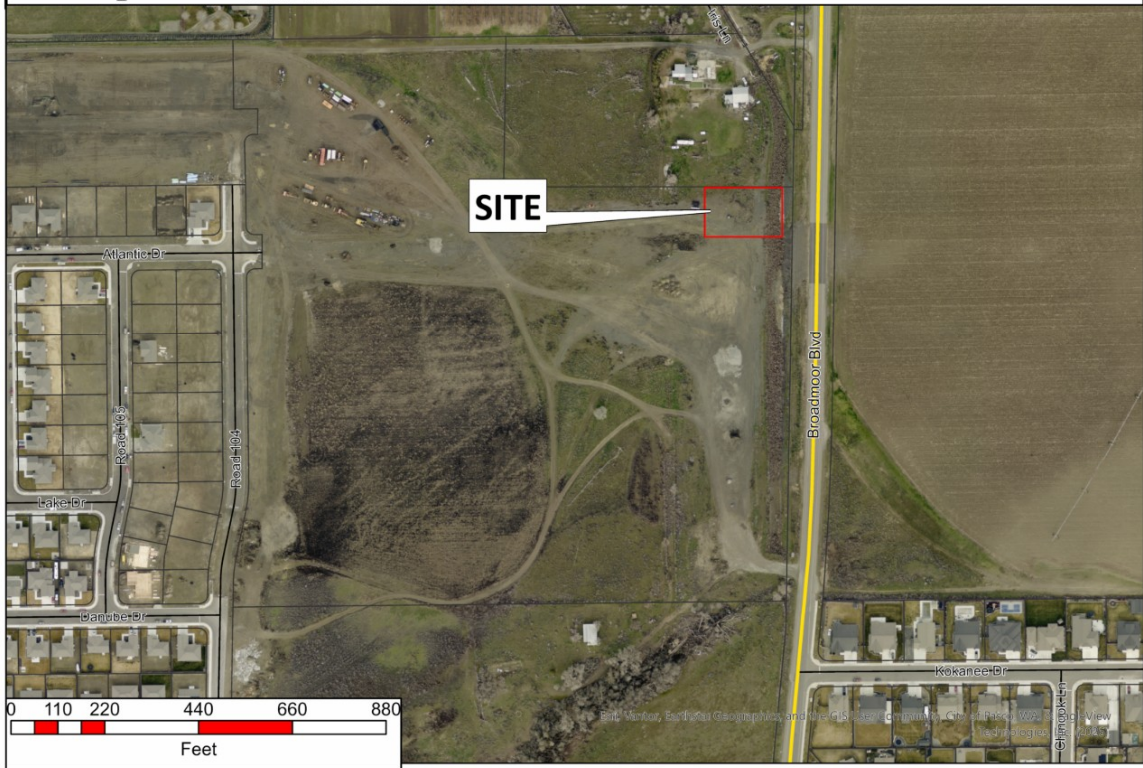
Estimated Date of the Decision: Hearing Examiner will render a Decision on the application within ten (10) working days of the public hearing.

Prepared April 24, 2026, by: *Erik Watkins*, Planner I, PO Box 293 Pasco, WA 99301 (509) 544-4143

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

**Vicinity
Map**

Item: Barker Heights Irrigation Pump Station
Applicant(s): Brandon Lane City of Pasco
File #: SP 2026-007



AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
35222	IPL0335348	Legal Ad - IPL0335348	SP2026-007 Barker Heights	1.0	79.0L

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

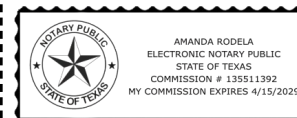
COUNTY OF BENTON)
 SS
 STATE OF WASHINGTON)
 the undersigned, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which 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:
 04/29/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before
 me on



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Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m. on May 13th, 2026**, to be included in the Hearing Examiner's packet.

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 IPL0335348
 Apr 29 2026

PUBLIC NOTICE

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IPL0335348
Apr 29 2026

Affidavit of Mailing

In regards to MF# SP2026-007

I, Carmen Patrick, hereby confirm that notification was sent by mail April 27, 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 27th day, April of 2026.



Representative's Signature



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

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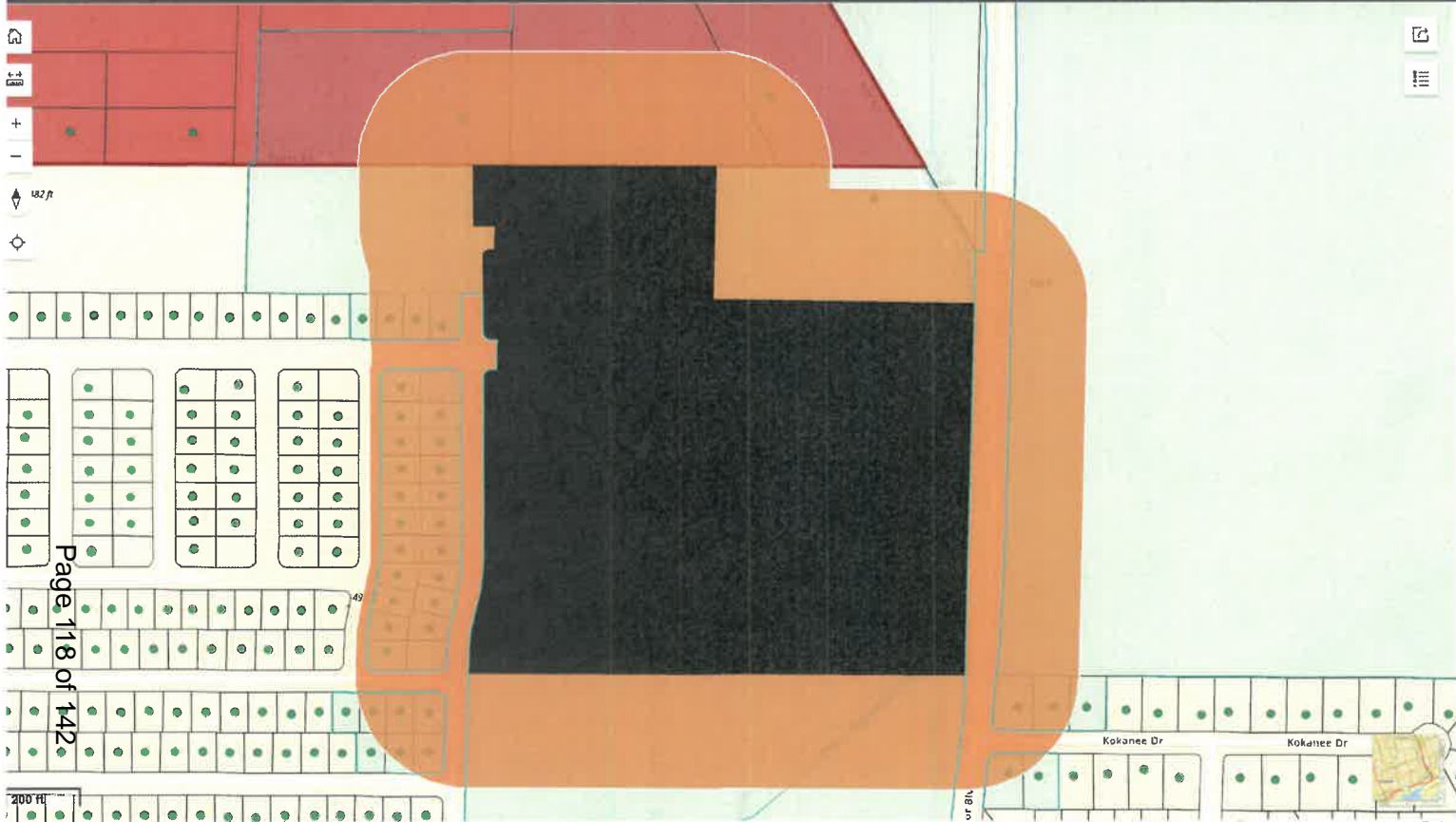
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**Vicinity
Map**

