

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Veneto Villagio - Preliminary Plat

LOCATION: East of Dallas Road, South of Ava Way and north of Trowbridge Blvd. in the Badger Mountain South master planned community (APN 1-32982BP4732022)

APPLICANT: Nor Am Investment, LLC c/o Geoff Clark

FILE NO.: S2022-101

DESCRIPTION: Request to subdivide 20.80 acres into 13 lots and three (3) tracts for future commercial use

PROJECT TYPE: Type III Preliminary Plat

HEARING DATE: October 10, 2022

REPORT BY: Mike Stevens, Planning Manager

RECOMMENDED
ACTION: Approval subject to completion of proposed conditions

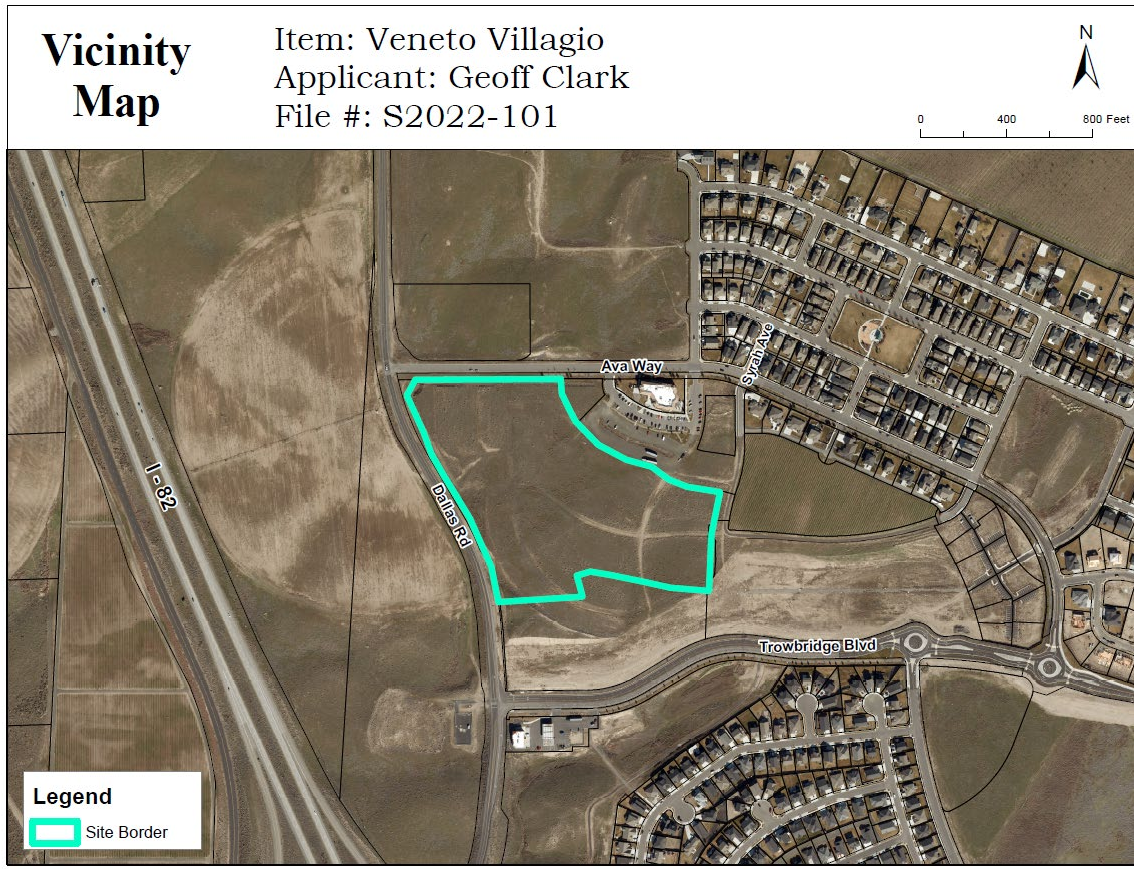


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

Nor Am Investment, LLC has filed a preliminary plat application (Exhibit 1) to divide approximately 20.80 acres into 13 commercial lots and three (3) tracts. The project will also develop Gateway Avenue between Ava Way and Trowbridge Blvd. and extend Sotto Street to meet the future development of Villa Vista. The subdivision is to be known as the plat of Veneto Villagio (File#: S2022-101).

