



CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (S2021-102) REMAND

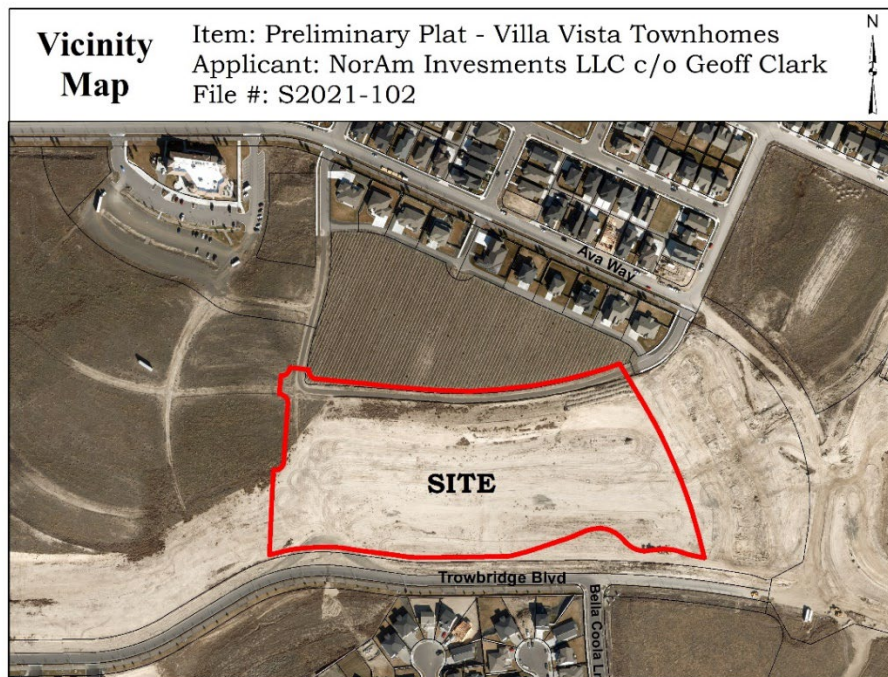
Notice is hereby given that Geoff Clark has filed an updated application on behalf of NorAm Investments, LLC in response to the Richland Hearing Examiner's Remand Order pertaining to the Preliminary Plat of Villa Vista Townhomes (S2021-102). The updated proposal is to subdivide a 13.31-acre site into 68 residential lots and five (5) tracts. The project site is located along the north side of Trowbridge Boulevard, approximately 1,050-feet east of Dallas Road in the Badger Mountain South master planned community (APN 1-32982BP4732021). The plat proposes an average lot size of 5,867 square feet.

The Richland Hearings Examiner will conduct a public hearing and review of the updated application at 6:00 p.m., Thursday, August 18, 2022. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

Environmental Review: The proposal is not subject to specific environmental review. Environmental impacts of Badger Mountain South, a master planned community, have previously been analyzed. The final environmental impact statement and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Monday, August 8, 2022 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. Written comment will not be accepted after 6 p.m. on August 17, 2022; however, verbal comments may be presented during the public hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration, Title 24 Plats and Subdivisions, the Badger Mountain South Land Use & Development Regulations and the Badger Mountain South Master Agreement. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.



Applicant Response to Remand Order by the Hearing Examiner (File Number S2021-102)

The responses below pertain to the Discussion of Relevant Facts and Legal Authority numbers 8 – 13 and 14 contained within the Remand Order dated September 29, 2021.

8. The City of Richland Traffic Engineer will provide a letter outlining the traffic mitigations required for this project as required in the Master Agreement Section 7.2.
9. See response to #8 above
10. See response to #8 above
11. See response to #8 above
12. See response to #8 above
13. The original “intent” of the Specialty Retail District (BMS-SD-SR) was developed in conjunction with the City of Richland and the Port of Kennewick. The following section from the Master Agreement between Nor Am and the City of Richland outlines how the original intent was created:

16. CITY’S CONTRIBUTION TO SPECIAL DISTRICT-SPECIALTY RETAIL IMPROVEMENTS.

16.1 The Port of Kennewick is considering investing in the Specialty Retail District in Badger Mountain South in order to construct a world class pedestrian-oriented destination village, which will include numerous uses related to the agricultural products of the region, including wines and grapes (See LUDR, Exhibit C). It is also intended to include class rooms, meeting areas, hotel, restaurants, and other related uses, all centered around a common pedestrian corridor. The City is also desirous of investing funds to stimulate tourism and economic development. If the City invests lodging tax revenues in improvements to this district in order to stimulate tourism, then the amount of lodging taxes generated from Badger Mountain South shall not be used in the annual revenue calculation required by paragraph 15.2.

16.2 The parties intend to enter into further agreements regarding the preparation of a master site plan for the specialty retail area, and the design and construction of certain improvements within the specialty retail area, including a business incubator building, a public meeting area, and related public facilities. It is contemplated that that the agreement will be a three party agreement between the City, the Port of Kennewick, and Nor Am and will include an investment by all parties.

16.3 It is anticipated that the Master Site Plan will be completed by September, 2011, and construction will occur in 2012 and 2013.

Nor Am, the City of Richland, and The Port of Kennewick developed the intent of the Specialty Retail District as a wine village during the creation of the Master Agreement and the LUDR. Nor Am worked in good faith to fulfill their obligation under this agreement by developing the master plan, mass grading the site, conducting a effluent water study for wine making

operations, selling 7 acres of the Specialty Retail District to Goose Ridge Winery to grow wine grapes, and working on a student-participation partnership with the Washington State University's Viticulture Program. Nor Am worked in good faith to develop the intent of this district based on the Master Agreement.

The City of Richland and the Port of Kennewick did not enter into an agreement with Nor Am for the wine village. Even though the City of Richland and the Port of Kennewick did not support the wine village as outlined in the Master Agreement, Nor Am, as a land owner, has worked over the past 8 years to find a developer/partner for the wine village without any success. While Nor Am would love to find a development partner that would develop a wine village as discussed in LUDR Section 4.B, no such development partner has come forward. After 8 years of work and associated costs, we feel the intent needs to be adjusted to accommodate the allowed land uses outlined in LUDR Section 2.C.

The Master Agreement allows for flexibility in the type of and timing of development based on market conditions (see Section 4.1 (11) of the Master Agreement). Additionally, the LUDR clearly defines land uses allowed by district in LUDR 2.C Land Use Table. The land uses are clearly stated as allowed or not allowed in the specific districts. These uses have been accepted by the City of Richland and Nor Am and should inform both parties what land uses are allowed or not allowed. As stated in the Master Agreement Section 8.1 "if a development application is consistent with the Master Agreement, it shall be approved."

We believe the decision to remand this plat based on LUDR Section 4.B.1 does not take into consideration the history of the creation of this section, the flexibility in the type and timing of development outlined in the Master Agreement Section 4.1 (11), or the allowed land uses in LUDR Section 2.C.

The updated Villa Vista layout incorporates several of the design features outlined in LUDR Section 8.C including clearly defined entries/monumentation, usable open space, pedestrian pathways, links to public space/BMS trail system, and a tree-lined walkway/plaza with seating areas.

14. In the hearing examiner response, it states "the requirement for multi-family development containing an aggregate of 7 or more dwelling units regardless of the number of structures, commercial buildings, and commercial building complexes, all civic buildings, and all development in a Special District, a site-plan review is required."

LUDR Section 1.J outlines the process for a site plan review. This process requires a review by the Master Plan Administrator (MPA). The MPA reviews the proposed project and issues a MACR to the City of Richland if the project meets the requirements of the LUDR. RMC 23.48 specifically exempts the formal site plan review process for Planned Unit Developments (RMC 23.48.050). As such, the process in 1.J is completed by the MPA issuing a compliance MACR to the City for review before a building permit is issued. The MACR includes a review of the developer's specific plan and how that plan complies with each applicable section of the LUDR and Master Agreement.

This preliminary plat application process for Villa Vista is covered under LUDR Section 1.J “Plat or Subdivision”. The site plan review for this project will take place once a developer submits a plan for the land use action covered in this application.

An example of this process can be taken from the BMS 4-Plex project approved in 2018 (file number S2018-101). This plat is also located in the Specialty Retail District. It was correctly reviewed and approved using the “Plat or Subdivision” process outlined in LUDR Section 1.J. At the time of the application and subsequent approval, it would have been impossible to conduct a Site Plan Review as outlined in LUDR Section 1.J as the developer had not chosen a builder that would be designing and constructing the project. Additionally, it would have been very difficult during the preliminary plat/subdivision stage to show entry monumentation, trail connectivity, gathering areas, green spaces, or sitting areas because the specific buildings and layouts were not completed yet. The land use was approved as an allowed use in LUDR Table 2.C.