Item: Barker Heights Irrigation Pump Station
Applicant(s): Brandon Lane City of Pasco
File #: SP 2026-007





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 bar

Map interaction icons: pan, zoom, measure, info, and settings.

Search distance 300 Feet

Use layer features
 Parcels

Selected features: 47

List name
 Layer 300 Feet

Done
 Cancel

TAXPAYER_NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_ST	ZIP_CODE
JOSEPH P FLERCHINGER	7215 BYERS RD	PASCO	WA	99301-9269
LORI ANN SIMPSON (ETAL)	24605 NE 14TH ST	CAMAS	WA	98607-7172
KARL K WEITZ	7332 IRIS LN	PASCO	WA	99301-9293
ALFORD ENTERPRISES LLC	PO BOX 2146	PASCO	WA	99302-2146
DOUGLAS & GLADYS BURNS	7307 BYERS RD	PASCO	WA	99301-9270
LEE A EICKMEYER	510 EASY ST	PASCO	WA	99301-8910
CARLOS D & KAREN M RAMIREZ	9906 KOKANEE DR	PASCO	WA	99301-8560
RICARDO & ARACELI CASTRO	9902 KOKANEE DR	PASCO	WA	99301-8560
NGOC BICH THI & QUYNH NHAT NGUYEN	9905 KOKANEE DR	PASCO	WA	99301-8560
LEANNA ASHLEY	9901 KOKANEE DR	PASCO	WA	99301-8560
DAVID C & LEANN DAVIS	9811 KOKANEE DR	PASCO	WA	99301-8559
BARKER TESTAMENTARY TRUST (49.5 PERCENT)	7148 IRIS LN	PASCO	WA	99301-9293
GERARDO RAMIREZ LIMA (ETAL)	10409 KOKANEE DR	PASCO	WA	99301-8960
ANDRES GUTIERREZ (ETUX)	10405 KOKANEE DR	PASCO	WA	99301-8960
HECTOR ELIJAH SANCHEZ (ETAL)	10401 KOKANEE DR	PASCO	WA	99301-8960
ROSA YOUNG	10414 DANUBE DR	PASCO	WA	99301-6211
LUIGI BUENO ARREDONDO (ETUX)	10410 DANUBE DR	PASCO	WA	99301-6211
GUADALUPE A MENDOZA MENDOZA (ETAL)	10406 DANUBE DR	PASCO	WA	99301-6211
J GUADALUPE BUSTAMANTE	10402 DANUBE DR	PASCO	WA	99301-6211
PRO MADE CONSTRUCTION LLC	105609 E WISER PKWY	KENNEWICK	WA	99338-1875
STRIZHAK'S HAVEN RANCH LLC	105609 E WISER PKWY	KENNEWICK	WA	99338-1875
GEORGE O RAMIREZ	6805 ROAD 105	PASCO	WA	99301-6941
JUAN J BARBOSA CONTRERAS (ETUX)	6904 VALLEY VIEW PL	PASCO	WA	99301-1994
IVAN TORRES (ETUX)	10401 ATLANTIC DR	PASCO	WA	99301-6935
HENRI OROSCO CAMPUZANO (ETAL)	6705 ROAD 105	PASCO	WA	99301-6940



Exhibit 5
"SEPA
Documents"

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

Issuance Date: 2 November 2023

Project Name: Barker Heights Irrigation Pump Station in an R-3 Rezone

Project Number: SEPA 2023-043/SP 2023-009

Proponent: City of Pasco Public Works Department
c/o Brian Cartwright, CIP Project Manager
525 N 3rd Avenue
Pasco WA 99301

Applicant: City of Pasco Public Works Department
c/o Brian Cartwright, CIP Project Manager
525 N 3rd Avenue
Pasco WA 99301

Description of Proposal: Locate an open-air irrigation pump station in an R-3 (Medium-Density Residential) Zoning District

Location of Proposal: Located at the northeast corner of Parcel 115180075. The site is bordered by Broadmoor Boulevard to the east, by Parcel 115180274 to the north, by a future home sites to the west, and a future public local access street to the south. The intersection of Broadmoor Boulevard and Burns Road is approximately 2,000' south of the site.

Lead Agency: City of Pasco

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

Responsible Official:



Jacob Gonzalez, C&ED Interim Director

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

Phone: (509) 545-3441

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



MASTER FILE #: SP 2026-005

PROPONENT: Casa Vina LLC
 5960 Burden Blvd
 Pasco, WA 99301

APPLICANT: Baba Properties LLC
 5960 Burden Blvd
 Pasco, WA 99301

REQUEST: **Special Permit:** To develop an event space which the City of Pasco municipal code classifies as a dance hall/ nightclub a 5960 Burden Blvd.