The Veneto Villagio site lies north of Trowbridge Blvd, south of Ava Way and east of Dallas Road. This location is applied with the Commercial Mixed Use (BMS SD_CMU) and Specialty Retail (BMS SD_SR) Badger Mountain South zoning districts. All lots are planned to be served by a contiguous network of public roadways.

VENETO VILLAGIO LAND USE DATA

Gross planning area = 20.80 acres

Net planning area = 18.41 acres

Area of ROW's = 1.65 acres

Area of tracts = 0.74 acres

Average lot size = 61,652 square feet
Smallest lot = 35,289 square feet
Largest lot = 105,089 square feet

LOCATION

The Villa Vista preliminary plat site is located within the southwesterly-most portion of Richland known as Badger Mountain South. Describing the broader locational context, the Badger Mountain South area appears as an appendage of the Richland city limits boundary generally in the southwest sector of the City which, as the name implies, is on the south side of Badger Mountain.

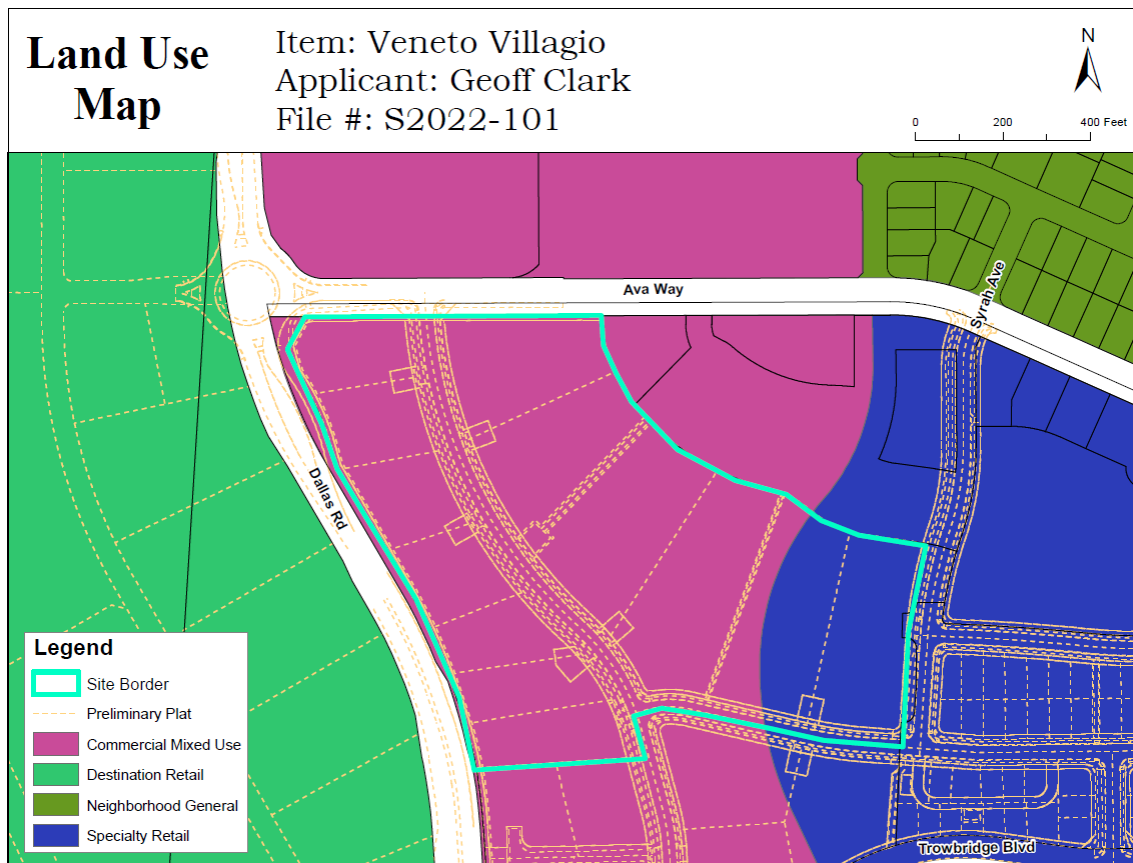


Figure 2 – Land Use/Zoning Map

LAND USE

The subject property is part of the Badger Mountain South Subarea Plan, which was developed in 2010. The plan calls for the development of a master planned community known as Badger Mountain South which is intended to be a mixed use, walkable and sustainable community of up to 5,000 dwelling units. The plan calls for small lot residential development with some multi-family, commercial and office uses with generous open spaces and extensive pedestrian trails. In recognition of the intended unique character of the master planned area, the City worked with Nor Am Investment, LLC to adopt a set of development regulations