Once a builder was chosen for the project, the MPA began working with the builder to verify compliance with the applicable LUDR Sections. The builder provided a site plan showing entry monumentation, trail connectivity with adjacent projects, public gathering/covered gazebo areas, public green space, and approved building architecture (building siting, sustainable features, building height, exterior lighting, landscaping, parking, building colors, porches etc).

The MPA will issue a MACR approval to the City of Richland for review before a building permit is issued. The City will also review the MACR and the site/building plans to verify compliance with the LUDR and Master Agreement and will issue building permits once those requirements are satisfied.

This is the same process proposed for Villa Vista. The current application is for a Plat or Subdivision review. The land developer has not selected a builder or a specific product type for Villa Vista. Once builders approach the land developer with proposals, the MPA will review those proposals against the allowed uses in LUDR Table 2.C along with the other site requirements and architectural requirements and will follow the Site Plan review process outlined in LUDR Table 1.J.

Even without knowing the specific building type, the land developer has included several design features in the Preliminary Plat that help meet the requirements outlined in LUDR Section 8.C. Additional requirements from that section, along with other pertinent requirements of the LUDR, will be reviewed by the MPA and the City of Richland during the Site Plan Review process once a builder is chosen.

Badger Mountain South

Master Agreement Consistency Recommendation (MACR) Supplement to the Preliminary Plat Application for Villa Vista

Executive Summary

The successful development of the Badger Mountain South Master Plan Community requires close attention to the detailed planning and standards created in the adopted Master Agreement, specifically to the Land Use and Development Regulations as found in Exhibit C of the Master Agreement, commonly identified as the LUDR (Land Use and Development Regulations). The LUDR standards are designed to go beyond the more typical City requirements or standards because they are seen by the Master Developer as building blocks to creating a walkable and sustainable community.

The LUDR establishes a process for the review of development applications that is intended to integrate into the existing City application processes, and yet provide the close attention to LUDR standards without adding significant review time by City staff. This is accomplished by requiring each development application to meet all City code submittal requirements and, at the same time, undergo a review for consistency with the standards of the LUDR. This latter review is completed by the Badger Mountain South Master Plan Administrator who makes a written recommendation of consistency to the City's Development Services Manager. A final "Master Agreement Consistency Determination" is issued by the City after the Manager's review.

The document that follows is the Master Plan Administrator's recommendation for a determination of consistency for this application. It includes a review of all relevant standards found in the LUDR related to a preliminary plat application. The standards are cited, the specific responses are provided for this application, and the Reviewer Comment section adds other pertinent information. The document concludes with references to other relevant Master Agreement provisions that are met with this application.

The applicant has stated that this plat will be finalized in one phase. The conditions of the approved Preliminary Plat, the Master Agreement, and specifically, the LUDR must be met before it will be finalized.

Badger Mountain South
Master Agreement Consistency Recommendation (MACR)
Supplement to the Preliminary Plat Application for
Villa Vista

Date: April 26, 2022

The purpose of completing the MACR is to ensure that the applicant has met the special requirements for Badger Mountain South, as found in the Land Use and Development Regulations (LUDR). It also allows City staff to be assured that the Master Developer is meeting the terms and obligations of the approved Master Agreement, as it applies to each development activity in Badger Mountain South.

The MACR will be completed by the applicant, as indicated, and submitted with other Preliminary Plat materials, as required in Richland Municipal Code (RMC) Chapter 24.12. It is recommended that the applicant has met with the Master Developer prior to completion of this Supplement.

1. Applicant name, address and contact information:

South Richland Communities
PO Box 1307
Gig Harbor, WA 98335
Contact: Geoff Clark
253-677-3402

2. Project name:

Villa Vista

3. Project description including site size in acres:

A subdivision of 13.13 acres total area; 66 lots created all within Badger Mountain South, lying adjacent to and east of Dallas Road and north of Interstate 82.

4. Is phasing proposed? Please explain:

The project will be completed in one phase

5. Regulating Plan District(s) (see LUDR p. 2-2):

Specialty Retail (BMS-SD-SR)

6. What is the name of the neighborhood? (See LUDR pp. 7-1 through 7-3).

Neighborhoods: *Veneto Villaggio*

7. What is proposed use? See Allowable Use Table (see LUDR p. 2-3).

Row Houses

8. What building types are likely to be developed here? (See LUDR p. 2-4):

2- and 3-unit shared wall, zero lot line row houses

Section 1

This is the introduction and administration section of the LUDAR and thus it is not applicable to this review.

Section 2

This section identifies the Regulating Plan Districts and permitted land uses.

Please define the District for this application:

District Type:

Specialty Retail (BMS-SD-SR)

Does the requested use meet the requirements outlined in 2.C Land Use?

Yes; see note P-4 on land use table 2.C

Does the requested use meet the Building Type requirements outlined in 2.D Building Type?

Yes; Special districts are not regulated by building type

Section 3

This section identifies the district development standards for five of the districts in Badger Mountain South. Not included are the standards for the three specialty districts which are found in Section 4.

Section 4

This section identifies the special district development standards. The Special Districts are outlined in section 2.B.

Does the proposed project meet the intent of the Special District development standards? Explain.

Yes; The Special District development standards are intended to accommodate a wide variety of uses meant to encourage shopping, dining, business offices, entertainment centers, and multi-family residences for a pedestrian-friendly, integrated development.

Section 16 of the Master Agreement between The City of Richland and Nor Am outlines how the original intent (LUDR Section 4.B) of the Specialty District was created. The Master Agreement states the following:

16. **CITY'S CONTRIBUTION TO SPECIAL DISTRICT-SPECIALTY RETAIL IMPROVEMENTS.**

16.1 The Port of Kennewick is considering investing in the Specialty Retail District in Badger Mountain South in order to construct a world class pedestrian-oriented destination village, which will include numerous uses related to the agricultural products of the region, including wines and grapes (See LUDR, Exhibit C). It is also intended to include class rooms, meeting areas, hotel, restaurants, and other related uses, all centered around a common pedestrian corridor. The City is also desirous of investing funds to stimulate tourism and economic development. If the City invests lodging tax revenues in improvements to this district in order to stimulate tourism, then the amount of lodging taxes generated from Badger Mountain South shall not be used in the annual revenue calculation required by paragraph 15.2.

16.2 The parties intend to enter into further agreements regarding the preparation of a master site plan for the specialty retail area, and the design and construction of certain improvements within the specialty retail area, including a business incubator building, a public meeting area, and related public facilities. It is contemplated that that the agreement will be a three party agreement between the City, the Port of Kennewick, and Nor Am and will include an investment by all parties.

16.3 It is anticipated that the Master Site Plan will be completed by September, 2011, and construction will occur in 2012 and 2013.

The Port of Kennewick and the City of Richland did not enter into an agreement with Nor Am for the Specialty Retail District as outlined in the Master Agreement. Conversely, Nor Am created the conceptual drawings, graded the land, conducted an effluent water study for wine-making operations, and sold 7 acres of the Specialty Retail District to Goose Ridge Winery to plant a vineyard. Additionally, Nor Am secured commitments from Washington State University's viticulture program to partner with the parties to have students work in the vineyard and get "hands on" experience in the wine village. Once the Port of Kennewick and the City of Richland backed out of their initial commitments, the conversations with Washington State University were terminated.

Nor Am's actions prove they worked in good faith to create the wine village as outlined in the intent of the Specialty District as outlined in the LUDR section 4.B without the support of the intended partners in the Master Agreement. Nor Am has tried unsuccessfully to secure additional partners/developers for the wine village in the 8 years since the Port of Kennewick and the City of Richland backed out of their commitments in the Master Agreement.

Section 4 of the Master Agreement outlines the intent and purpose of the Master Agreement. Section 4.1 (11) states the purpose and intent of the Master Agreement is to "provide flexibility in uses and timing of development to accommodate market trends and conditions". Additionally, Table 2.C in the LUDR outlines the allowed uses in each district in Badger Mountain South. As listed in Table 2.C, the lot layout for the Villa Vista project is an approved land use in the Specialty District.

Section 5

This section identifies the open space, trails, and community facilities that will be constructed in Badger Mountain South.

Badger Mountain South - MA Section 25.3

"As part of the Master Plan Consistency Determination described in Paragraph 23, the City, shall consult with the Master Agreement Administrator, and the applicant in determining the appropriate share of infrastructure and mitigation costs that shall be borne by the proposed development and how that development's share of infrastructure and mitigation relates to the overall infrastructure and mitigation that is required for buildout of Badger Mountain South."