Timeline:

April 16, 2026	Application Submitted
April 23, 2026	Application Deemed Complete
April 29, 2026	Notice of Public Hearing for SP2026-005 scheduled for May 13, 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.
May 6, 2026	Public Hearing Staff Report Published

BACKGROUND

1) PROPERTY DESCRIPTION:

Abbreviated Legal: N466.7' OF W466.7' OF NE4 15-9-29 TOG W/ESMT FOR I/E OVER N30' OF NW4 SD SEC AND LESS N59' OF W466.7' OF NE4 FOR RD

Site Location: 5960 Burden Blvd. (Parcel# 117340011), Pasco, WA 99301

Property Size: 4.39 acres (190,938.12 Square Feet).

2) ACCESS: The site is currently accessed from two driveways off of Burden Blvd to the north.

3) UTILITIES: Municipal water is available in Burden Blvd to the north. Municipal sewer is available in Burden Blvd to the north. 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 currently developed with a two-story building, the upper story is a dentist’s office, the proposed use will be on the ground floor. Surrounding properties are zoned and developed as follows:

Direction	Zone	Current Development
North	R-1 & C-1	Single Family Dwellings & Retail / Medical business
East	R-1	Single Family Dwellings
South	R-1	Single Family Dwellings & Natural Gas Pipeline infrastructure
West	R-T	HAPO Sports Complex

- 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 due to the project meeting exemption requirements of WAC 197-11-800(6)(b).

BACKGROUND

Request

The applicant proposes developing an event space, which the City of Pasco municipal code classifies as a dance hall/ night club, on the ground floor of 5960 Burden Blvd., a two-story building.

Site

The site has been developed a dentist’s office on the upper floor, and previously a specially permitted winery (SP2002-017) on the lower floor. The winery was conditioned to be personal to the applicant and has ceased operations; therefore SP2022-017 is void. The current building is approximately 2,800 sq.ft. in size and has a

lower level that is accessed by a garage door. The building currently houses a dentist's office. The parcel is approximately 4.37 acres in size. The site currently has a parking lot with +/- 19 parking spaces.

History

The site was annexed into the City on January 5, 1981, with Ordinance #2388. The site was originally assigned the R-T zoning designation in 1981 as a part of the annexation process. The site was rezoned from R-T (Residential Transition) to C-1 (Retail Business) in 1995 with Z1995-003 (Ordinance #3080).

Special Permit 2002-017 was approved on 8/15/2002 allow for a winery on the property. This Special Permit was personal to the applicant and after operations ceased at the end of 2025 SP2002-017 is void.

A gazebo was permitted in the rear yard of the property in 2004.

The upper floor was permitted as a dentist's office in 2024.

Land Use Regulations

Per Pasco Municipal Code (PMC) 25.100.040(6) Dance halls and / or Nightclubs require a special permit.

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

STAFF FINDINGS OF FACT

- 1) An application was submitted on April 16, 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 April 29, 2026.
- 3) The proposed site is Parcel # 117340011 in Pasco, WA.
- 4) The site is zoned C-1 (Retail Business).
- 5) The site was developed as a winery in 2002, operation of the winery ceased, therefor the special permit personal to the applicant is void.
- 6) The site was partially redeveloped into a dentist's office in 2024.
- 7) Applicant proposes to develop an event space that the city of Pasco classifies as a dance hall/ night club.
- 8) Dance hall / Nightclubs are considered a "Conditional Use" within the C-1 zoning district.
- 9) Conditional uses in the C-1 zoning district may be permitted through the Special Permit process.

TENTATIVE CONCLUSIONS BASED ON FINDINGS OF FACT

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

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

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

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

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

(2) The proposal will adversely affect public infrastructure;

Access to the site is currently established off Burden Blvd. City water is available to the site from Burden Blvd. Currently the site is served by City utilities, including water and sewer. Burden Blvd is listed in the City of Pasco's Transportation System Master Plan (TSMP) as a minor arterial. Minor Arterials are designed to collect trips from lesser classified streets and facilitate the travel to major collectors, highways, and interstates. The additional trips from this proposed event space is unlikely to impact this classified road. The proposed event space does not appear to place more of a burden on utilities than other permitted uses in the C-1 (Retail Business) district. 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 recreational uses. Properties to the north, east, and south of the proposal are single family dwellings within residential neighborhood, as well as insurance and dental offices along Burden Blvd to the Northwest. Additionally, to the south is a utility access shed for the natural gas pipeline that runs roughly northeast to southwest along the eastern boundary of the property. Properties to the west of the proposal have been developed into a sports complex which includes soccer fields, baseball stadium, and practice facilities. Burden Blvd 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 transportation corridors. The property is currently screened along the eastern and southern boundaries with a chain link fence that has privacy slats. This screening is between the residential single-family dwellings and the proposed use. The western boundary of the site is raised approximately 11 feet from the soccer fields that abut the property.

Operation of the proposal may interfere with the harmony of the general vicinity, as it may produce excess noise from guests wandering the grounds, loud music, or hours of operations. 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 dance hall, as conditioned, would be in harmony with the mixed commercial, residential, and recreational character of the area.

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

The proposed dance hall will be subject to the Pasco Municipal Code. The proposal does not intend to develop or significantly alter any structures on the property. The height of the primary structure and the gazebo are currently in compliance with the Pasco Municipal Code. The site is designed to allow access to a gazebo as well as the property. The development of the proposal is unlikely to impair the value of the surrounding properties as the previously specially permitted winery had been approved and was operational when the neighboring properties were developed. As a specially permitted use was on the property at the time of development, its existence would have factored into the value of the neighboring residential properties when they were developed. Additionally, the neighboring properties have been developed, and it is unlikely to see an impact from the proposal as the development currently exists.

The proposal, 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-1 (Retail Business) district include but are not limited to: Automobile detail shops and automobile rental or leasing, hotels and motels, car washes, and restaurants. The permitted

