



## **CITY OF RICHLAND NOTICE OF PUBLIC HEARING**

The Richland City Council will conduct a public hearing on **Tuesday, June 21, 2022 on or after 6:00 p.m.** in the Council Chambers, Richland City Hall, 625 Swift Boulevard, Richland, WA 99352, to receive comments on the proposed annexation of approximately 300.1 acres generally located north of the intersection of Horn Rapids Road and George Washington Way, East of Stevens Drive, West of the Columbia River with the Northern boundary being the South fence line of the “300 Area” in Sections 10, 11, 14 & 15, Township 10 North, Range 28 East W.M., Benton County, Washington described as Assessor’s Tax Parcel Nos. 111080000000000 and 114081000001003.

Comments may be mailed to the City of Richland c/o Mike Stevens, 625 Swift Blvd. MS-35, Richland, WA 99352, or emailed to [mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us). All comments must be received by 4:00 p.m. on the meeting date identified above.

Those who wish to provide comments during the meeting may appear in-person at Richland City Hall or may sign up to provide comments remotely by registering no later than 4:00 p.m. on Tuesday, June 21, 2022. Sign-up instructions will be on the June 21, 2022 meeting agenda, which will be available online at [www.ci.richland.wa.us](http://www.ci.richland.wa.us).

For information, please contact Mike Stevens at [mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us) or 509-942-7596.



902 Battelle Boulevard  
P.O. Box 999, MSIN J2-33  
Richland, WA 99352  
(509) 372-4826  
[tracy.spooner@pnnl.gov](mailto:tracy.spooner@pnnl.gov)  
[www.pnnl.gov](http://www.pnnl.gov)

**OUT-0172-2021**

May 17, 2021

Mr. Mike Stevens  
Planning Manager  
City of Richland  
625 Swift Boulevard, MS-35  
Richland, WA 99352

Dear Mr. Stevens:

**CONTRACT NO. DE-AC05-76RL01830 – SUBMITTAL OF APPLICATION FOR  
ANNEXATION FOR THE PACIFIC NORTHWEST NATIONAL LABORATORY NORTH  
CAMPUS**

On behalf of the US Department of Energy (DOE) Office of Science, Pacific Northwest Site Office, please accept this letter as a formal request for the City of Richland to consider annexation of 300 acres of land owned by DOE. Please find the Application for Annexation and Exhibits attached.

The property is located north of the Pacific Northwest National Laboratory campus, is within the City of Richland's urban growth area, and consists of two parcels identified as follows:

- 1) 111080000000000 – 85.6 Acres (*portion of primary parcel per Record Survey 4768*)
- 2) 114081000001003 – 214.5 Acres (*per Record Survey 3673*)

The specific acreage and legal descriptions are found on the attached record of surveys from Rogers Surveying, Inc., exhibits 2A & 2B.

If you have any questions or comments, please contact me at (509) 372-4826 or Aaron Lambert, Facilities and Infrastructure Strategic Planner, at (509) 371-7038 or email [aaron.lambert@pnnl.gov](mailto:aaron.lambert@pnnl.gov).

Sincerely,

Tracy Spooner Digitally signed by Tracy Spooner  
Date: 2021.05.17 20:15:11 -07'00'

Tracy L. Spooner  
Division Director  
Campus Development



OUT-0172-2021

Mr. Mike Stevens  
May 17, 2021  
Page 2

TLS/ATL/tpr/ral

Attachment (s): as stated

cc: Ryan Kilbury, PNSO  
Dana M. Storms, PNNL



## Application for Annexation

**Note: A Pre-Application meeting is required prior to submittal of an application.**

### PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: United States Department of Energy, Pacific Northwest Site Office - Office of Science

Address: P.O. Box 350, MS K9-42, Richland, WA 99352

Phone: (509) 372-4005

Email:

### APPLICANT INFORMATION (if different)

☒ Contact Person

Company:

UBI# N/A

Contact: Ryan Kilbury, Business Division Director

Address:

Phone: (509) 372-4030

Email: Ryan.Kilbury@Science.doe.gov

### DESCRIPTION OF REQUEST

The Department of Energy is seeking to annex approximately 300.1 acres of land found within two parcels on the north end of the PNNL Richland Campus. The land is in unincorporated Benton County and the City of Richland Urban Growth Area. The location of the undeveloped land is generally north of the intersection of Horn Rapids Rd. and George Washington Way, east of Stevens Drive, west of the Columbia River with the northern boundary being the south fence line of the "300 Area".