Does the number of residential lots trigger additional MA Exhibit D, Green Infrastructure Improvements?

Yes **X** No

Please explain:

Green Infrastructure Improvements are required and as found in the Master Agreement Exhibit D, are linked to the numbers of residential units (RU) developed.

In the case of Villa Vista Townhomes Preliminary Plat, 68 units are anticipated for a total of 68 RU. With the improvements identified below, this Preliminary Plat meets the requirements of the Master Agreement, Exhibit D.

For planning purposes, it is assumed that the Green Infrastructure requirements of 68 RU will be provided in the following manner:

<u>Requirement</u>	<u>Improvement Required/Provided</u>
Primary and Secondary Trails	<u>City Primary</u>
400 LF of equivalent trail to	Trail 0 LF
be created per 25 RU, which	<u>Primary Trail</u>
equals 16 LF per RU.	1088 LF Required
So, 68 RU=1088 Equivalent	1225.7 LF Provided along
LF Required Villa Vista	Trowbridge frontage of Villa Vista
exceeds requirement	205 LF Provided tract 69
Equivalent trail lengths shall	943 LF Provided Syrah Ave
be applied be the length of	176 LF Provided Road A
trail constructed multiplied by	179 LF Provided Tract 73
the appropriate trail factor	
below:	<u>Secondary Trail</u>
City Primary Trail =	563 LF Provided Tract 72
1 Primary Trail = 1	
Secondary Trail = .6	<u>Equestrian Trail</u>
Equestrian Trail = .8 (where	0 LF
shown on trail plan)	
Urban Trail = 1	<u>Urban</u>
	<u>Trail</u> 0 LF
Parks	
0.375 AC of park area to be	.96 AC of park area required.
created per 25 RU, which	To be accounted for in the COR Park
equals 0.015 AC, or 650 SF,	on 32 acres adjacent to the project
per RU.	

Other Comments:

Nor Am Investment, LLC and South Richland Communities, LLC are currently supporting the COR in ongoing planning of a large park adjacent to this project. The park will also contain required trails. NAI and SRC currently plan to construct the park and all Green Infrastructure requirements are to be satisfied with this park. Therefore, this requirement is deemed to have been met.

Section 6

This section identifies the street layout for the arterial collectors, the proposed layout for the internal collector streets, and the right-of-way standards for each street type in the Badger Mountain South Development.

Is a public street to be constructed?

Yes ☒ No

Provide separate sheet with street type and edge type(s) indicated.

See the proposed preliminary plat.

See attached City of Richland letter to address traffic mitigations.

Section 7

This section establishes the framework for creating the pedestrian-scaled, walkable community of Badger Mountain South by outlining the process for using Block Standards to subdivide land.

LUDR 7.B.2 identifies the Block Size and Configuration should meet the following Block Dimension Standards: Block length= 1000' max., except in VMU District= 400' max. Identify the following for the smallest and largest blocks:

Block length: Smallest: 282 ft.; largest: 866 ft

LUDR 7.B.4 addresses alleys and front facing blocks. Please answer the following: Does the proposal include only blocks to be constructed with alleys?

Yes No ☒

If yes, skip to LUDAR 7.B.5.a below; otherwise please select response:

Do those blocks with direct street access lots (i.e., without alleys) meet the following criteria:

1. Non-alley load lots do not front onto a Collector Street, except in single-loaded, perimeter location; or, are located in the NE District; or, where located in an area where two districts abut (NG to NE District).

Yes ☒ No

2. Non-alley load lots are not across from a Civic District space.

Yes ☒ No

Per the LUDR 3.E.1, in the NE District houses are typically accessed by streets. Per LUDR 7.B.4.d(1), direct street access lots are permitted onto a Collector Street when they are (i) located in the BMS-NG District; (ii) when they are in the BMS-NG District and are located along the perimeter of the BMS project boundary; or (iii) when they are located in the BMS-NG District where that district abuts the BMS-NE District.

Does this preliminary plat include any areas where the NE and NG districts abut?

Yes No ☒

LUDR 7.B.5.a Other Block Requirements -In the Village Mixed Use (VMU), Neighborhood Collector (NC), and Neighborhood General (NG) Districts, two (2) building types required on each block; see Section 2.D. for Building Type Table. Identify Building Types proposed if known or enter N/A:

N/A for this District type

LUDR 7.B.4 Dead-end alleys greater than 150' ft. are not permitted; are dead end alleys greater than 150' proposed?

Yes No X

Section 8

This section identifies the design standards for each of the Building Types allowed within the Districts. Much of the review for Section 8 takes place during the MACR 2 process as outlined in LUDR Section 1.J. This application is being reviewed as part of the "Plat or Subdivision" process in table 1.J. This preliminary plat process covers up to "Step 5" in the Plat or Subdivision review process. Steps 6-9 and the "Site Plan Review" process take place once a builder proposes a project on one of the lots created as part of this process. At that point, the MPA and the City of Richland review the proposal against the requirements of 8.C. Some of the common design standards listed in section 8.C can be outlined during the preliminary plat process, but it is impossible to review all requirements without a specific building type proposal from the end user.

LUDR 8.B - 8.P Lot Size by District and Proposed Building Type. In LUDAR 7.B.5.a (above), proposed Building Types were identified for this project. Do the proposed lot size(s) meet the Building Types lot standards?

Yes X No

Please describe:

Special Districts are not regulated by Building Type. See Section 4 for District intent and standards. See also 8.C for Common Design Standards applicable to all districts.

LUDR 8.C 1- The preliminary plat identifies tracts that will be used for open space and public gathering areas. Specifically, tract 72 will be used as a green open space with a covered sitting area and trails that connect to the 7-acre vineyard, the BMS 4-plex project/Ava Way, and the primary trail along Trowbridge that leads to the Ravine trail system and the 30-acre City of Richland Park. Tracts 69, 70, and 71 will also be reviewed during the MACR 2 process as potential open spaces. Villa Vista will also place clear entry monumentation at the entrances off Trowbridge and Syrah to clearly define the project. The entry monumentation design will be coordinated with the BMS 4-plex project and the BMS-CMU project to create consistency in design.

LUDR 8.C.2- Villa Vista provides a linked pedestrian circulation pathway as identified on the plans. This project will link through the BMS 4-Plex project to the Ava Way primary trail, creates 3 points of connection with the Trowbridge primary trail, links Ava Way to Trowbridge on a primary trail, has a walking path to the tract 72 open space from Bellaview, Trowbridge, and the BMS 4-plex, creates a 15' tree-lined walkway from Sotto Street to Bellaview and the vineyard, and creates a connection to the future BMS-CMU walking path.

Other common design features found in 8.C will be reviewed during the MACR 2 process as outlined in LUDR section 1.J

Recommendation of Consistency:

It is my opinion as the Master Plan Administrator that the application as submitted is consistent with the intent and the purpose of the Master Agreement relative to this plat dated 04/14/2022 and the approved LUDR.

Signature: 

Date: 04/26/2022

AVA WAY

SYRAH AVENUE

BELLAVIEW AVENUE

SOTTO STREET

TROWBRIDGE BOULEVARD

ROAD A

ROAD B

TRACT 69

TRACT 70

TRACT 71

TRACT 72

TRACT 73

TRACT 74

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

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LOT 71

LOT 72

LOT 73

LOT 74

LAND USE TABLE	
TOTAL SITE AREA	14.77 AC
TOTAL LOTS	68
TRACTS	5
MIN. LOT AREA	3,681 SF LOT 3
MAX LOT AREA	13,208 SF LOT 31
AVG LOT AREA	5,448 SF
TRACT AREA	0.72 AC
ROW AREA	5.55 AC



NOR AM INVESTMENT, LLC
12513 SW DUBOIS AVE
LAKEWOOD, WA 98498-5242
CONTACT: GEOFF CLARK
PH: (253) 677-3402

AHBL INC
5804 ROAD 90, STE H
PASCO, WA 99301
CONTACT: KALEB MAPSTEAD
PH: (509) 380-5883

ROGERS SURVEYING INC.
1455 COLUMBIA PARK TRAIL, STE 201
RICHLAND, WASHINGTON 99352
CONTACT: DAVE BAALMAN, PLS
PHONE: (509) 783-4141