uses in the C-1 district listed above may produce more noise, fumes, vibrations, dust, traffic, and flashing lights than is expected to be produced by event space. However, the proposal will require conditions to mitigate the potential impacts from likely objectionable factors. Noise, flashing lights, and traffic are the likeliest of the listed objectionable factors to come from the proposal. Noise emitted from parties, weddings, etc... may be more objectionable to nearby properties than other permitted uses in the zone. Permitted uses within the C-1 zoning district include restaurants and auto detail shops, which can also produce noise that may be objectionable to nearby properties. Pasco Municipal Code (PMC) Chapter 9.130 regulates noise within the city, and has specific provisions for noise generated by commercial uses on residential property, hours of permitted noise, and decibel limits for noise intruding onto residential property from commercial [property]. As this proposal is likely to generate noise it will be conditioned to follow PMC 9.130. PMC Chapter 12.32 regulates outdoor lighting within the city; this proposal will be conditioned to follow this chapter of the municipal code. The Institute of Transportation Engineers (ITE) Trip Generation Manual calculates the average pm peak hour trips for a wine tasting room at 28 vehicle trips for a 2,800 sq. ft. building, a walk in dental office generates 13 vehicle trips for a 2,800 sq. ft. building. On average a dance hall generates 18 pm peak hour trips for a 2,800 sq.ft. building. As outlined in the ITE the average pm peak hour trips generated by the proposal shall be less than the average pm peak hour trips as were previously permitted on site with the Winery. Therefore, staff finds the traffic produced from the proposed use to not be more objectionable than the operation of any other permitted use in the C-1 district. The site currently has 19 parking spaces; this will be conditioned to meet current standards in the Pasco Municipal Code chapter 25.185. The traffic from this number of guests may be objectionable to nearby properties and will be conditioned to be no more objectionable the other permitted uses within the C-1 District.

Fumes, vibrations, and dust are unlikely to be generated from this proposed event space 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 City of Pasco identifies Burden Blvd as a minor arterial in the Transportation System Master Plan (TSMP). To the west of the proposal along Burden Blvd there is a sports complex and minor league baseball stadium as well as commercial development, to the east of the proposal is single- family residential. Properties to the west are zoned R-t and C-1, where properties to the east are zoned R-1(Low Density Residential). Uses permitted in the C-1 district are generally more intensive and present greater potential impacts to public health and safety than the proposed conditionally permitted use.

The previously approved Special Permit (SP202-017) was for a winery. The Pasco Municipal Code defines a winery as a facility designed for crushing, pressing, fermenting, bottling and cellaring wine for retail and wholesale purposes. The nuisances produced from the wine making process, and the shipping or commercial sale of wine that was previously permitted on the property when the neighboring residential properties were developed.

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, 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 5960 Burden Blvd. (Parcel# 117340011) 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, per Pasco Municipal Code 12.32.
- 3) Indoor lighting shall be screened so as to not encroach onto another property.
- 4) Noise from the property shall not exceed the maximums allowed by Pasco Municipal Code 9.130.
- 5) Hours of operation shall be no earlier than 7am and no later than 10pm.
- 6) The parking area shall be revised to meet current standards in Pasco Municipal Code 25.185.
- 7) The site plan shall be developed in substantial conformity to the Special Use Permit application, site plan and any building plans submitted.
- 8) Any modification or change in the nature, character or intensity of the use may require additional review and/or Special Use Permits.
- 9) Applicant shall adhere to all Federal, State and City zoning, building, fire, and safety codes.

RECOMMENDATION

Staff recommends approval of a Special Use Permit located at Parcel # 117340011 to allow for a dance hall/night club with conditions as herein proposed.



**CITY OF PASCO
SPECIAL PERMIT APPLICATION**

Master File # _____

Date Submitted: _____

Applicant Info	Owner Info (if different than applicant)
Name: Casa Vina Venue LLC	Name: <i>(BABA Properties LLC)</i> Nikhil Malhan, D.M.D, M.S.D, A.B.E
Address: 5960 burden blvd, Pasco, WA 99301	Address: 5960 burden blvd, Pasco, WA 99301
Phone: +1 (509) 851-7689	Phone: 509-438-8981
Email: Casavinavenue@gmail.com	Email: nikhilmalhan@gmail.com

Project Address: 5960 Burden Blvd, Pasco, WA 99301

Project Parcel Number: 117340011

Current Zoning: To be verified by the City of Pasco

Source of domestic water: City of Pasco municipal water

Method of sewage disposal: City of Pasco municipal sewer

Present use of the land and structure(s) if any: _____

Mixed-use commercial building. The upper level is currently used as a dental office during daytime hours. The lower

Level is proposed for use as a private event venue during scheduled event hours.

Please describe any existing violations of the zoning ordinance upon the property: None known

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 private event venue for pre-scheduled, invitation only events such as weddings, baby showers, bridal showers, quinceañeras, etc. The venue will accommodate 150 guests. Events will not be open to the general public. All events will be booked in advance, adequate on site parking will be provided. Hours of operation will be limited to scheduled event times.

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

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

- SEPA Checklist (If Applicable) Site map Fee of \$625



CITY OF PASCO SPECIAL PERMIT APPLICATION

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

UNCLASSIFIED USES:

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

REQUIREMENTS:

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

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

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

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

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

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

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

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

Not To Scale



N

Open space/landscaping

Outdoor space

Existing on site parking: final number to be verified

Existing mixed-use building
Lower level: event venue
Upper level: dental office



960 Burden Blvd

Existing on site parking: final number to be verified

Existing on site parking: final number to be verified

Additional Open Area
(Overflow Parking As Needed)

Egress

Ingress

Burden Blvd

Affidavit of Mailing

In regards to MF# SP2026-005

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



Representative's Signature



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

PUBLIC NOTICE

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

A Public Hearing with the Hearing Examiner will be held on May 13th, 2026, at 6:00 pm

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

Proposal: Applicant Casa Vina LLC, on behalf of Baba Properties LLC, applied for a Special Use Permit (SP2026-005) for the development of a dance hall/ nightclub. The project is located at 5960 Burden Blvd, (Parcel #117340011) Pasco, WA 99301.

Public Comment Period: Written comments must be submitted to the Community Development Department by 5:00 p.m. on **May 13th, 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.