### PROPERTY INFORMATION

Parcel #: A) 111080000000000 B) 114081000001003

Legal Description: See attached Record of Survey #'s 3673 & 4768

Current Comp. Plan: BRP & NOS

Requested Zoning: BRP & NOS

Size of Property: 300.1 Acres

Domestic Water Supply: ☒ City ☐ Private Well

Sewage Disposal: ☒ City ☐ Septic

Irrigation Source: ☒ City ☐ Private Well ☐ Columbia Irrig. District ☐ Kennewick Irrig. District ☐ BMID

### APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. A "Notice of Intent" form requesting annexation to the City of Richland
3. Full legal description of the proposed annexation area
4. A map showing all of the following: general vicinity of proposed annexation in relation to the City of Richland, the proposed boundaries of the annexation, and all public roads near the annexation area
5. Other information as determined by the Administrator

### ANSWER QUESTIONS BELOW AS COMPLETELY AS POSSIBLE – USE ADDITIONAL SHEET(S) IF NECESSARY

Why are you requesting annexation into the City of Richland?

The intent of the annexation is so that the entirety of the land managed by the Department of Energy, Office of Science is located under the same local jurisdiction. Future development in this area is dependent on city services such as water, sewer and electrical, which is already provided by the city of Richland under a previous agreement. Incorporation into the City is consistent with the level of services already provide and future services such as Fire and Emergency.

What use, building or structure is intended for the property?

The planned use of the property is to support the future expansion of the PNNL Richland Campus with laboratory and research buildings and supporting facilities. The development will be similar to the development on other parts of the PNNL Richland campus to the south. The future development will be incremental and likely occur from the south to the north with phased infrastructure extensions.

What changes have occurred in the area that justify the requested annexation?

PNNL has entered into an agreement with the City of Richland to provide fire protection for the buildings north of Horn Rapids and the adjacent 300 area to the north of the campus which includes the subject area. This increase in city services aligns with the City's comprehensive plan to expand jurisdictional boundaries to the north. The provision of city fire response is consistent with existing city services such as water and sewer.

Are there any other properties in your neighborhood that could be part of your annexation request? If so, have you spoken to the owners about joining your annexation request?

The remaining property in the 300 Area is managed by a different office of the Department of Energy, the Office of Environmental Management (EM) and has no plans for future development.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the submittals.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

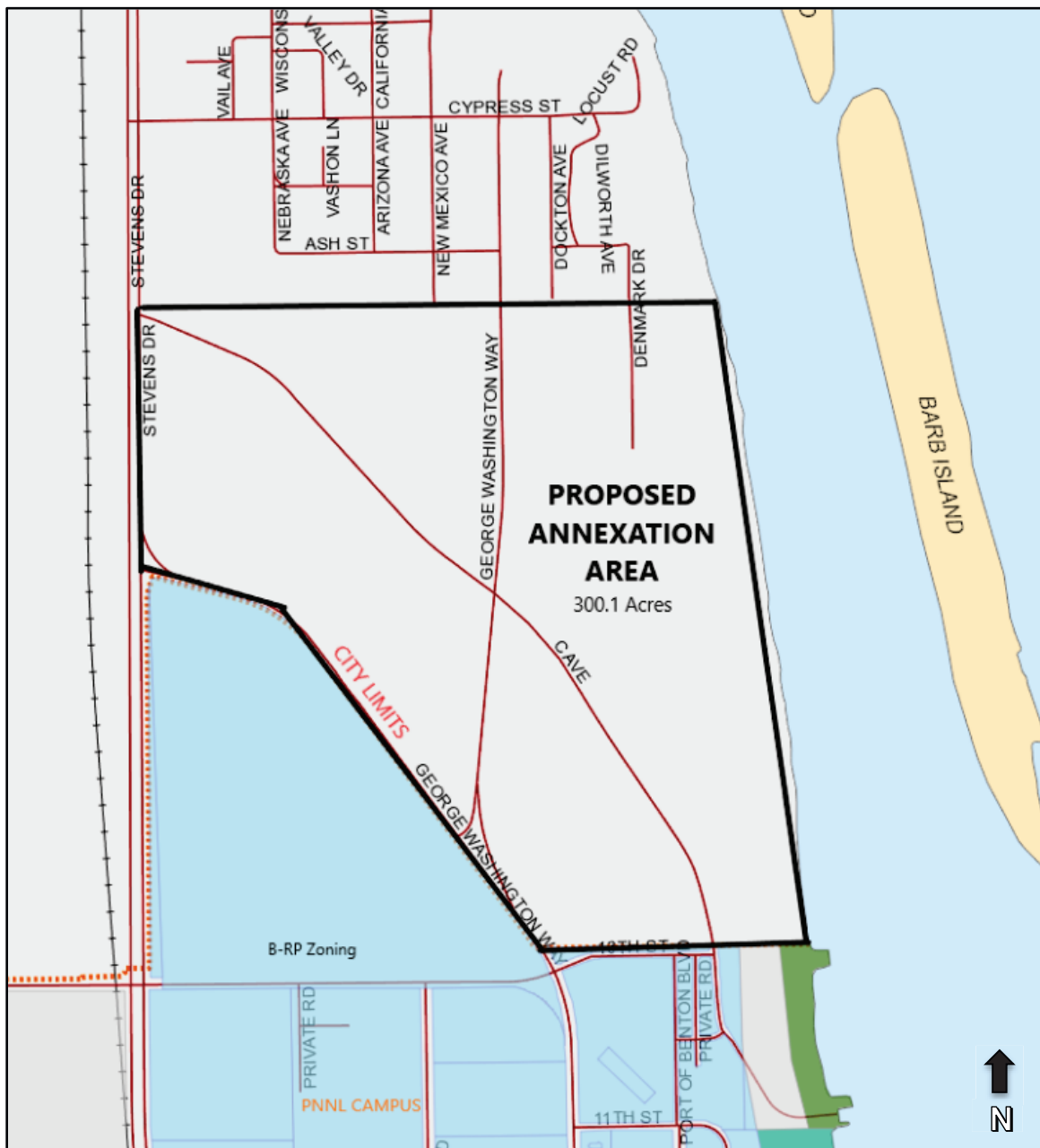
*Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.*