UNDETERMINED
RICHLAND, WA 99352

1-3298-2BP-4732-021
1-3298-2BP-4732-004
1-3298-2BP-4732-016
1-3298-2BP-4732-018

WATER:	CITY OF RICHLAND
SEWER:	CITY OF RICHLAND
IRRIGATION:	BMD
TELEPHONE:	CHARTER & ZIPLY
POWER:	RES
GAS:	CNGC

DATUM - NAD 83/91
BASIS OF BEARING - NORTH 77°19'12" EAST ALONG A LINE BETWEEN THE FOLLOWING TWO POINTS: WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, MONUMENT DESIGNATED AS "ERIE AZI", POINT IDENTIFICATION NUMBER 2668. BRASS DISK STAMPED "ERIE" SET AT GROUND LEVEL, ATOP FIRST SADDLE EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.
N = 330320.261'
E = 1940161.471'

NAVD 88
BENCHMARK 1 - ELEVATION = 801.875' PER CITY OF RICHLAND SURVEY DEPARTMENT.
SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE
WILLAMETTE MERIDIAN, BRASS DISK WITH "X" IN CASE, CENTERLINE OF DALLAS ROAD,
APPROXIMATELY 0.75 MILES NORTH OF INTERSTATE 82, EXIT 104.
BENCHMARK 2 - ELEVATION = 1489.377' PER WASHINGTON STATE DEPARTMENT OF
TRANSPORTATION, ALSO DESIGNATED AS "ERIE AZ1", POINT IDENTIFICATION NUMBER
2668. BRASS DISK STAMPED "ERIE" SET AT GRAVEL LEVEL, ABOUT FIRST SADDLE
EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY
10 FEET NORTH OF THE GRAVEL ACCESS ROAD.

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, AHBLL CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWING AS A RESULT.



TRAIL LEGEND	
TYPE	
PRIMARY	-----
SECONDARY	-----
URBAN	-----



BMS VILLA VISTA
LOCATED IN SE 1/4 OF THE NW 1/4 SEC. 32, TWN. 09 N., RGE. 28 E. W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

132-982-BP47-32021
THAT PORTION SECTION 35 TOWNSHIP 9 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN, SITUATE IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

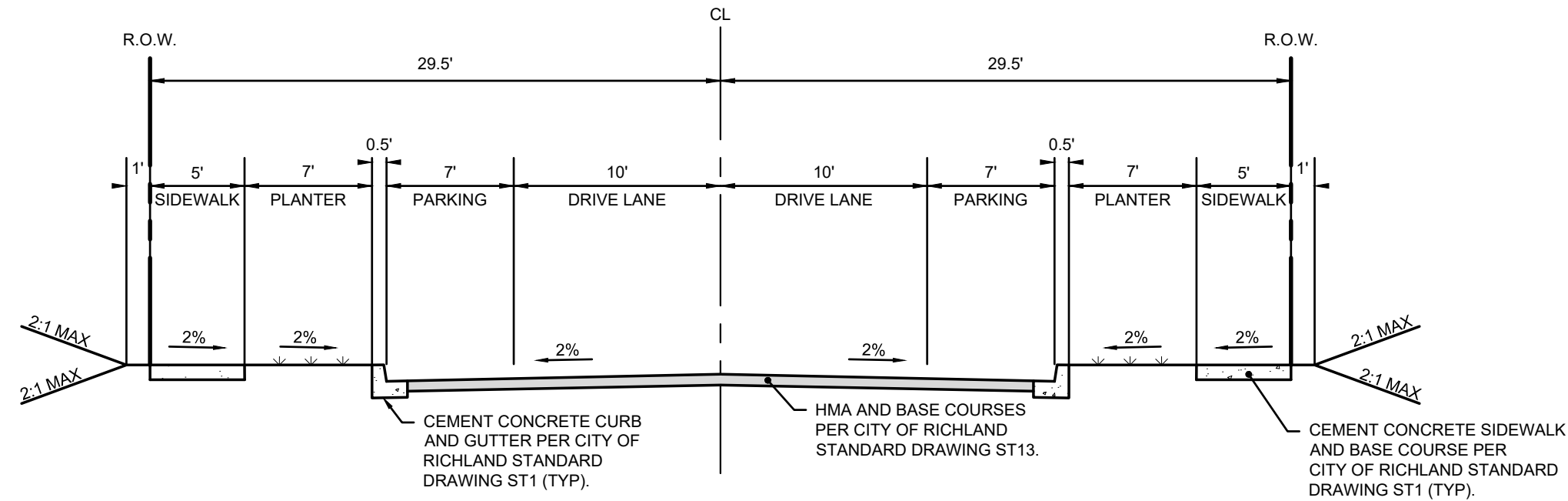
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 89°36'32" EAST 251.93 FEET ALONG THE SOUTH LINE THEREOF TO THE WESTERLY BOUNDARY OF THE PLAT OF FALCONCREST PHASE 1, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 454, RECORDS OF BENTON COUNTY; THENCE THE FOLLOWING SIX COURSES ALONG SAID WEST BOUNDARY:

THENCE NORTH 40°19'46" WEST 302.59 FEET; THENCE NORTH 81°23'35" WEST 162.94 FEET; THENCE NORTH 73°12'44" WEST 86.11 FEET; THENCE NORTH 71°28'34" WEST 64.92 FEET; THENCE NORTH 56°09'06" WEST 63.84 FEET; THENCE NORTH 31°49'48" WEST 58.05 FEET; THENCE THE FOLLOWING TEN COURSES ALONG THE EAST BOUNDARY OF THAT PARCEL SHOWN AS 'NEW PARCEL C' ON RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4447, RECORDS OF BENTON COUNTY:

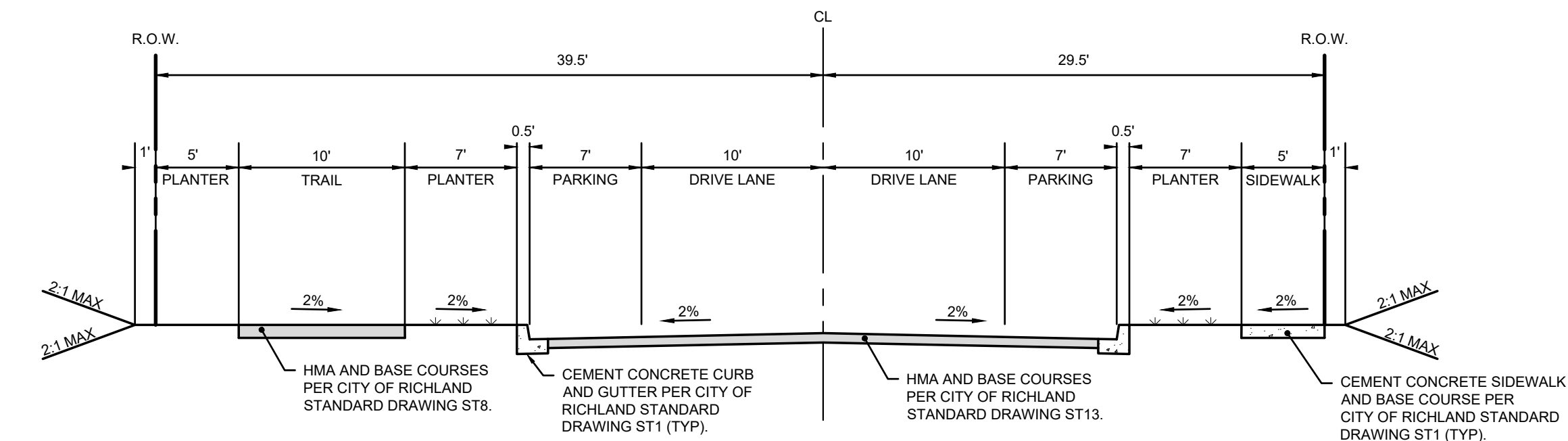
THENCE NORTH 31°49'48" WEST 28.98 FEET; THENCE NORTH 19°07'53" WEST 79.85 FEET; THENCE NORTH 14°39'43" WEST 99.48 FEET; THENCE NORTH 35°03'49" WEST 282.98 FEET; THENCE NORTH 25°17'12" WEST 292.48 FEET; THENCE NORTH 52°39'38" WEST 84.48 FEET; THENCE NORTH 45°13'49" WEST 110.55 FEET; THENCE NORTH 27°35'28" WEST 74.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 357.00 FEET; THENCE NORTHEASTERLY 17.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°52'06" (THE LONG CHORD OF SAID CURVE BEARS NORTH 55°49'37" EAST 17.87 FEET); THENCE NORTH 35°36'25" WEST 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 35°36'25" WEST 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 303.00 FEET; THENCE SOUTHWESTERLY 98.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°33'27" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 63°46'49" WEST 97.71 FEET) THENCE SOUTH 80°53'57" WEST 61.03 FEET; THENCE SOUTH 80°59'05" WEST 71.45 FEET; THENCE SOUTH 80°53'57" WEST 60.46 FEET; THENCE NORTH 08°08'55" EAST 254.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FALCONCREST LOOP, AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2018-028654, RECORDS OF BENTON COUNTY; THENCE THE FOLLOWING SIX COURSES ALONG SAID RIGHT OF WAY LINE:

T
HENCE SOUTH 76°19'56" EAST 7.02 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 227.00 FEET; THENCE SOUTHEASTERLY 64.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°21'19"; THENCE NORTH 87°18'45" EAST 91.18 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 173.00 FEET; THENCE EASTERLY 45.17 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°57'40"; THENCE SOUTH 77°43'35" EAST 173.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY 56.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 130°01'48"; THENCE SOUTH 52°18'13" WEST 20.51 FEET; TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 573.00 FEET; THENCE SOUTHWESTERLY 63.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°22'59"; THENCE SOUTH 58°41'12" WEST 86.09 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS OR 1.67ACRES, MORE OR LESS.