which specifically apply to the Badger Mountain South Subarea Plan known as the Land Use and Development Regulations (LUDR). The City also adopted a Planned Action Ordinance (RMC 19.50.030) for the subarea based on a supplemental environmental impact statement which was prepared for the master planned community.

LUDR PROVISIONS

Because it belongs to a master planned community, the plat of Villa Vista Townhomes benefits from previous planning efforts aimed at streamlining the platting process and environmental review procedures discussed further in this report. The subject property and all immediate surrounding properties included in the Badger Mountain South Subarea are subject to the master plan and LUDR regulations. The proposed plat is assigned Commercial Mixed Use and Specialty Retail Districts as described in Sections 4.B and 4.C of the LUDR:

Commercial Mixed-Use (BMS-SD-CMU): The Commercial Mixed-Use District comprises approximately 45 acres between Dallas Road and the Special District – Specialty Retail. The District can accommodate a wide variety of uses as it is intended to be a major employment center for the City of Richland and a destination for shopping, higher-level education, dining, office uses and other employment centers, Multi-family/Mixed-Use housing, entertainment and recreation. Public facilities, including transit centers, may also be accommodated in this District.

To further the walkable and sustainable goals of Badger Mountain South, the design of the Special District – Commercial Mixed-Use will ensure that pedestrians are accommodated between buildings or groups of buildings, that public plazas and other community features will be developed as part of the overall development plan, and that connectivity will be maintained to adjoining Districts.

Specialty Retail (BMS-SD-SR): The Specialty Retail District is intended to support and provide development opportunities for the growing interest in local and regional agricultural products, in particular the local wine industry. As such it serves both the City of Richland as well as the region.

Both the Commercial Mixed-Use District and the Specialty Retail District have specific development standards that must be met when development of the land occurs. These standards are intended to provide differences between the Districts in order to create a unique atmosphere within each area. Because of the unique nature of the Special Districts, development within these areas is guided by the intent, guidelines and/or standards for each district. These Special Districts are not regulated by Building Types, however, the Common Design Standards in Section 8.C of the LUDR are applicable to these Districts.

The layout of the proposed preliminary plat meets the intent of the Commercial Mixed-Use and Specialty Retail Districts. The proposed project incorporates a walkable design to accommodate pedestrians. A large walkway with tree planters and benches is included between Lots 9 and 10 and includes a 50' x 50' plaza with a covered gathering area, benches/tables, trash receptacles, lighting, and bike racks. This walkway will connect Veneto Villagio with the lots near the Country Mercantile. Additionally, the developer has proposed a tract (16) between Lots 11 and 12 to be used as an additional pedestrian connection to the lots near the Country Mercantile. The developer has included a primary trail system on Gateway Ave connection Ava Way and Trowbridge. The primary trail system will include benches and trash receptacles. The developer will also complete the remainder of the Urban Trail down Ava Way and along Dallas Road to Trowbridge as part of this project to create a circular pedestrian connection around the entire Veneto Villagio project and will connect the project to the primary trail system within Badger Mountain South.

Finally, the land use table on page 2-3 of the LUDR lists permitted uses in each BMS zone. Permitted uses in the Commercial Mixed-Use zone include multi-family residential, senior housing, assisted living facilities, various types of retail, eating and drinking establishments, hotels, parking lots, special events, vending cards, drive-throughs, etc., while the Specialty Retail zone permits single-family & multi-family residential developments, retail businesses, offices, public facilities, parking lots amongst other uses.

Pages 4-2 and 4-3 of the LUDR provide a limited list of development standards to guide development in the Commercial Mixed-Use and Specialty Retail zones. These lists do not include dimensional requirements such as minimum setbacks, maximum building heights or other restrictions commonly set forth in municipal zoning codes. Lack of dimensional limitation provides a greater degree of flexibility for siting buildings and their associated on-site features.