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

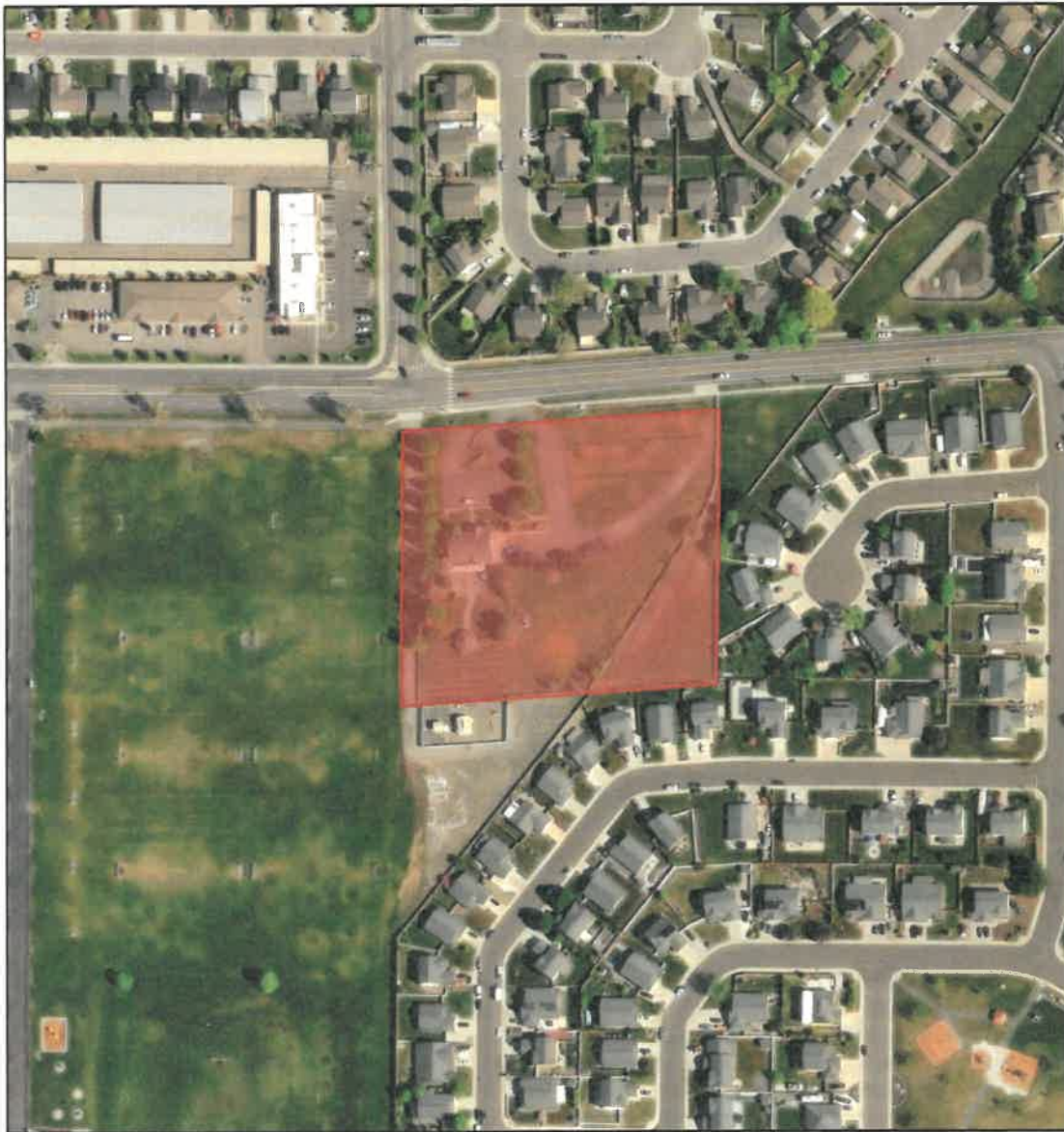
After registering, you will receive a confirmation email containing information about joining the webinar.

Estimated Date of the Decision: Hearing Examiner will render a Decision on the Special Permit application within ten (10) days of the public hearing.

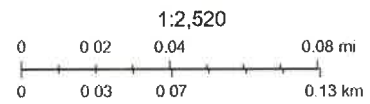
Prepared April 24, 2026 by: *James Bagley*, Planner II, PO Box 293 Pasco, WA 99301 (509) 543-5735