1 LOCAL STREET SECTION WITH EDGE TYPE A
NOT TO SCALE



3 LOCAL STREET SECTION WITH EDGE TYPE A & B
NOT TO SCALE



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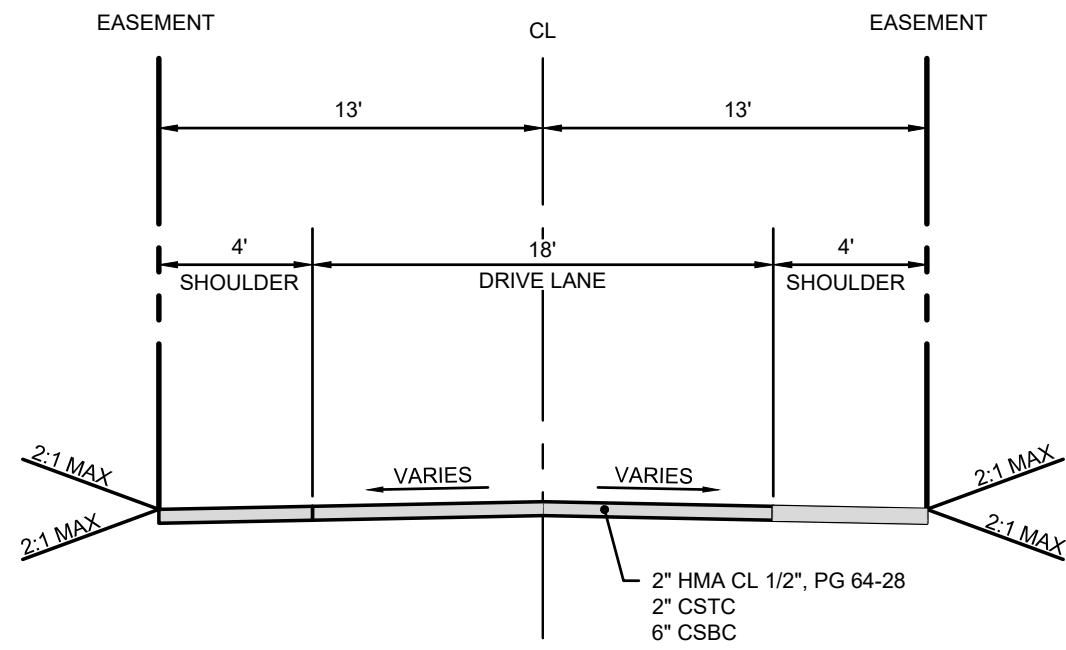
BMS VILLA VISTA OPEN SPACE

TRAILS				
EQUIVALENT TRAIL LENGTHS SHALL BE APPLIED TO THE LENGTH OF TRAIL CONSTRUCTED MULTIPLIED BY THE APPROPRIATE TRAIL FACTOR BELOW:				
CITY PRIMARY TRAIL	1.0			
PRIMARY TRAIL	1.0			
SECONDARY TRAIL	0.6			
EQUESTRIAN TRAIL	0.8 (WHERE SHOWN ON LUDR TRAIL PLAN)			
URBAN TRAIL	1.0			

TRAIL LOCATION	LENGTH	LENGTH FACTOR	EQUIVALENT LENGTH	RU
GREEN BELT TRAIL – TRACT 69 (PRIMARY)	205 L.F.	205 L.F. * 1.0 =	205.0 L.F.	@ 16 L.F. / RU 12.8
SYRAH AVENUE TRAIL – (PRIMARY)	943 L.F.	943 L.F. * 1.0 =	943.0 L.F.	@ 16 L.F. / RU 58.9
ROAD A TRAIL – (PRIMARY)	176 L.F.	176 L.F. * 1.0 =	176.0 L.F.	@ 16 L.F. / RU 11.0
GREEN BELT TRAIL – TRACT 73 (PRIMARY)	179 L.F.	179 L.F. * 1.0 =	179.0 L.F.	@ 16 L.F. / RU 11.2
GREEN BELT TRAIL – TRACT 72 (SECONDARY)	563 L.F.	563 L.F. * 0.6 =	337.8 L.F.	@ 16 L.F. / RU 21.1
TOTAL			1,840.8 L.F.	115.0

TOTAL ALLOWABLE RU		
TRAILS		115.0 RU
PARKS		0 RU
TOTAL		115.0 RU

MISCELLANEOUS OPEN SPACE		
TRACT	AREA (SF)	AREA (ACRES)
69 – PARKING/TRAIL/LANDSCAPING	9,695	0.22
70 – PARKING/LANDSCAPING	3,576	0.08
71 – PARKING/LANDSCAPING	5,121	0.12
72 – LANDSCAPING/TRAIL	10,632	0.24
73 – LANDSCAPING/TRAIL	2,896	0.06
TOTAL	31,720	0.72



2 ALLEY SECTION
NOT TO SCALE



5804 Road 90, Suite H Pasco, WA 99301
509.380.5883 TEL 253.383.2572 www.ahbl.com WEB

Project Title:
BMS VILLA VISTA

Client:
NOR AM
INVESTMENT, LLC

12513 SW DUBOIS AVE
LAKEWOOD, WA 98498-5242

Job No.

2200925.11

Issue Set & Date:
PRELIMINARY PLAT

04.14.2022



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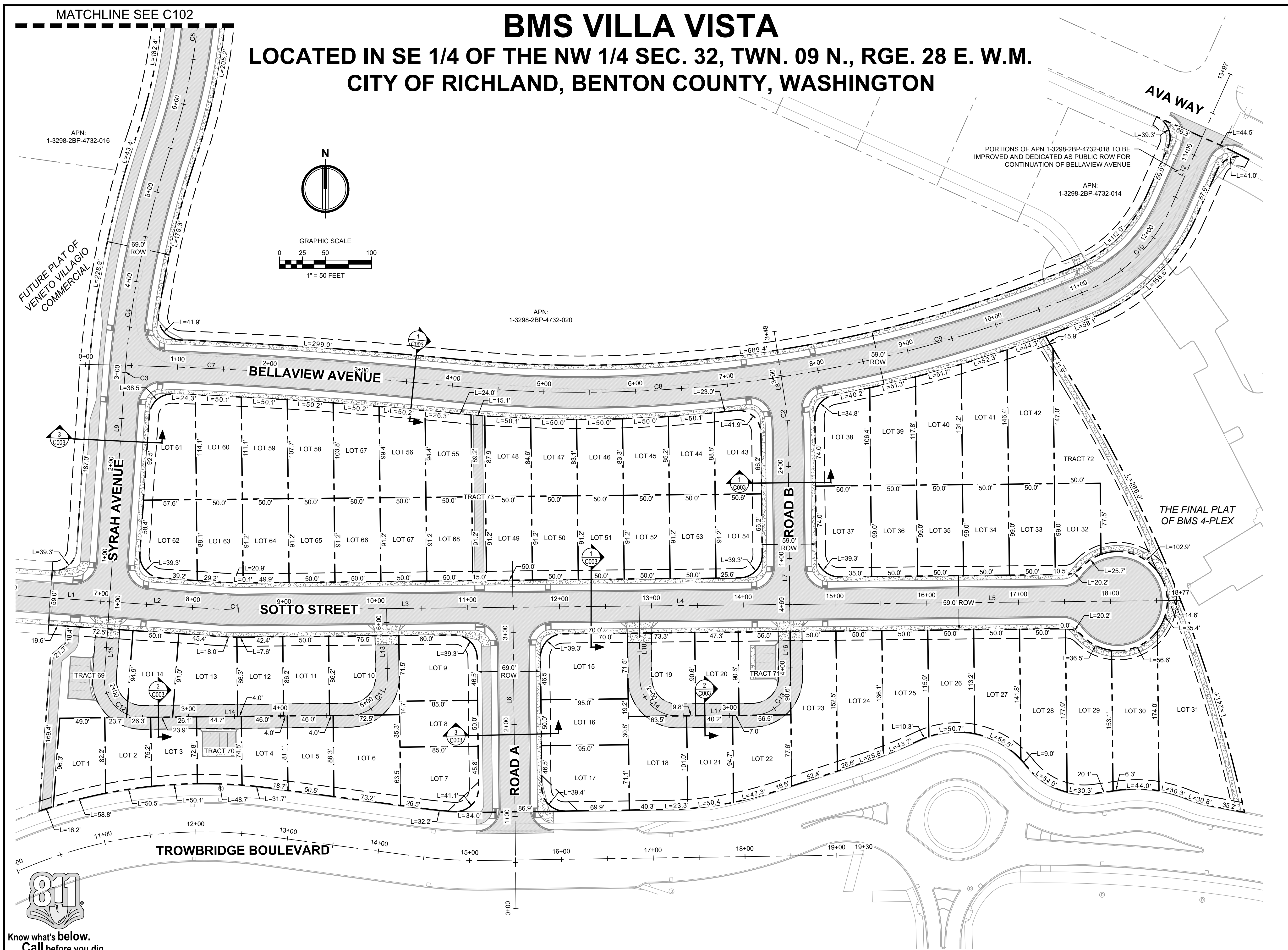
Sheet Title:
GREEN SPACE CALCS