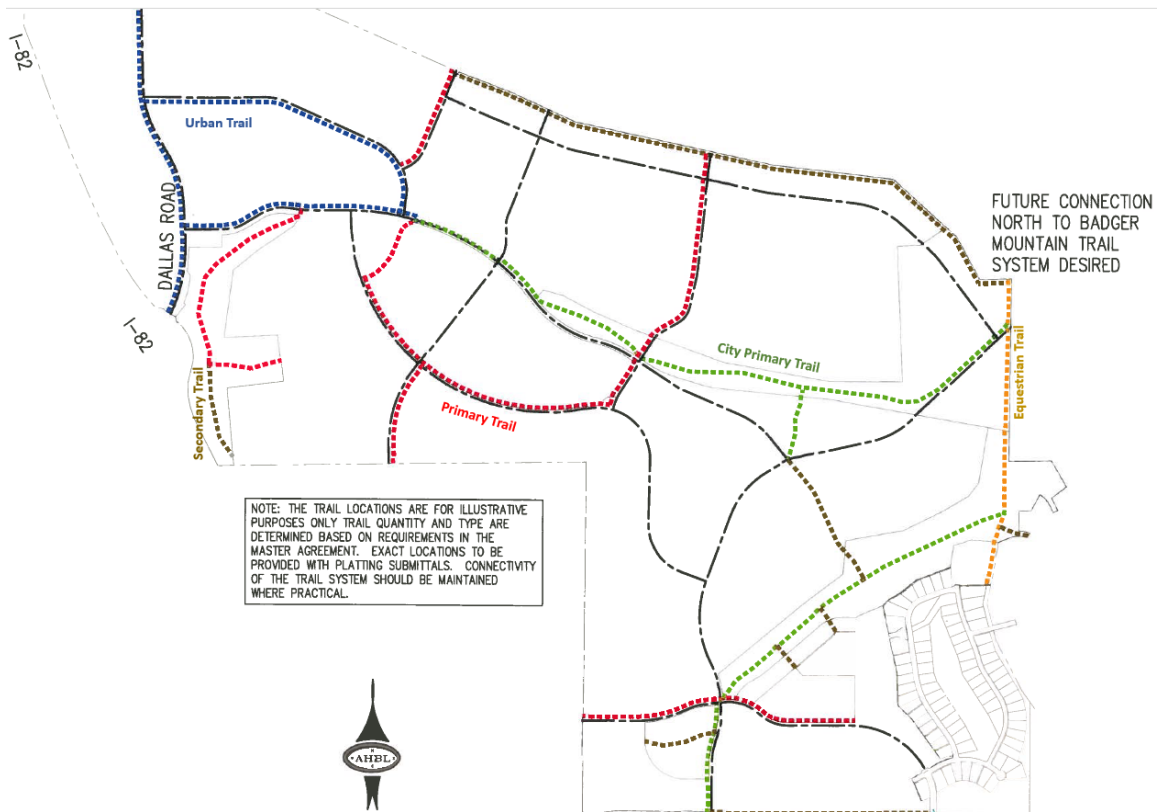


Figure 3 – Trail Layout Plan

Trail Standards

The LUDR identifies a system of pedestrian trails throughout the master planned area. As indicated previously, the new Veneto Villagio preliminary plat will include several thousand lineal feet of new trails that will connect this new commercial area to the existing Country Mercantile and existing residential neighborhoods.

Page 3 of the Master Agreement Consistency Recommendation (MACR – Exhibit 4) indicates that green infrastructure improvements are required as found in the Master Agreement Exhibit D and are linked to the number of residential units (RU) developed. In the case of Veneto Villagio, 13 commercial units are anticipated for a total of 13U. The LUDR does not reference non-residential trail requirements, but the following outlines the quantities of trail/green space provided by Veneto Villagio:

Urban Trail:	Approximately 2,105 LF along Ava Way and Dallas Road within existing road right-of-way and proposed Tract 14.
Primary Trail:	Approximately 1,605 LF along Gateway Ave and within proposed Tract 15.
Secondary Trail:	Approximately 405 LF within proposed Tract 16

