



## **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 Lots 1 – 8 of Badger Mountain Estates consisting of approximately 12 acres and located at 1560 Brantingham Road, 1570 Brantingham Road, 1600 Brantingham Road, 1620 Brantingham Road, 1640 Brantingham Road, 1650 Brantingham Road and 1660 Brantingham Road.

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.



**City of Richland  
Development Services**

625 Swift Blvd. MS-35  
Richland, WA 99352  
☎ (509) 942-7794  
📠 (509) 942-7764

**Application for Annexation**

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

**PROPERTY OWNER INFORMATION**

☐ Contact Person

Owner: Badger Mountain Estates Association (BMEA), Owners specified in attachment and letter

Address: Brantingham RD

Phone: see letter

Email: see letter

**APPLICANT INFORMATION (If different)**

☒ Contact Person

Company:

UBI#

Contact: Eric Van Mason (BMEA Vice President)

Address: 1620 Brantingham RD

Phone: 509-713-0457

Email: eric.vanmason@gmail.com

**DESCRIPTION OF REQUEST**

Annexation request associated with agreement with RP Development and P&R construction regarding provision of City utilities to BMEA property owners per preliminary plat approval for Marcello Estates (City Counsel Resolution No. 39-19. See condition No. 32)

**PROPERTY INFORMATION**

Parcel #: multiple parcels, see attached descriptions

Legal Description: attached

Current Comp. Plan: LD residential

Requested Zoning: SAG

Size of Property: approx 1.5 acres each

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?

In order to receive City utilities per agreement with RP Development and P&R construction (City Counsel Resolution No. 39-19. See condition No. 32)

What use, building or structure is intended for the property?  
Residential and home based business use

What changes have occurred in the area that justify the requested annexation?  
Proposed development of Marcello Estates adjacent to BMW EA parcels

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?  
No.

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: Eric Van Mason, BMEA

Applicant Signature:  Date 5/3/2021



Owner	Mark and Barbara Buckmaster
Address	1600 Brantingham Rd Richland, WA 99352
Phone	509-627-1321
Email	markbuckmaster@frontier.com
Parcel Number	<b>126983020000003</b>
Legal Description	<b>BADGER MOUNTAIN ESTATES:LOT 3: CERT OF WATER RIGHT AUT#87-16324 10/15/87 COMMUNITY WELL AGREEMENT 1/8/87: VAC OF WEEL CONTROL AGREEMENT 1/8/87: PROTECTIVE COVENANTS 4/20/73</b>

Owner	Wayne and Sue Flaten
Address	1570 Brantingham Rd Richland, WA 99352
Phone	509-627-4810
Email	Flatenwlsk345@gmail.com
Parcel Number	<b>126983020000002</b>
Legal Description	<b>BADGER MOUNTAIN ESTATES:LOT 2: CERT OF WATER RIGHT AUD#16324 10/15/87 COMMUNITY WELL AGREEMENT 1/8/87: VAC OF WELL CONTROL AGR 1/8/87 PROTECTIVE COVENANTS 4/20/73</b>

Owner	Joe and Colleen Lane
Address	1560 Brantingham Rd Richland, WA 99352
Phone	509-438-9344
Email	lanefamily7@gmail.com
Parcel Number	<b>126983020000019</b>
Legal Description	<b>BADGER MOUNTAIN ESTATES:LOT 1: CERT OF WATER RIGHT AUD#87-16324 10/15/87 COMMUNITY WELL AGREEMENT 1/8/87: VAC OF WELL CONTROL ESMT 1/8/87 &amp; PROTECTIVE COVENANTS 4/20/73</b>

Owner	Eric Van Mason
Address	1620 Brantingham Rd Richland, WA 99352
Phone	509-374-4005
Email	Eric.vanmason@gmail.com
Parcel Number	<b>126983020000023</b>
Legal Description	<b>SECTION 26, TOWNSHIP 9 NORTH, RANGE 28 EAST, QUARTER SW: BADGER MOUNTAIN ESTATES:LOT 4: CERT OF WATER RIGHT 10/15/87 COMMUNITY WELL AGREEMENT 1/8/87: VAC OF WELL CONTROL AGREEMENT 1/8/87 PROTECTIVE COVENANTS 4/20/73 TOGETHER WITH BADGER MOUNTAIN ESTATES:LOT 5: COMMUNITY WELL AGREEMENT 1/8/87: VAC OF WELL CONTROL AGR 1/8/87 PROTECTIVE COVENANTS 4/20/73 (TAX CONSOLIDATION PER CONSOLIDATION FORM, DATED 12/31/2014)</b>