Designed by: KDM
Drawn by: KDM
Checked by: EMF

Sheet No.

C003

3 of 7 Sheets





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Revisions:	

Sheet Title:
LOT LAYOUT

Designed by: KDM
Drawn by: KDM
Checked by: EMF

Sheet No.
C101
4 of 7 Sheets

BMS VILLA VISTA
LOCATED IN SE 1/4 OF THE NW 1/4 SEC. 32, TWN. 09 N., RGE. 28 E. W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

LOT AREA TABLE	
LOT	AREA (S.F.)
1	4,669
2	3,915
3	3,681
4	3,886
5	4,237
6	6,783
7	5,693
8	4,250
9	5,941
10	6,593
11	4,311
12	4,311
13	5,928
14	4,649
15	6,656
16	4,750
17	6,644
18	6,463
19	6,642
20	4,285
21	4,919
22	5,520
23	8,018
24	7,225
25	6,307

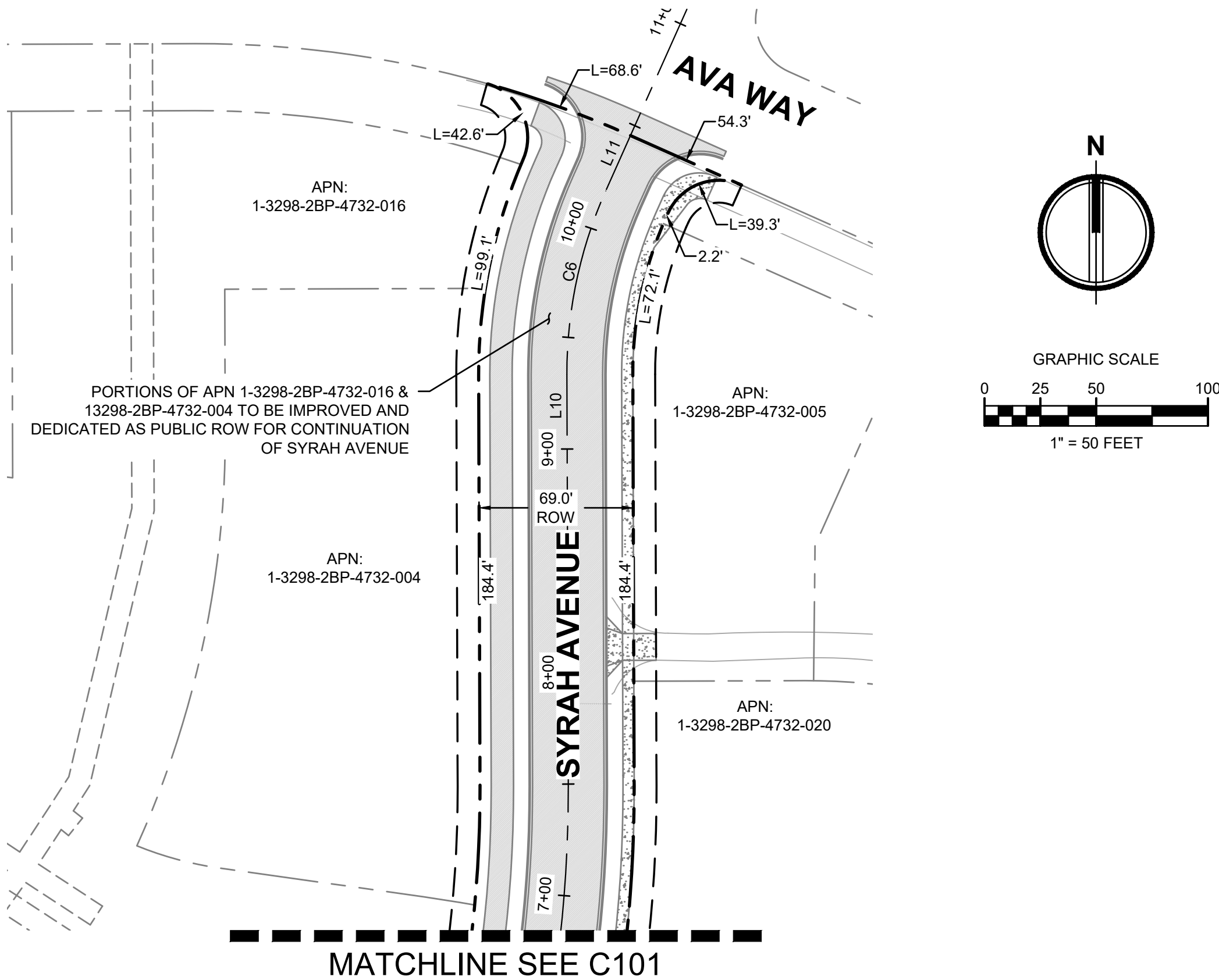
LOT AREA TABLE	
LOT	AREA (S.F.)
26	5,615
27	6,204
28	8,217
29	8,336
30	7,841
31	13,208
32	4,570
33	4,952
34	4,952
35	4,952
36	4,952
37	5,809
38	5,942
39	5,598
40	6,217
41	6,931
42	7,676
43	4,448
44	4,344
45	4,205
46	4,153
47	4,187
48	4,306
49	4,561
50	4,561

LOT AREA TABLE	
LOT	AREA (S.F.)
51	4,561
52	4,561
53	4,561
54	4,477
55	4,588
56	4,846
57	5,081
58	5,290
59	5,474
60	5,632
61	5,996
62	5,083
63	4,499
64	4,561
65	4,561
66	4,561
67	4,561
68	4,561

CENTERLINE LINE TABLE				
LINE TAG	BEARING	DISTANCE	START STATION	END STATION
L1	S86° 08' 28.47"E	236.67	5+95.77	8+32.45
L2	S86° 08' 28.47"E	236.67	5+95.77	8+32.45
L3	N89° 24' 55.10"E	1020.81	8+55.71	18+76.52
L4	N89° 24' 55.10"E	1020.81	8+55.71	18+76.52
L5	N89° 24' 55.10"E	1020.81	8+55.71	18+76.52
L6	N0° 35' 04.90"W	275.21	0+52.50	3+27.71
L7	N0° 35' 04.90"W	186.70	0+50.00	2+36.70
L8	N8° 47' 38.86"W	32.90	2+65.36	2+98.26
L9	N3° 51' 31.53"E	241.45	0+50.00	2+91.45
L10	N0° 11' 18.79"W	184.39	7+48.96	9+33.35
L11	N24° 02' 57.00"E	156.98	10+17.95	11+74.94
L12	N24° 02' 57.00"E	109.05	12+37.70	13+46.75
L13	N0° 35' 04.90"W	74.72	5+40.44	6+15.15
L14	N89° 24' 56.86"E	226.24	2+49.80	4+76.03
L15	S3° 51' 31.53"W	82.21	1+00.00	1+82.21
L16	N0° 35' 04.90"W	79.15	3+90.00	4+69.15
L17	N89° 24' 55.10"E	82.05	2+43.55	3+25.60
L18	S0° 35' 04.90"E	79.15	1+00.00	1+79.15