Plaza: 50' x 50' = 2,500 SF within proposed Tract 15

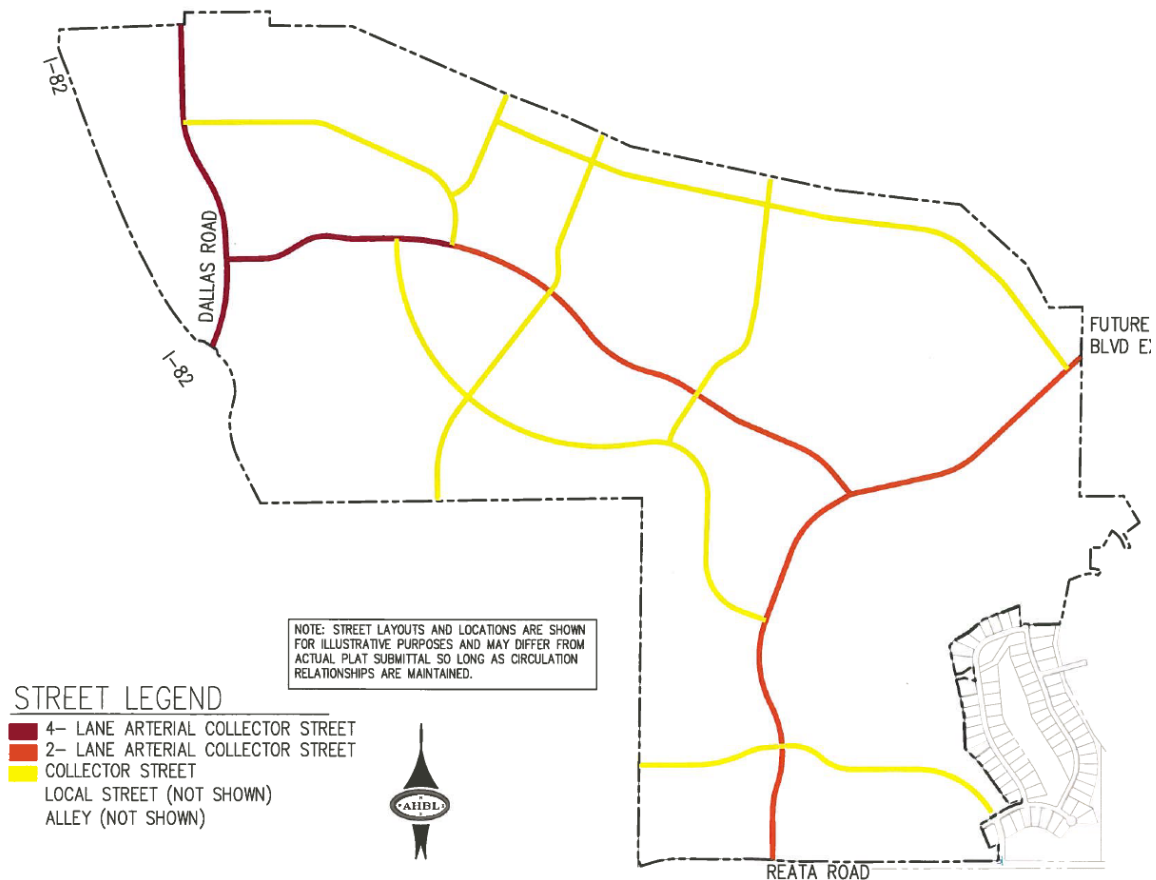


Figure 4 – Regulating Plan for Streets

Street Standards

Gateway Ave, the primary entrance into the community, extends south from Ava Way and north from Trowbridge Blvd throughout the center portion of the site. Trowbridge Boulevard is a four-lane arterial collector street located south of the proposed plat, while Ava Way runs east/west along the northern boundary of the plat.

Block Standards

Section 7.B of the LUDR establishes requirements for the configuration of blocks. This section of the LUDR restricts block length from exceeding 1,000 feet. The maximum block length proposed by Veneto Villagio is 1,650-feet (Gateway). This block length exceeds the maximum allowed; however, the developer has provided two (2) locations of trail connections within that length to make sure the area is easily walkable. City Staff discussed this issue with the applicant and has

agreed that the intent of the block length requirement is being met within this Commercial area.