Applicant Printed Name: Ryan Kilbury

Applicant Signature: Ryan M. Kilbury Date 3/30/2021

## 2021 North Campus Annexation Request

### EXHIBIT 1A – Overall Annexation Area



## 2021 North Campus Annexation Request

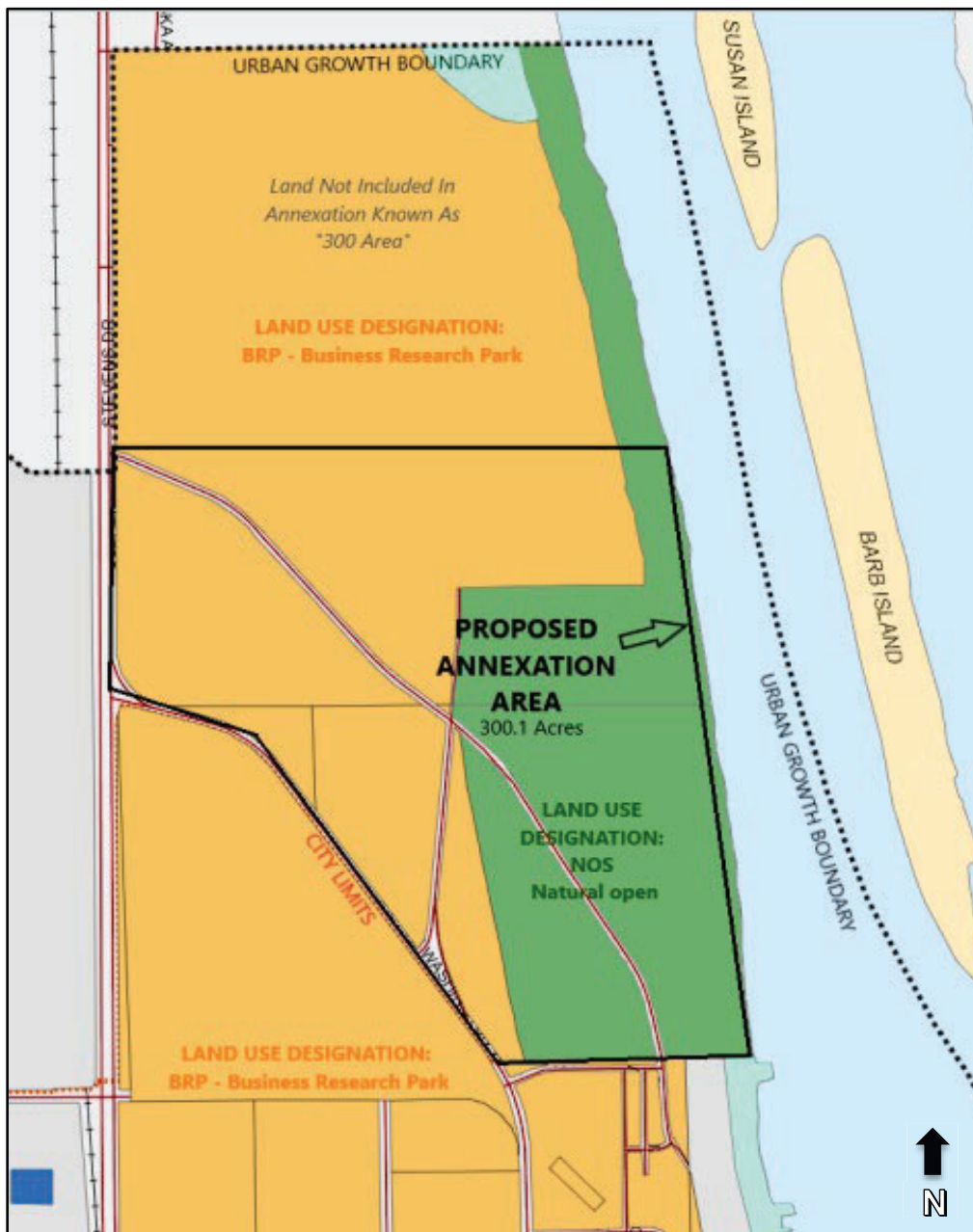
EXHIBIT 1B – Overall Annexation Area Aerial Photo