CENTERLINE CURVE TABLE					
CURVE TAG	CHORD BEARING	CHORD LENGTH	RADIUS	START STATION	END STATION
C1	S88° 21' 46.68"E	23.26	300.00	8+32.45	8+55.71
C2	N4° 41' 21.88"W	28.63	200.00	2+36.70	2+65.36
C3	N4° 19' 53.49"E	16.64	1008.50	2+91.45	3+08.09
C4	N11° 46' 30.02"E	244.79	1008.50	3+08.09	5+53.49
C5	N9° 16' 42.83"E	194.58	591.50	5+53.49	7+48.96
C6	N11° 55' 49.10"E	83.98	200.00	9+33.35	10+17.95
C7	S86° 23' 03.63"E	355.92	4991.50	0+43.44	3+99.43
C8	N88° 25' 56.43"E	359.01	1427.00	3+99.43	7+59.39
C9	N74° 17' 57.37"E	343.20	1427.00	7+59.39	11+03.42
C10	N45° 43' 15.30"E	131.10	177.50	11+03.42	12+37.70
C11	N44° 24' 55.98"E	57.98	41.00	4+76.03	5+40.44
C12	S43° 21' 45.80"E	60.19	41.00	1+82.21	2+49.80
C13	N44° 24' 55.10"E	57.98	41.00	3+25.60	3+90.00
C14	S45° 35' 04.90"E	57.98	41.00	1+79.15	2+43.55

TRACT AREA TABLE		
TRACT #	AREA (SF)	USE
TRACT 69	9,695	PARKING / PRIMARY TRAIL / LANDSCAPING
TRACT 70	3,576	PARKING / LANDSCAPING
TRACT 71	5,121	PARKING / LANDSCAPING
TRACT 72	10,632	LANDSCAPING / SECONDARY TRAIL
TRACT 73	2,696	LANDSCAPING / PRIMARY TRAIL



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Project Title:
BMS VILLA VISTA

Client:
NOR AM INVESTMENT, LLC

12513 SW DUBOIS AVE
LAKEWOOD, WA 98498-5242

Job No.
2200925.11

Issue Set & Date:
PRELIMINARY PLAT

04.14.2022



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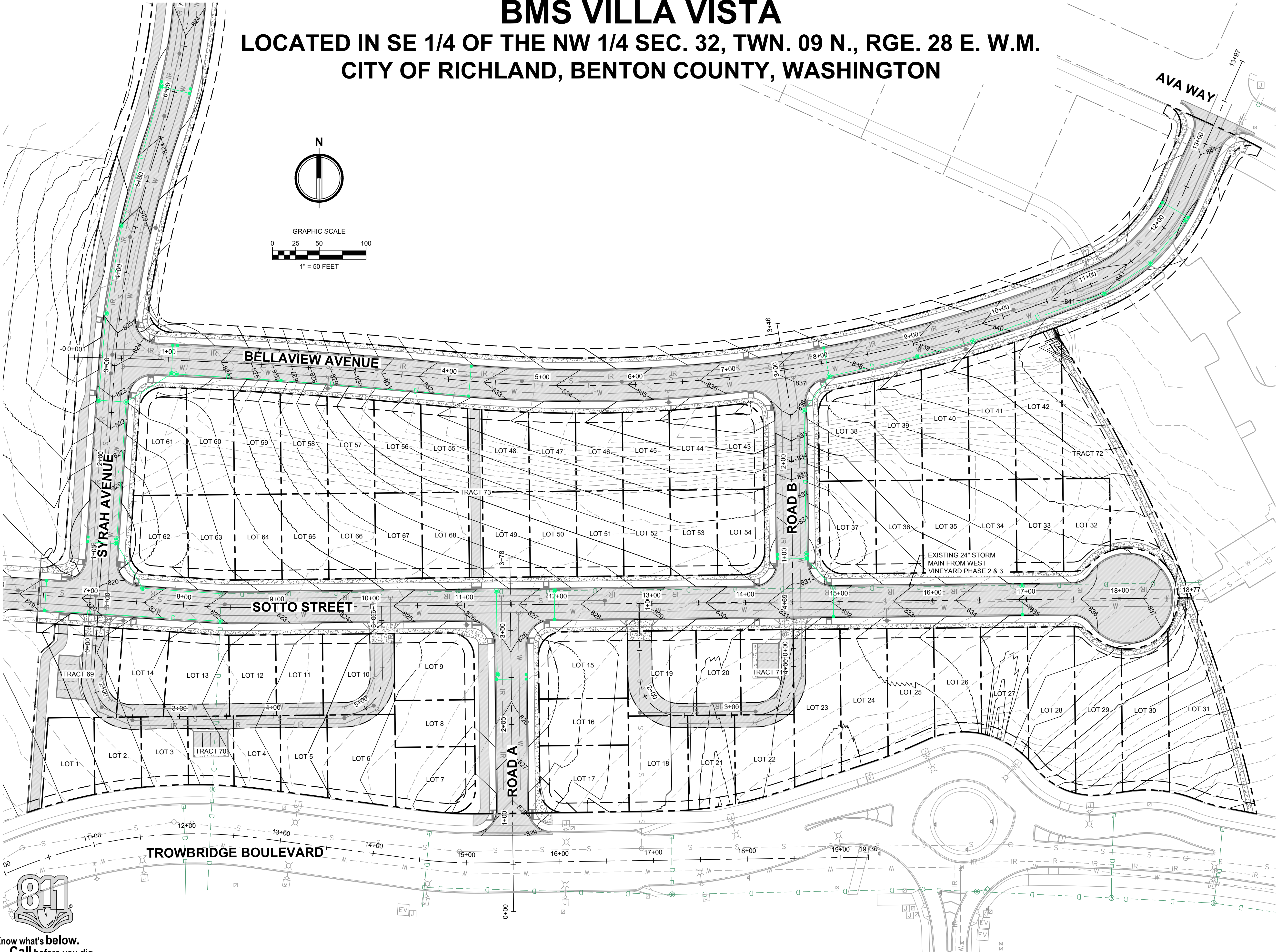
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Revisions:	

Sheet Title:
LOT TABLES

Designed by: KDM Drawn by: KDM Checked by: EMF

Sheet No.
C102
5 of 7 Sheets

BMS VILLA VISTA
LOCATED IN SE 1/4 OF THE NW 1/4 SEC. 32, TWN. 09 N., RGE. 28 E. W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