Procedural Requirements

Section 1H of the LUDR together with 19.50 RMC, require that a Master Agreement Consistency Determination (MACD) be issued by the Planning Manager for any development proposal located within the Badger Mountain South master planned community. This determination is made after consultation with the Badger Mountain South Master Plan Administrator. A Master Agreement Consistency Recommendation was included with the plat application. Staff has reviewed this recommendation and has issued a Master Agreement Consistency Determination (MACD, Exhibit 5) confirming the proposal meets concurrency requirements outlined in the BMS Master Agreement and thereby fulfilling SEPA requirements for planned actions (19.50 RMC).

SITE DESCRIPTION & ADJACENT LAND USES

The site is currently undeveloped and consists of gently rolling hills; which were previously but are not presently under agricultural production. The Country Mercantile site is located to the northeast of the subject property while a mixture of residential and vineyard lands are also located to the north and east of the proposed development. Land to the east also includes the site of the proposed Villa Vista preliminary plat.

CRITERIA FOR PRELIMINARY PLAT APPROVAL

Section 24.12.053 of the RMC sets forth the criteria that must be met before a preliminary plat application can be approved. It states:

The hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by written findings that:

- A. The preliminary plat conforms to the requirements of this title (Title 24 Plats and Subdivisions);
- B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features which assure safe walking conditions for students who only walk to and from school;
- C. The public use and interest will be served by the platting of such subdivision and dedication; and
- D. The application is consistent with the requirements of RMC 19.60.095

RMC Section 24.12.050 designates the Hearing Examiner as the hearing body responsible for conducting the review of preliminary plat applications.

PUBLIC NOTICE

Application Date:	May 4, 2022
Notice of Hearing Mailed:	July 20, 2022
Notice of Hearing Posted:	July 25, 2022
Notice of Hearing Published:	July 24, 2022
Public Hearing:	*October 10, 2022

*(Continued to September 12, 2022 and subsequently continued to October 10, 2022)

A combined notice of application and public hearing was provided by mailing notices to property owners within 300 feet. Public hearing notices were distributed through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 8.

SEPA

A Supplemental Final Environmental Impact Statement was completed for this site at the time the City adopted a subarea plan for the Badger Mountain South area in 2010. The property was annexed at that time and the City adopted a Planned Action Ordinance (19.50 RMC, Exhibit 7). The effect of the Planned Action Ordinance is that standard SEPA review is not required, provided that any project proposed within the boundaries of the master planned community is consistent with the master plan and with the mitigation measures identified in the adopted SEPA documents. Projects determined to be consistent with the subarea plan, the master agreement between the City and Nor Am Investment and the mitigation measures enumerated in the adopted SEPA documents are issued a Planned Action Consistency Determination (PACD) (Exhibit 6).

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. At the time this report was prepared, city staff had received numerous comment letters from the general public regarding the proposed plat. Public comments are incorporated into this report as Exhibit 9. Most of the comments received pertain to not allowing the site to be used for residential development as many owners in the area believe that the applicant is attempting to develop the land strictly for residential purposes, rather than commercial and/or mixed-use as the LUDR intends.

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments from the Richland Public Works have been incorporated into the list of approval conditions inserted at the end of this report (Exhibit 10).

Other agencies submitted written comments in response to the city's referral. Comments from the Washington State Department of Archaeology and Historic

Preservation (DAHP) request that a professional archaeological survey of the site occur. The Washington State Department of Ecology indicated that they believe that a few unnamed ephemeral streams cross through the site; however, the area they have provided for concern is several thousand feet from the actual development site. Also, the site has been used for agricultural purposes for many years and has been tilled and graded numerous times likely eliminating any old streams that may have once existed in the area. Planning Manager Stevens has extensive training and knowledge of wetlands and is confident that no jurisdictional wetland areas exist within the project site and/or within the area identified by Ecology. Finally, the Washington State Department of Transportation (WSDOT) has concurred with the draft TIA that was prepared for the entire Badger Mountain South development. However, they strongly urge the city and developer to begin coordinating the required mitigation projects with WSDOT sooner, rather than later.

UTILITY AVAILABILITY

The project will be served by City domestic water, sewer and electrical power services. Utilities will serve the plat by way of extension from Trowbridge Blvd and Ava Way. Site specific development conditions address extension of off-site utilities to the site and construction of private on-site utilities.

TRANSPORTATION

Access to the project will be provided primarily through the construction of Gateway Ave south of Ava Way and north of Trowbridge Boulevard. Access will also be provided from the east from Sotto (Preliminary Plat of Villa Vista).

