



## **CITY OF PASCO PETITION FOR ZONE CHANGE**

### **INITIATION OF AMENDMENTS: Zoning Map:**

1. Any person, firm, corporation, group of individuals, or municipal department may petition for a zone change with the following exceptions:
  - i. If the person, firm, corporation or group of individuals does not have legal ownership of the parcel of land under consideration for rezoning, the petition shall not be accepted. All petitions submitted must contain the notarized signature of the legal owner of the property. The legal owner is considered to be the owner of record.
  - ii. A person, firm, corporation or group of individuals may not submit, in any one year, more than one petition requesting a zone change from the property's present zone to another particular zone for the same parcel of land, provided, within the one year period, a person, firm, corporation or group of individuals may submit another petition requesting a zone change from the property's present zone to a zone other than the zone previously requested in the earlier petition.
2. The City Council, upon its own motion, may request the Planning Commission hold an open record hearing on the reclassification of a parcel or parcels of property.
3. The Planning Commission may initiate an open record hearing on the reclassification of a parcel or parcels of property.

**CONFLICT WITH COMPREHENSIVE PLAN:** In the event any proposed amendment, supplement, change to or repeal of Chapters 25.04 through 25.88 is in conflict with the Comprehensive Plan, said amendment or change shall not be entertained until and if the comprehensive plan is amended.

### **REQUIREMENTS:**

1. Fee of **\$825** (\$700 application fee + \$75 SEPA fee + \$50 radius notification fee)
2. Completed SEPA form
3. The property owner's notarized signature acknowledging the application

**PUBLIC HEARING:** After completion of an open record hearing on a petition for reclassification of the property, the Hearing Examiner shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:

- a. The proposal is in accord with the goals and policies of the comprehensive plan;
- b. The effect of the proposal on the immediate vicinity will be materially detrimental;
- c. There is merit and value in the proposal for the community as a whole;

- d. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal;
- e. A concomitant agreement should be entered into between the City and the petitioner, and if so, the terms and conditions of such an agreement;

The Hearing Examiner shall render his/her recommendation to approve, approve with modifications and/or conditions, or reject the petition based on its findings and conclusions. The Hearing Examiner's recommendation, to include his/her findings and conclusions, shall be forwarded to the City Council at a regular business meeting thereof.

**CITY COUNCIL:** Unless a proper and timely appeal is filed or the City Council by majority vote deems further review is necessary, the recommendation of the Hearing Examiner shall be effected by proper action of the City Council without further review.

**CONCOMITANT AGREEMENT:** The City may enter into an agreement with the petitioner whereby the City will grant the requested zone change conditioned upon the petitioner entering into a covenant with the City restricting the use and/or development of the subject property. Provisions of the agreement may relate to any or all of the following aspects of the use of petitioner's property:

- a. Setback.
- b. Use of building or property.
- c. Type of business.
- d. Height of building.
- e. Size of building.
- f. Size of subdivision of property.
- g. Density.
- h. Landscape.
- i. Street, sidewalk and curb improvement and easements and rights-of-way for such.
- j. Public utility improvements and easements and rights-of-way for such.
- k. Time frame for commencement or completion of the proposed construction or development. In the event a concomitant agreement includes a specified time frame for the proposed development, it may further provide that failure to conform to the specified time frame shall cause the zone change granted therein to revert to the zone existing immediately prior to said zone change.



City of  
**Pasco**

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

Fee: \$825

**CITY OF PASCO  
PETITION FOR ZONE CHANGE**

Master File # \_\_\_\_\_

Date Submitted: \_\_\_\_\_

<b>Applicant Info</b>	<b>Owner Info</b> (if different than applicant)
Name:	Name:
Address:	Address:
Phone:	Phone:
Email:	Email:

Project Address: \_\_\_\_\_

Project Parcel Number: \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Requested Zoning: \_\_\_\_\_

Describe the nature and effect of the proposed change: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Estimated time frame of development: \_\_\_\_\_

\_\_\_\_\_

What conditions warrant the proposed rezone? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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: \$825**

☐ SEPA Checklist      ☐ Site map      ☐ Fee of \$825

**\*Notarized Signature of Property Owner**

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned an 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 \_\_\_\_\_