## 2021 North Campus Annexation Request

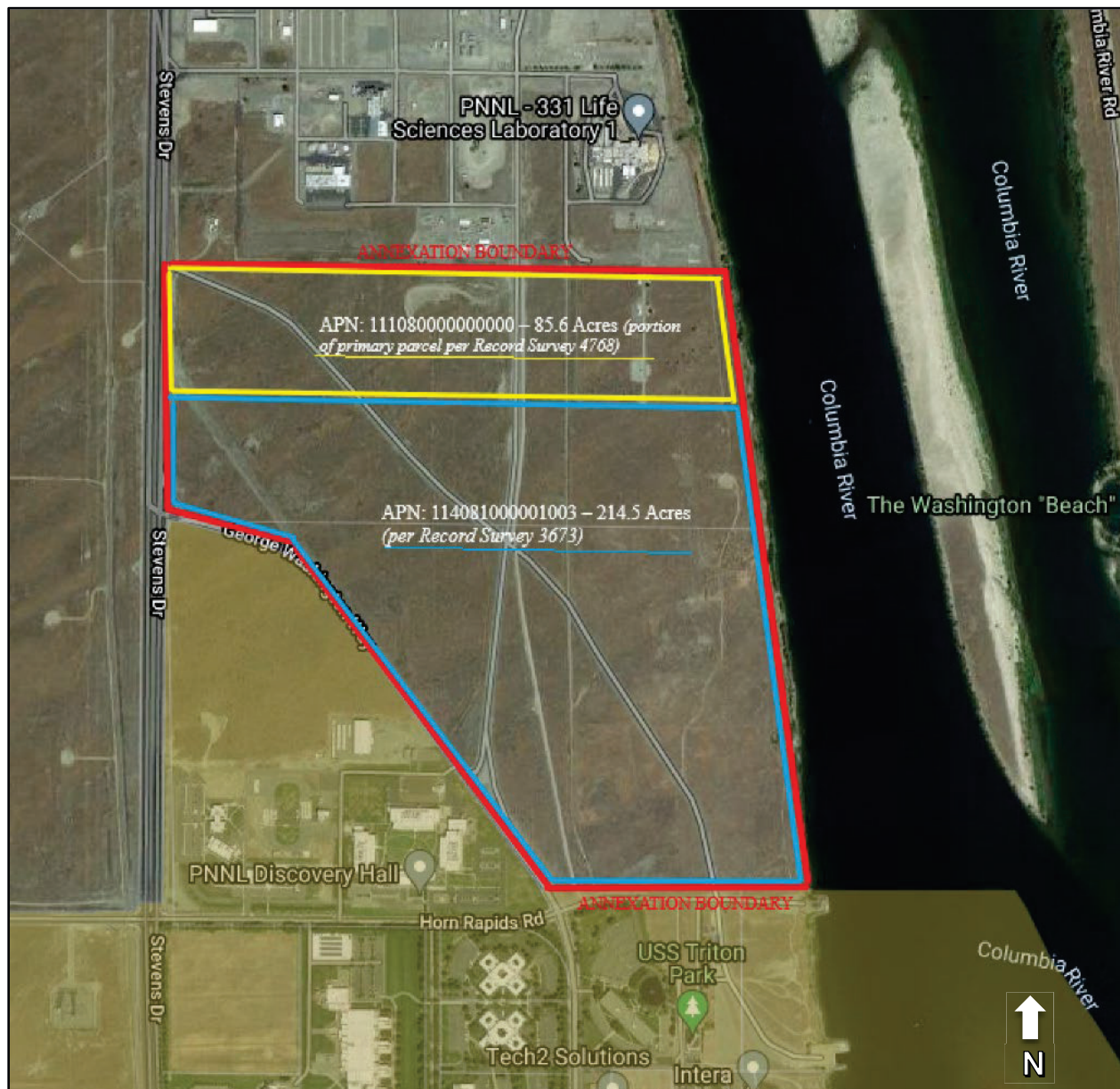
### EXHIBIT 1C – Annexation Area Comprehensive Plan Designations