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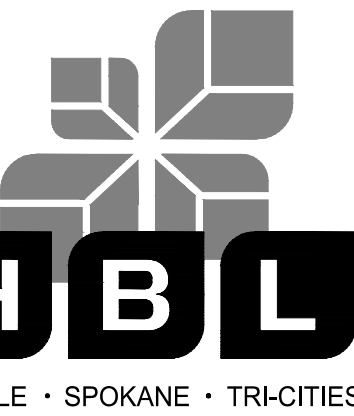
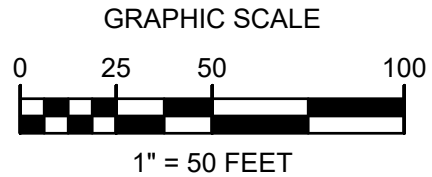
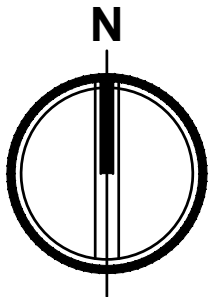
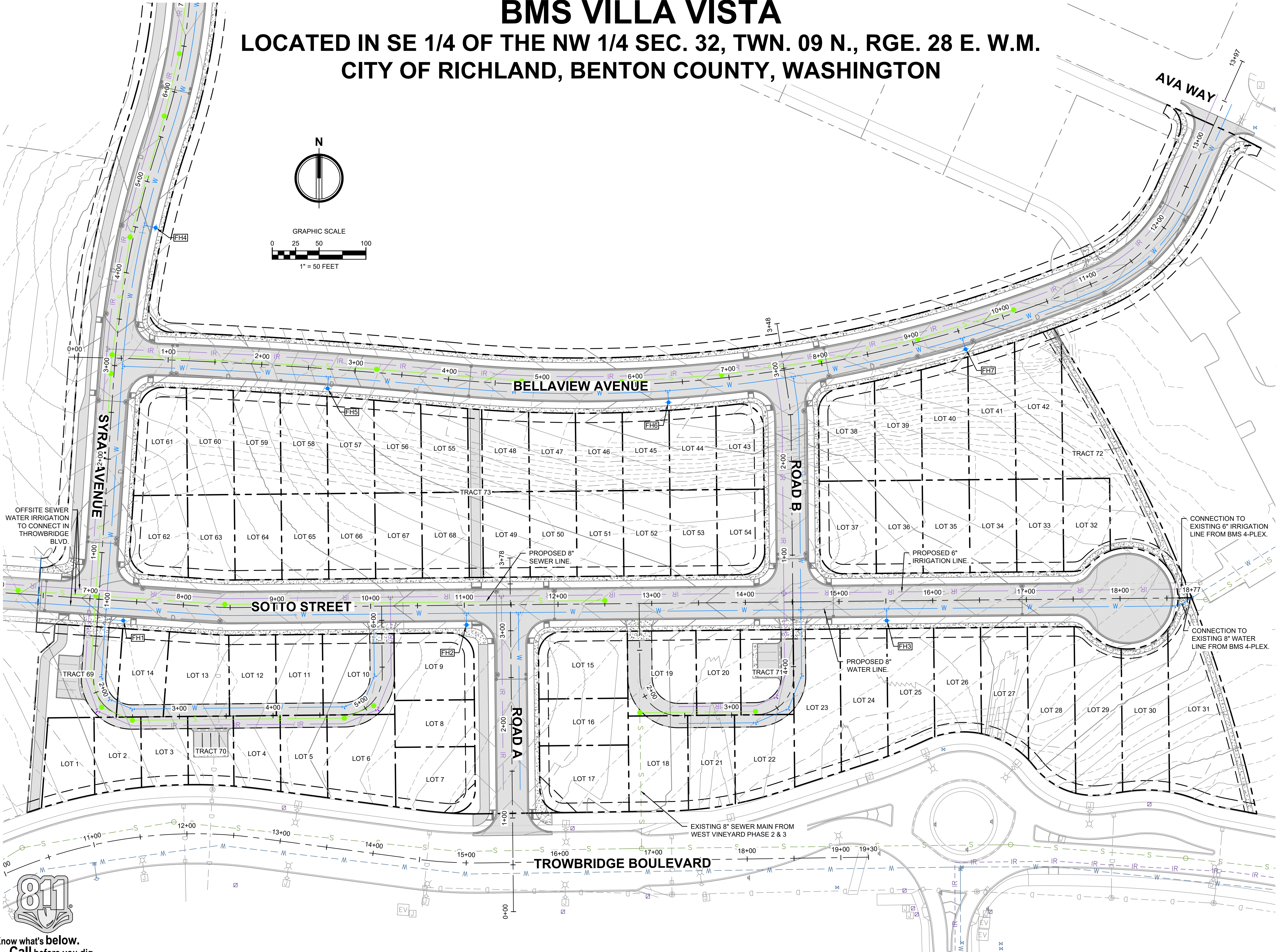
Revisions:

Sheet Title:
GRADING & DRAINAGE PLAN

Designed by: KDM Drawn by: KDM Checked by: EMF

Sheet No.
C201
6 of 7 Sheets

BMS VILLA VISTA
LOCATED IN SE 1/4 OF THE NW 1/4 SEC. 32, TWN. 09 N., RGE. 28 E. W.M.
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12513 SW DUBOIS AVE
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Job No.
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UTILITY PLAN

Designed by: KDM **Drawn by:** KDM **Checked by:** EMF

Sheet No.
C301
7 of 7 Sheets



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Development Services Dept.
Planning Division
625 Swift Blvd.
Richland, WA 99352
Telephone 509-942-7794
Fax 509-942-7764

July 19, 2022

MASTER AGREEMENT CONSISTENCY DETERMINATION - REMAND

For: Updated Preliminary Plat Application of Villa Vista Townhomes, a Badger Mountain South Development (S2021-102)

Applicant: South Richland Communities, LLC

Project Description: A subdivision of 13.31 acres into 68 residential lots and five tracts as depicted on the updated preliminary plat submittal.

Consistency Determination Type: Level 1

Master Agreement Consistency Recommendation: The Richland Planning Department received a revised master agreement consistency recommendation from the Badger Mountain South Master Program Administrator on May 17, 2022.

After completing the review of the preliminary plat application of Villa Vista Townhomes, evaluating it against the standards contained in the adopted Land Use and Development Regulations (LUDR) for the Badger Mountain South Community and the Master Agreement between the City of Richland and Nor Am Investments, LLC and after reviewing the recommendation of the Badger Mountain South Master Program Administrator, I find that the application is consistent with the Master Agreement and the LUDR and hereby issue this Master Agreement Consistency Determination. This determination is made with the understanding that a traffic impact analysis has been provided to the city and that the Villa Vista Townhomes plat may not move forward with development until such time the traffic revisions recommended in the TIA and agreed upon by the City Public Works office, have been completed.

Sincerely,

Mike Stevens
Planning Manager



www.ci.richland.wa.us

Development Permitting Division

625 Swift Blvd.

Richland, WA 99352

Telephone 509-942-7794

Fax 509-942-7764

July 19, 2022

PLANNED ACTION CONSISTENCY DETERMINATION - REMAND

For: Updated Preliminary Plat Application of Villa Vista Townhomes, a Badger Mountain South Development (S2021-102)

Applicant: South Richland Communities, LLC

Project Description: A subdivision of approximately 13.31 acres into 68 residential lots and five tracts as depicted on the updated preliminary plat submittal based upon the Richland Hearing Examiner's Remand Order.

Master Agreement Consistency Determination: Issued July 19, 2022.

After completing the review of the updated preliminary plat application of Villa Vista and evaluating it in light of the mitigating conditions established in the Final Supplemental Environmental Impact Statement prepared for the Badger Mountain South Subarea Plan and as delineated as Exhibit B in the Master Agreement between the City of Richland and Nor Am Investments, LLC, the City finds the following:

1. The Villa Vista preliminary plat meets the description for a planned action as defined in City code and that as conditioned, the project will implement any applicable conditions or mitigation measures identified in RMC 19.50 (Consistency with Development Regulations and SEPA);
2. The Villa Vista preliminary plat is consistent with the City of Richland Comprehensive Plan and the Badger Mountain Subarea Plan;
3. The Villa Vista preliminary plat is consistent with the Master Agreement between the City and Nor Am Development, LLC regarding development of Badger Mountain South, as evidenced by the Master Agreement Consistency Determination issued by the City on July 19, 2022;
4. The probable significant adverse environmental impacts of the proposed project have been adequately addressed in the Planned Action Ordinance

- [RMC 19.50.030 (B)] and as described in the Badger Mountain South Planned Action Consistency Determination for Villa Vista preliminary plat;
5. The Villa Vista preliminary plat is not an essential public facility, as defined in RCW 36.70A.200.
 6. Based on the foregoing, a SEPA threshold determination or EIS is not required.
 7. The following environmental mitigation conditions shall apply to the Villa Vista Townhomes preliminary plat:
 - a. Erosion control measures as required by City of Richland shall be implemented; vegetative cover on exposed soils shall be provided as soon as practicable following clearing and grading activities; water of exposed soils shall be performed in accordance with Benton Clean Air Authority requirements; soils shall be compacted at densities appropriate for planned uses.
 - b. The applicants shall submit a dust control plan to the Benton County Clean Air Authority for their review and approval. All construction work shall be performed in accordance with the provisions of the approved dust control plan.
 - c. The applicants shall submit an erosion control plan to the City of Richland Public Works Department for their review and approval based on the Washington State Department of Ecology Stormwater Management Manual for Eastern Washington. All construction work shall be performed in accordance with the provisions of the approved erosion control plan which shall be consistent with City standards.
 - d. The applicants shall conform to City noise standards.
 - e. Transportation mitigation measures shall be applied pursuant to the most recent traffic impact analysis prior to recording any phase of Villa Vista. The mitigation measures identified therein shall be implemented in accordance with the planned action ordinance as conditioned by the Richland Public Works Department.
 - f. Potable water systems shall be designed and constructed in accordance with City standards.
 - g. Sewer systems shall be designed and constructed in accordance with City standards.
 - h. All residential dwelling units shall be constructed with a residential fire sprinkler system.
 - i. Energy conservation measures and sustainability standards as established in the LUDR shall apply to new construction within the proposed project.



Mike Stevens,
SEPA Responsible Official

July 19, 2022