Owner	Jonathan Guymon
Address	1640 Brantingham Rd Richland, WA 99352
Phone	509-947-4794
Email	jwguymon@gmail.com
Parcel Number	<b>126983020000006</b>
Legal Description	<b>BADGER MOUNTAIN ESTATES:LOT 6: CERT OF WATER RIGHT AUD#16324 10/15/87 COMMUNITY WELL AGREEMENT 1/8/87: VAC OF WELL CONTROL AGR 1/8/87 PROTECTIVE COVENANTS 4/20/73</b>

Owner	Dustin Gillespie
Address	<i>Undetermined</i> Brantingham Road
Phone	509-440-2030
Email	dustin@gillespiehomesnw.com
Parcel Number	<b>126983020000024</b>
Legal Description	<b>BADGER MOUNTAIN ESTATES:LOT 7: CERT OF WATER RIGHT AUD#16324 10/15/87 COMMUNITY WELL</b>

	<b>AGREEMENT 1/8/87: VAC OF WELL CONTROL AGR 1/8/87 PROTECTIVE COVENANTS 4/20/73 (SEGREGATIONS FOR TAX PURPOSES FORM DATED 6/8/2020)</b>
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Owner	Daniel and Claudia Becker
Address	1660 Brantingham Rd Richland, WA 99352
Phone	509-627-2464
Email	dncbecker@frontier.com
Parcel Number	<b>126983020000025</b>
Legal Description	<b>BADGER MOUNTAIN ESTATES:LOT 8: CERT OF WATER RIGHT AUD#16324 10/15/87 COMMUNITY WELL AGREEMENT 1/8/87: VAC OF WELL CONTROL AGR 1/8/87 PROTECTIVE COVENANTS 4/20/73 (SEGREGATIONS FOR TAX PURPOSES FORM DATED 6/8/2020)</b>



Badger Mountain Estates Association (BMEA)

Brantingham Road, Richland, WA

Mr. Mike Stevens

625 Swift Blvd, MS-35

Richland, WA 99352

Mr. Stevens,


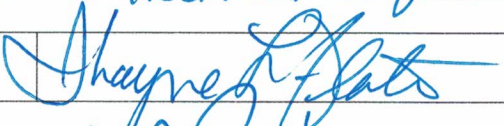
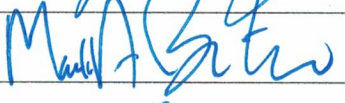

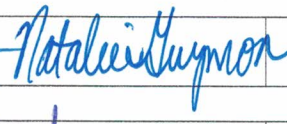
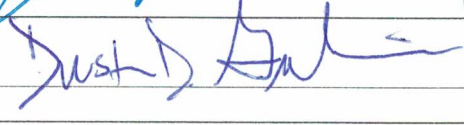

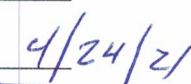
Pursuant to agreements between Badger Mountain Estates Association (BMEA) and RP Development, and the attached application, the below signed property owners request annexation into the City of Richland for all BMEA parcels.

BMEA expects that annexation will allow for provision of City of Richland utilities and services to the annexed properties with further development of the Marcello Estates project.

If you have any questions please contact Eric Van Mason at 713-0457 or Jon Guymon at 947-4794.

Sincerely,

BMEA parcel owners

Owner	Signature	Date
Joe and Coleen Lane		4/24/21
Wayne and Sue Flaten		4/25/21
Mark and Barbara Buckmaster		4/24/21
Eric and Gloria Van Mason		4/24/21
Jonathan and Natalie Guymon	 	4/24/21
Dustin Gillespie		4/30/21
Dan and Claudia Becker	 	4/24/21