## 2021 North Campus Annexation Request

### EXHIBIT 1D – Annexation Parcels, Aerial Photo



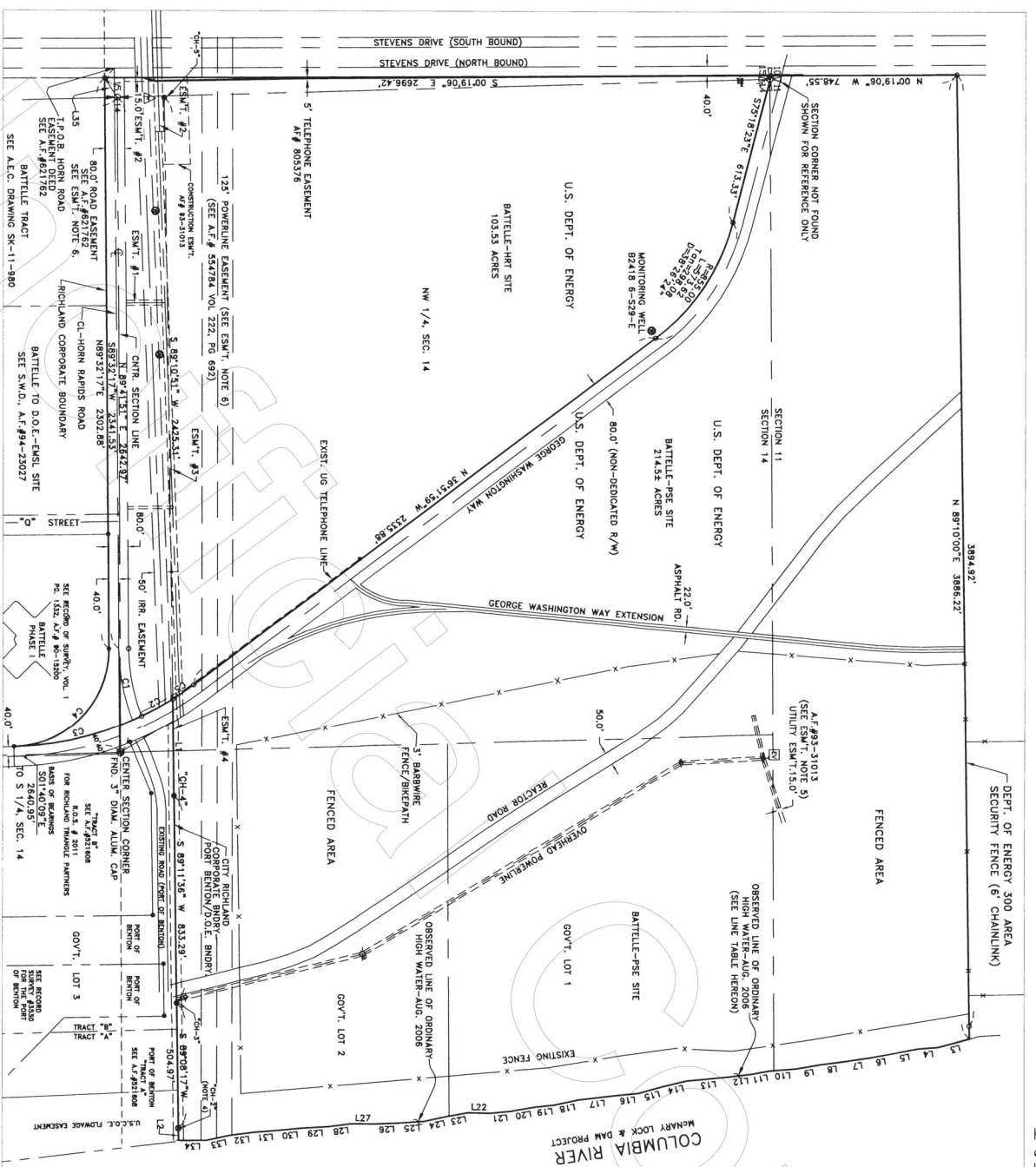
10.11, 14, 15-10-28

3673

12

# RECORD SURVEY

FOR BATTELLE MEMORIAL INSTITUTE  
PORTIONS OF SECTIONS 10, 11, 14 & 15  
TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.  
BENTON COUNTY, WASHINGTON