The BMS Master Agreement outlines the need to evaluate and improve the performance of certain roadway intersections, many of which focus on the westerly boundary of the overall community where Dallas Road and highway I-82 interact.

The Badger Mountain South Traffic Impact Analysis (TIA) was completed in draft form on February 16, 2022. The TIA recommends mitigation measures that meet the level of service standard "D" on Dallas Road at the I-82 EB ramps, I-82 WB ramps, Trowbridge Boulevard and Ava Way by year 2025. The analysis performed set the timeline for the "Veneto Villagio" development at 5-10 years. The trips generated from this development will impact Dallas Road on a shorter timeline than that anticipated in the TIA. Therefore, after discussions with the traffic consultant, Benton County, City of West Richland and developer, the Public Works Department is requiring that the following mitigation measures be completed as described below (Exhibit 3):

Dallas Road / Trowbridge Boulevard: Roundabout. Completed before 25% of the lots are built and occupied.

Dallas Road / Ava Way: left and right turn lanes for northbound and southbound Dallas Road. Completed before 25% of the lots are built and occupied.

Dallas Road / I-82 EB Ramps: Roundabout. Completed before 75% of the lots are built and occupied.

Dallas Road / I-82 WB Ramps: Roundabout. Completed before 75% of the lots are built and occupied.

Widening of Dallas Road to 5-lane principal arterial road section from Trowbridge Roundabout to I-82 EB Ramps Roundabout. Completed before 75% of the lots are built and occupied.

The design of such improvements is subject to the approval of the City Engineer. Completion of the finalized TIA is not anticipated to generate recommendations for mitigations to other offsite intersections. The Master Agreement transportation trigger for full completion of Trowbridge Boulevard (aka Badger Mountain Parkway in the Master Agreement) is also activated by this development. However, since there are no developments to be served by the completion of this street to the east at the time of plat, and there exists no additional network connectivity to gain benefit of redistributing traffic volumes, it is not recommended that this improvement be completed with this plat. It is anticipated that the finalized TIA will also result in an amendment of transportation triggers in the Master Agreement to align with mitigations proposed in the TIA.

ANALYSIS

Preliminary plat application approval criteria (RMC 24.12.053) are reprinted here, with a summary of how the application complies with each standard:

A. The preliminary plat conforms to the requirements of this title (RMC Title 24);

The City's subdivision regulations set forth specific requirements for the filing of an application, how notice of the application is to be provided and requires that the Hearing Examiner conduct a public hearing and make recommendation to the City Council. These steps have been followed to date.

Section 24.04.060 of the RMC specifies that when the City enters into a development agreement governing the development of a master planned community of over 1,000 acres, the provisions of the agreement supersede the provisions of the City's subdivision regulations. In this case, the Badger Mountain South LUDR takes precedence over the standards contained in the subdivision regulations. The LUDR requires the City to issue a Master Agreement Consistency Determination (MACD) (Exhibit 5), which has been completed and which demonstrates that the project is consistent with the provisions of the Master Agreement.

Certain LUDR provisions can only be addressed at the time building permits applications are received by the City. Notice of these LUDR requirements will be provided through notes on the final plat document, thereby informing future lot

purchasers that new structures constructed within the plat will have to be provided with fire sprinkler systems; that any residential builders will be subject to park mitigation fees; and that future construction will have to meet the sustainability standards contained in Section 12 of the LUDR.

B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facets, including sidewalks and other planning features which assure safe walking conditions for students who only walk to and from school;