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

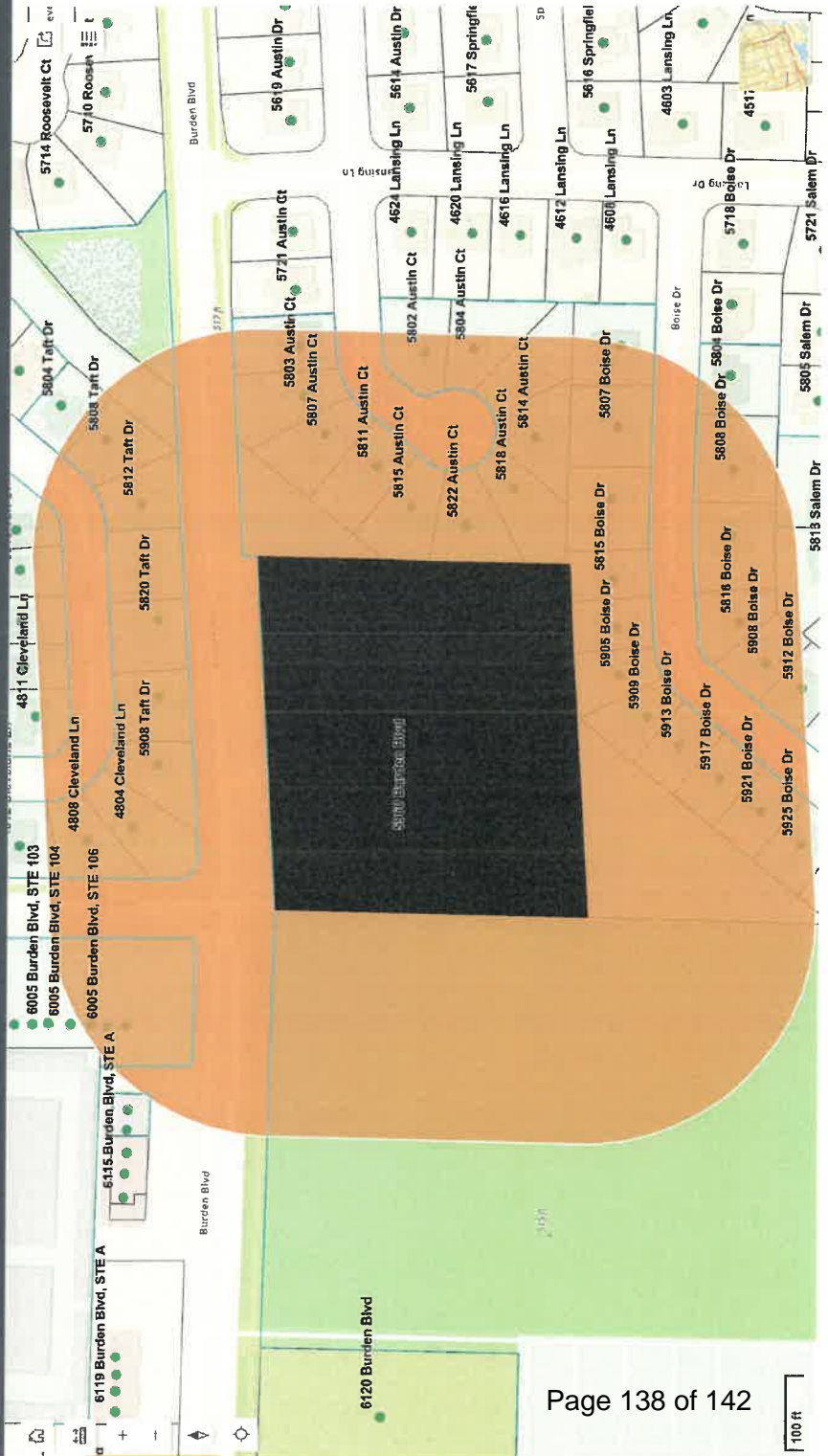


4/27/2026, 3:19:00 PM



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

TAXPAYER_NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_ST	ZIP_CODE
BABA PROPERTIES LLC	1121 STALLION PL	RICHLAND	WA	99352-7865
TERESA ORTIZ	4812 CLEVELAND LN	PASCO	WA	99301-8416
ADIS & MONIQUE SMAJLOVIC	4808 CLEVELAND LN	PASCO	WA	99301-8416
MARCELA MARTINEZ	4804 CLEVELAND LN	PASCO	WA	99301-8416
REBECCA S HOUCK (ETAL)	5908 TAFT DR	PASCO	WA	99301-8413
RYAN PERRY & STEPHANIE GLEN DELO	10012 MAPLE DR	PASCO	WA	99301-6527
YOLANDA VIVEROS	5820 TAFT DR	PASCO	WA	99301-8412
MATTHEW VASQUEZ	5816 TAFT DR	PASCO	WA	99301-8412
RANAE CAROLYN & JOHN CHARLES PEAF	5812 TAFT DR	PASCO	WA	99301-8412
SADDAM NAJI (ETUX)	14505 SILVER FIRS DR	EVERETT	WA	98208-9371
FRANCISCO A & CRISTAL G ALCALA	5804 TAFT DR	PASCO	WA	99301-8412
ROBERT B & IMELDA EARLY	5811 TAFT DR	PASCO	WA	99301-8412
ACE PROPERTIES LLC	8164 OLIN CT	PASCO	WA	99301-5666
GUSTAVO M & LIDIA JUAREZ	5819 TAFT DR	PASCO	WA	99301-8412
ROSA ANGUIANO	5903 TAFT DR	PASCO	WA	99301-8413
TYRA L & ANDREW L HEATHERINGTON	6332 NE MITCHELL LN	BAINBRIDGE ISLAND	WA	98110-3659
BP STORAGE ASSOCIATES LLC	5729 LAKEVIEW DR NE #200	KIRKLAND	WA	98033-7443
LANDSTAR NW LLC	6005 BURDEN BLVD STE 106	PASCO	WA	99301-8098
VILLAGE AT PASCO HEIGHTS HOA	6725 W CLEARWATER AVE	KENNEWICK	WA	99336-1788
MICHAEL & POLLY GODDARD	5725 AUSTIN CT	PASCO	WA	99301-9657
DAVID B & MINA J WILLIAMS (TR)	5803 AUSTIN CT	PASCO	WA	99301-9656
CUAUHTEMOC SANCHEZ (ETAL)	5807 AUSTIN CT	PASCO	WA	99301-9656
HEMANT KUMAR AGRAWAL (ETAL)	5811 AUSTIN CT	PASCO	WA	99301-9656
PAUL T & MAUREEN L BLOOMBERG (TRU)	5815 AUSTIN CT	PASCO	WA	99301-9656
HENRY & BRENDA K KOETSIER (JR)	58401 N GRIFFIN RD	GRANDVIEW	WA	98930-9034
VLADIMIR & LUDMILA SHILIKHIN	5818 AUSTIN CT	PASCO	WA	99301-0000
JOHNNY B & ASHLEY M HOLCOMBE	5810 AUSTIN CT	PASCO	WA	99301-0000
JACK J & MARISA B (JR) ANDERSON	5804 AUSTIN COURT	PASCO	WA	99301-0000
REYNALDO GARZA & KAREN RAMIREZ (JR)	5802 AUSTIN CT	PASCO	WA	99301-9656
STEVEN & SYLVIA HALVERSON	5723 BOISE DR	PASCO	WA	99301-8663
JAMIE M & MICAELA L WHITMORE	5807 BOISE DR	PASCO	WA	99301-8671
TEVIS A STEPHENS	5811 BOISE DR	PASCO	WA	99301-8671
MANSOOR & ELAHA ZARIFI (ETAL)	5815 BOISE DR	PASCO	WA	99301-8671
LISA M MEREDITH	5819 BOISE DR	PASCO	WA	99301-8671
SALVADOR BOBADILLA	5905 BOISE DR	PASCO	WA	99301-8660
GWENDOLYN M HILL	5909 BOISE DR	PASCO	WA	99301-8660
MELISSA VANDERVEEN	5913 BOISE DR	PASCO	WA	99301-8660
JULIE A & JAMES R HUMMEL	201 FRONTIER LN	PASCO	WA	99301-9600
MARIA GUADALUPE PEREZ	5912 BOISE DR	PASCO	WA	99301-8660
THERESA A & KENNETH L EDIN	5908 BOISE DR	PASCO	WA	99301-8660
JASON L FAST	5816 BOISE DR	PASCO	WA	99301-8671
RUVIM & SVETLANA ZOLOTNYUK	5812 BOISE DR	PASCO	WA	99301-8671
ANDREW & CARISSA PITZER	5808 BOISE DR	PASCO	WA	99301-8671
JESSICA A BOUSCHER	5804 BOISE DR	PASCO	WA	99301-8671
GABRIEL M (ETUX) MAPILI	5809 SALEM DR	PASCO	WA	99301-9669
KYLIE DESIREE SALGADO LOPEZ (ETAL)	5813 SALEM DR	PASCO	WA	99301-9669
JOSEPH ANSAH	5817 SALEM DR	PASCO	WA	99301-9669
CARLOS A ROJAS	5921 BOISE DR	PASCO	WA	99301-8660
DANIEL GARZA	5925 BOISE DR	PASCO	WA	99301-8660
FACUNDO S & TERESA DE JESUS HERNANDEZ	5929 BOISE DR	PASCO	WA	99301-8660
CRISTINEL C & TATIANA N LUNGU	5916 BOISE DR	PASCO	WA	99301-8660
SRP LLC	PO BOX 449	OTHELLO	WA	99344-0449
AHO CONSTRUCTION I INC	5512 NE 109TH CT STE 101	VANCOUVER	WA	98662-6185