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°09'09"E	49.42
L2	N89°09'09"E	49.42
L3	N15°04'24"W	130.58
L4	N05°15'51"W	83.39
L5	N05°15'51"W	83.39
L6	N09°45'41"W	82.87
L7	N08°51'25"W	109.25
L8	N07°01'54"W	95.47
L9	N09°48'42"W	99.74
L10	N04°38'28"W	108.88
L11	N10°40'13"W	21.82
L12	N02°35'35"W	173.88
L13	N02°24'35"W	173.88
L14	N15°15'52"W	101.33
L15	N15°15'52"W	101.33
L16	N06°12'28"W	98.80
L17	N06°12'28"W	98.80
L18	N12°09'13"W	78.22
L19	N10°14'52"W	97.59
L20	N02°13'08"W	82.70
L21	N02°13'08"W	82.70
L22	N10°02'31"E	91.07
L23	N10°04'20"W	85.69
L24	N12°18'55"W	95.72
L25	N02°35'35"W	99.17
L26	N02°35'35"W	99.17
L27	N00°50'54"E	91.88
L28	N02°23'15"W	93.23
L29	N02°23'15"W	113.89
L30	N06°03'48"W	91.42
L31	N04°45'58"W	99.50
L32	N12°12'27"W	94.44
L33	N12°12'27"W	94.44
L34	N07°29'09"W	111.53
L35	S58°07'38"W	94.09

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C1	20°48'29"	787.38	276.89	N79°08'03"E	277.18
C2	6°24'00"	1265.82	51.89	N87°03'43"W	61.52
C3	24°08'40"	529.82	152.89	N15°15'52"W	152.89
C4	24°08'40"	529.82	152.89	N15°15'52"W	152.89
C5	4°56'12"	1265.82	101.70	N43°53'49"W	101.68

## EASEMENT NOTES:

1. 20' WIDE UTILITY EASEMENT RECORDED UNDER A.F.#4 3888 TO THE CITY OF RICHLAND
2. 25' WIDE UTILITY EASEMENT RECORDED UNDER A.F.#3-3256 TO THE CITY OF RICHLAND
3. 25' WIDE UTILITY EASEMENT RECORDED UNDER A.F.#3-3256 TO THE CITY OF RICHLAND
4. 40' WIDE UTILITY EASEMENT RECORDED UNDER A.F.#3-3256 TO THE CITY OF RICHLAND
5. THE EASEMENT SHOWN HEREON IS BASED ON THE "AS-BUILT" LOCATION OF THE EXISTING POWERLINE. THE EASEMENT DESCRIPTION PER A.F.#3-31013 IS NOT CONSISTENT WITH THE AS-BUILT LOCATION.
6. EASEMENT DUTY CLAIM DIED FROM THE ATOMIC ENERGY COMMISSION TO CITY OF RICHLAND FOR PUBLIC ROAD OR STREET RIGHT OF WAY RECORDED IN VOLUME 281, PAGE 102.

## AUDITOR'S CERTIFICATION

FILED FOR RECORD THIS 18 DAY OF Oct, 2006 A.D. AT 47 MINUTES PAST 10:00 A.M. AND RECORDED IN VOLUME 3673, AT THE REQUEST OF ROGERS SURVEYING.

Page 3673, AT THE REQUEST OF ROGERS SURVEYING.

Public Records by Public Records

RECORD SURVEY NUMBER XX10281XX01



**SURVEYOR'S CERTIFICATION**

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS SURVEY RECOVERED FROM THE RECORDS OF THE SURVEY RECORDED ACT, CHAPTER 50, LAWS OF 1973, FILED FOR RECORD AT THE REQUEST OF PNL (BATTELLE).

DATE 10/17/06

**RSB ROGERS SURVEYING INC., P.S.**

1465 COLUMBIA PARK TRAIL  
RICHLAND, WA 99352  
PHONE (509) 785-8141  
WWW.ROGERSSURVEYING.COM

CLIENT: BATTELLE PACIFIC NW DIVISION

PROJECT: RECORD SURVEY

NORTH RICHLAND, SECS 14 & 15 T.10N., R.28E.