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

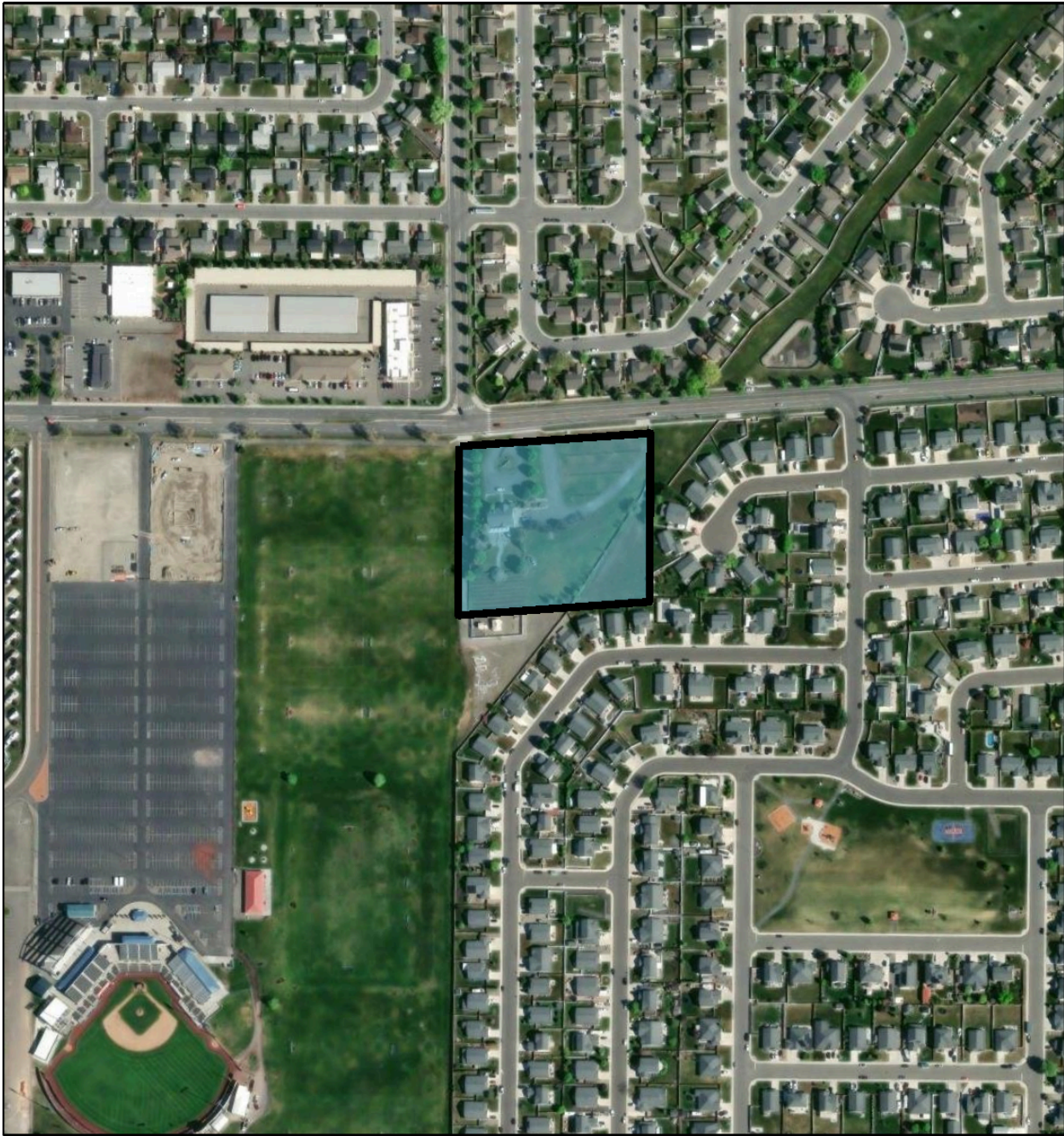
Use layer features
 [checked]

List name
 Layer: 300 Feet

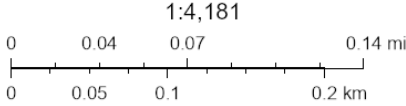
[Draw] [Cancel]



Vicinity Map

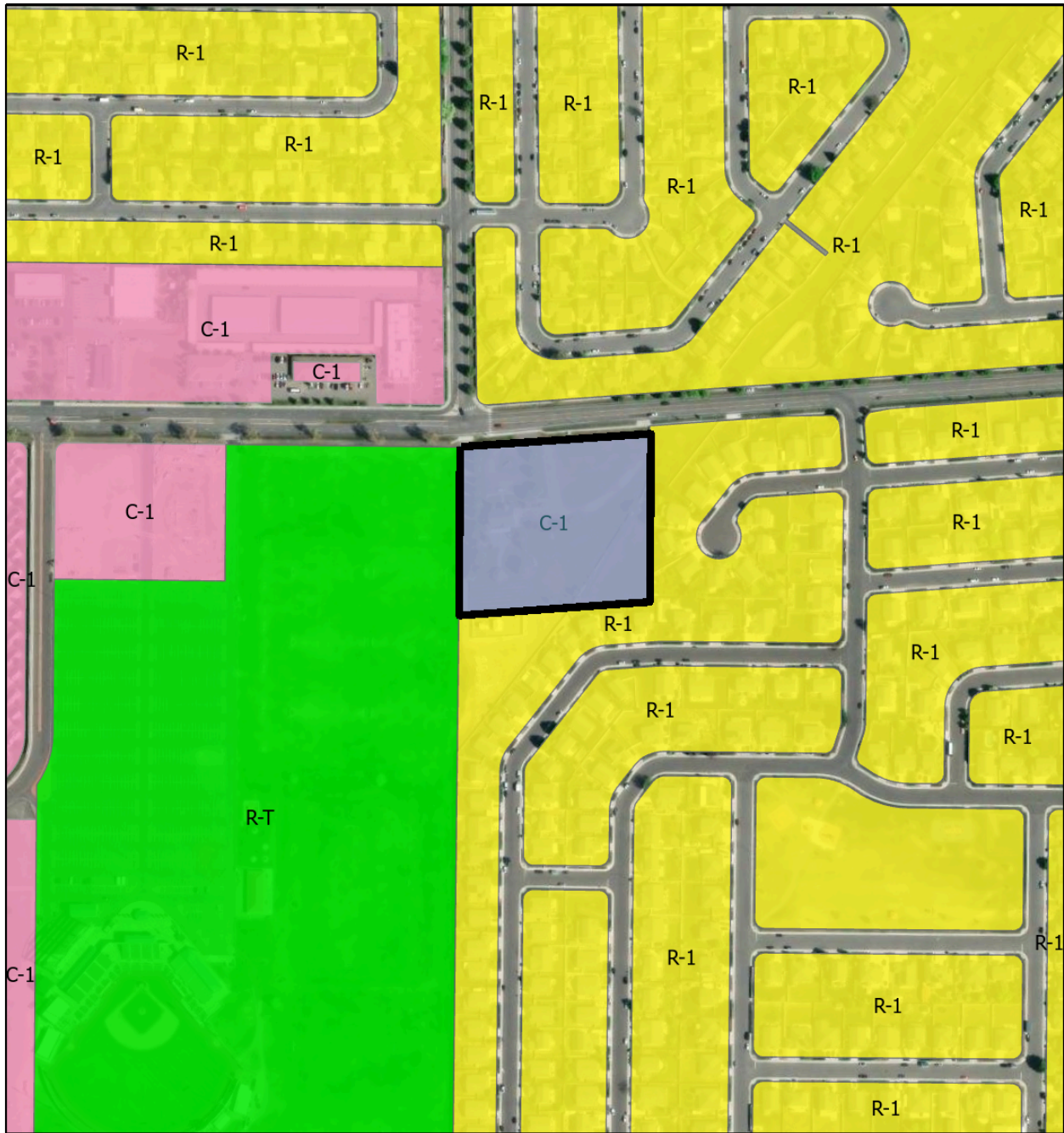


5/6/2026, 1:31:27 PM






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

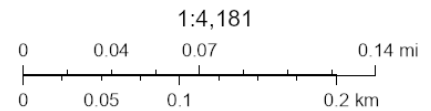
Zoning Map



5/6/2026, 1:32:41 PM

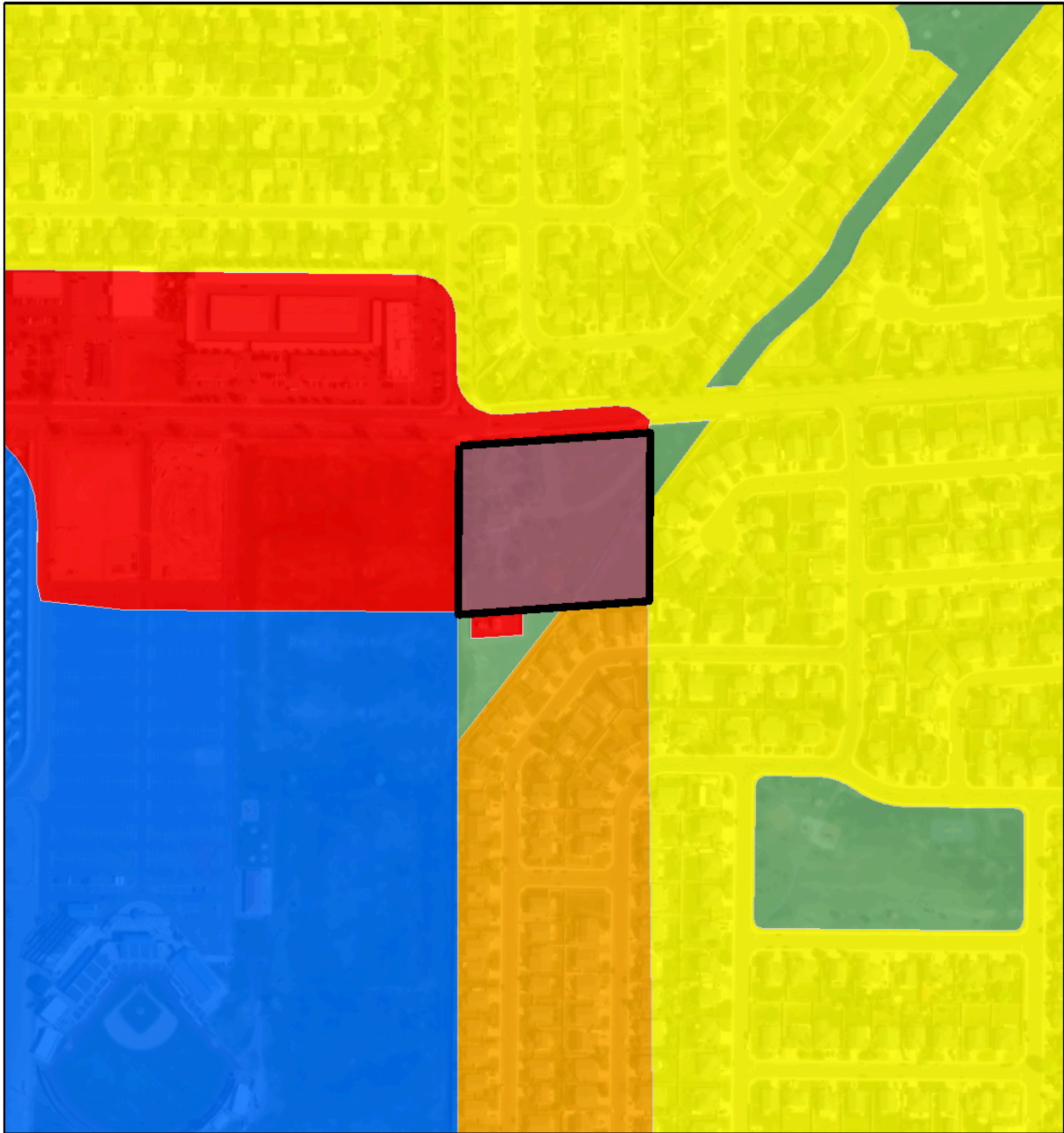
Zoning

-  C-1, Retail Business District
-  R-1, Low-Density Residential District
-  R-T, Residential Transition District



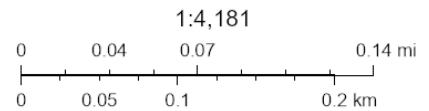
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Land Use Map



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



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

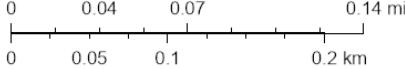
Transportation Map



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1:4,181

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



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