DRAWN BY: TKG

SCALE: 1" = 300'

DATE: 8-11-06

APPROVED: GBW

FILE: 19706.DWG

SHEET 1 OF 2



## FOR BATTELLE MEMORIAL INSTITUTE

BENTON COUNTY, WASHINGTON

PSE PARCEL

HRT PARCEL

THOSE PORTIONS OF SECTIONS 14 AND 15, TOWNSHIP 10 NORTH, RANGE 28 EAST, OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

RESERVATIONS OF RECORD

## SURVEYOR'S CERTIFICATION

DATE \_\_\_\_\_

RECORD SURVEY NUMBER XX10281XX01

REV: 09/13/06

BATTELLE PACIFIC NW DIVISION  
19706

NORTH RICH AND SEC'S 14 &amp; 15 T 10N B 28E

APPROVED CBW	DATE 8-11-06	LDDPROJ- 19706	OF 2
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DATE:	01/1/00	FILE:	19/00.000
NAME:			
DOB:			

THIS SURVEY WAS PERFORMED IN AUGUST, 2006 AT THE REQUEST OF PACIFIC NORTHWEST LABORATORIES (PNWL). THE PURPOSE OF THIS SURVEY IS TO DEFINE A PANEL OF LAND FOR THE FUTURE DEVELOPMENT OF THE PNWL RESEARCH CAMPUS AND TO CONSIDER THE SITE OF 3583 AS AN ALTERNATE SITE FOR THE CAMPUS. THE STUDY AREA INCLUDES PORTIONS OF SECTIONS 14 AND 11 LING NORTH/EASTLEY, OF GEORGE WASHINGTON AVENUE EXTENSION AND WESTLEY OF THE COLUMBIA RIVER. IN ADDITION, THE SURVEY IS BEING AMENDED TO INCLUDE HORN RAPIDS ROAD BETWEEN STEVENS DRIVE AND GEORGE WASHINGTON AVENUE.

THE CENTURINE ALLEGE THAT HORN RAPIDS ROAD WAS ESTABLISHED BY RECORD DATA ACCORDING TO THE ALLEGED "BATTLE ROCK" DOWNSIDE TRACT. HORN RAPIDS ROAD, ACCORDING TO THE ALLEGED "BATTLE ROCK" DOWNSIDE TRACT, IS AN EASEMENT. OUR RESEARCH OF EXISTING RECORDS INDICATES HORN RAPIDS ROAD IS AN EASEMENT ONLY, AND NOT A DEDICATED RIGHT OF WAY. THEREFORE, THE SOUTHERLY BOUNDARY OF THE ALLEGED "BATTLE ROCK" DOWNSIDE TRACT, WHICH INDICATES HORN RAPIDS ROAD EAST OF GEORGE WASHINGTON WAY IS OWNED BY THE PORT OF BENTON. THE WESTERLY BOUNDARY OF THIS PARCEL, IS THE NORTHERLY EXTENSION OF THE STEVENS DRIVE RIGHT OF WAY. THE STEVENS DRIVE RIGHT OF WAY, WHICH INDICATES HORN RAPIDS ROAD, DOES NOT EXTEND BEYOND THE SOUTH END OF THE HORN RAPIDS ROAD EASEMENT.

DURING THIS SURVEY, WE DISCOVERED THE WEST ONE-QUARTER CORNER BETWEEN SECTIONS 15 (SET BY RSI ON SURVEY #3383) TO BE OFF POSITION BY 4'. THE MONUMENT WAS REMOVED AND RE-SET AT THE PROPER LOCATION RELATIVE TO THE SECTION CONTROL EAST, SOUTH AND WEST.

## SURVEY REFERENCES

A.C.G. MAP OF THE "BATTLE TRACT" DATED 10-8-84, DRAWING SK-11-880 IN AUDITOR'S WARRANTY DEED FROM THE CITY OF RICHLAND TO BATTLETT RECORDED IN AUDITOR'S FILE NO. 53708 (BATTLETT TRACT)

QUIT CLAIM DEED FROM U.S.A. TO PORT OF BERTON RECORDED IN AUDITOR'S FILE NO. 52160 (PORT OF BERTON PROPERTY)

QUIT CLAIM DEED FROM U.S.A. TO CITY OF RICHLAND RECORDED IN AUDITOR'S FILE NO. 62172 (HORN ROUNDS ROAD EASEMENT)

QUIT CLAIM DEED FROM U.S.A. TO CITY OF RICHLAND RECORDED IN AUDITOR'S FILE NO. 62172 (HORN ROUNDS ROAD EASEMENT)

ATOMIC ENERGY COMMISSION STATION MAPS OF SECTIONS 14 AND 15 (UNRECORDED IN AUDITOR'S WARRANTY DEED FROM BATTLETT TO U.S.A., RECORDED IN AUDITOR'S FILE NO. 94-25027).

## NOTES

1. BASIS OF BOUND FOR THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 90E, MERIDIAN 10W, COUNTY OF WASHINGTON (S. 17-10-09-07) IS AN ALUMINUM BEARING SIGNON HEREON, AT OR CLOSE TO THE INTERSECTION OF THE CENTER LINE OF THE RAILROAD TRACKS AND THE CENTER LINE OF THE ROAD, MONROVIA, IDAHO. ALL DISTANCES ARE TRUE GROUND MEASUREMENTS.
  2. ○ -BENCHMARKS SET 5/8"x3/4" REBAR WITH YELLOW PLASTIC CAP STAMPED "RSL-BWM 30-040".
  3. ● -BENCHMARKS FOUND EXISTING PROPERTY CORNER AS NOTED.
  4. ● -BENCHMARKS FOUND U.S.C.O.E. "CAMP HANCOCK" (CH-) MONUMENTS AS REFERENCED IN EXISTING DEED RECORDS, UNRECORDED A.E.C. MAPS AND CITY OF RICHLAND MAPS. (SEE NARRATIVE ABOVE)
  5. (M) = MEASURED    (P) = RECORDED    (C) = COMPUTED
  6. (A/C) = RECORD BEARING & DISTANCE PER AC PLAT OF SECTION 14.
- THIS SURVEY WAS PERFORMED IN AUGUST, 2008 AND SUPERSEDES AND AMENDS RECORD STREET NO. 5383
- EQUIPMENT & PROCEDURES USED: THIS SURVEY WAS PERFORMED USING A TRIPOLI TOTAL STATION, MODEL 1100, WITH AN ELECTRONIC DISTANCE MEASURING SYSTEM AND A TOPCON RS-225 ELECTRONIC TOTAL STATION.
- - INDICATES EXISTING MONITORING WELL  
● - INDICATES EXISTING U.S.C.&G.S. BENCH MARK B-524. (DO NOT DESTROY)

# SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON REG.#30440, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN AUGUST 2006, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 50, LAWS OF 1973. FILED FOR RECORD AT THE REQUEST OF PNNL (BATTELLE).

DATE \_\_\_\_\_

RECORD SURVEY NUMBER XX10281XX01

REV: 09/13/06

BATTELLE PACIFIC NW DIVISION  
19706

NORTH RICH AND SEC'S 14 &amp; 15 T 10N R 28E

APPROVED	DATE	LDDPROJ- 19706	OF 2
CBW	8-11-06	FILE: 19706.DWG	

DATE:	01/1/00	FILE:	19/00.000
USER:			





**Department of Energy  
Office of Science**  
Pacific Northwest Site Office  
P.O. Box 350, K9-42  
Richland, Washington 99352

JUN 2, 2021

21-PNSO-0158

Mr. Mike Stevens  
Planning Manager  
City of Richland, PNNL Annexation  
625 Swift Boulevard, MS-35  
Richland, WA 99352

Dear Mr. Stevens:

**U.S. DEPARTMENT OF ENERGY PACIFIC NORTHWEST SITE OFFICE (DOE-PNSO)  
ACKNOWLEDGEMENT OF ANNEXATION REQUEST APPLICATION - PACIFIC  
NORTHWEST NATIONAL LABORATORY (PNNL), NORTH CAMPUS**

In response to PNNL letter dated May 17, 2021 (OUT-0172-2021), this letter is to acknowledge that I, Ryan Kilbury, on behalf of the DOE-PNSO Office of Science, Richland, WA, hereby grants PNNL, its employees, and agents, and assigns the authority to submit an Annexation Request to the City of Richland on behalf of DOE-PNSO for the following parcel numbers and portions thereof totaling 300.1 acres:

1. 111080000000000 – 85.6 Acres (*portion of primary parcel per Record Survey 4768*)
2. 114081000001003 – 214.5 Acres (*per Record Survey 3673*)

The legal descriptions are found on the enclosed record of surveys from Rogers Surveying, Inc. If you have any questions or comments, please feel free to contact me at (509) 372-4030 or via email [Ryan.Kilbury@Science.doe.gov](mailto:Ryan.Kilbury@Science.doe.gov).

Sincerely,

**Ryan M.  
Kilbury**

Ryan M. Kilbury  
Business Division Manager

Digitally signed by Ryan  
M. Kilbury  
Date: 2021.06.02 11:26:55  
-07'00'

BUS:RMK

Enclosure

cc w/encl:  
T. L. Doyle, PNNL  
A. Lambert, PNNL  
D. M. Storms, PNNL  
P. Weaver, PNNL