- The proposed plat does not propose any specific construction at this time as the plat is being developed for future lot sales. However, open space and trails are being provided and any future residential development will be required to contribute to development of parks through payment of parks impact fees at time of building permit issuance (if applicable).
- The plat includes a plan for grading and drainage. The provisions of the planned action for Badger Mountain South requires that the Department of Ecology Stormwater Management Manual for Eastern Washington be used in the design of drainage plans.
- The proposed street system will provide access from Trowbridge Boulevard and Ava Way. Trowbridge is a minor arterial roadway in the Badger Mountain South community. All streets within the project will be public streets built to the standards identified in the LUDR (and/or as agreed to by the developer and city).
- The site is located within the Ben Franklin Transit service area, but no bus service is currently provided to the neighborhood. The transit service was given an opportunity to comment on the preliminary plat proposal but did not provide any comments to the City.
- The plat will be served by City domestic water. Capacity is available within the City's system to provide for both domestic water and fire flow needs.
- The plat will be served by City sewer. The City system has capacity to serve the proposed development.
- The plat will be served by City electrical energy. The City system has adequate capacity to serve the project.
- The plat includes provisions for recreation in the form of developing several thousand linear feet of trails along with a 2,500 sf dedicated plaza area. All roadways within the plat will be developed with sidewalks built to city standards. A contiguous sidewalk network throughout the Badger Mountain South area will contribute to recreational opportunities for residents.
- The project provides for walking paths and sidewalks throughout the subdivision which will accommodate and provide safe walking routes and conditions for school children walking to and from the future planned school site.

- The site is located within the Richland School District. The District owns property several thousand feet east of the site which it intends for development as a future school. The District was given the opportunity to comment on the preliminary plat proposal but did not provide any comments to the City.

C. The public use and interest will be served by the platting of such subdivision and dedication;

The proposed project is consistent with the comprehensive plan, Badger Mountain South Subarea Plan and with the provisions of the LUDR.

D. The application is consistent with the requirements of RMC 19.60.095, which states: No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions (I-V):

I. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.

The proposal is consistent with the subarea plan and with the provisions of the LUDR and the applicable requirements of the municipal code as outlined above.

II. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.

Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The project falls under the Planned Action Ordinance (RMC 19.50.030) (Exhibit 7) adopted by the City in 2010, which is based on the Supplemental Final Environmental Impact Statement prepared for the Badger Mountain South Subarea Plan. The project is implementing all the applicable environmental mitigation measures as identified in the master agreement consistency recommendation submitted for this project.

III. The development application is beneficial to the public health, safety and welfare and is in the public interest.

The project is consistent with the City's comprehensive plan and development regulations and therefore would be considered beneficial to public health, safety and welfare and will be in the public interest.

IV. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with

development” means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

The project will follow the environmental mitigation as specified in the City’s adopted planned action and are tasked with improving transportation facilities to prevent affected roadways from falling below a level of service D. As indicated above within the Transportation Section the Badger Mountain South Traffic Impact Analysis (TIA) was completed in draft form on February 16, 2022. The TIA recommends mitigation measures that meet the level of service standard “D” on Dallas Road at the I-82 EB ramps, I-82 WB ramps, Trowbridge Boulevard and Ava Way by year 2025. The analysis performed set the timeline for the “Veneto Villagio” development at 5-10 years. The trips generated from this development will impact Dallas Road on a shorter timeline than that anticipated in the TIA. Therefore, the following mitigation measures shall be completed as described below:

- Dallas Road / Trowbridge Boulevard: Roundabout. Completed before 25% of the lots are built and occupied.
- Dallas Road / Ava Way: left and right turn lanes for northbound and southbound Dallas Road. Completed before 25% of the lots are built and occupied.
- Dallas Road / I-82 EB Ramps: Roundabout. Completed before 75% of the lots are built and occupied.
- Dallas Road / I-82 WB Ramps: Roundabout. Completed before 75% of the lots are built and occupied.
- Widening of Dallas Road to 5-lane principal arterial road section from Trowbridge Roundabout to I-82 EB Ramps Roundabout. Completed before 75% of the lots are built and occupied.

V. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

The conditions of approval recommended for this project are as a direct result of imposing City design standards and development standards as contained in the LUDR and in the environmental mitigation conditions identified in the modified environmental checklist and are directly related to the impacts of the proposed development.

RECOMMENDED CONDITIONS

A list of recommended conditions prepared by city staff, are inserted at the end of this report.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the preliminary plat application for Veneto Villagio (S2022-101) and recommends approval of the request subject to conformance with the conditions of approval included at the end of this report and based upon the following Suggested Findings of Fact and Conclusions of Law:

Suggested Findings of Fact:

1. The Richland Comprehensive Plan for this area is the Badger Mountain South Subarea plan and the project site is located within the Badger Mountain South Master Planned Community. The property is subject to the provisions of the Land Use and Development Regulations (LUDR) adopted for this planned community, which designate the project site as being within the Commercial Mixed-Use and Specialty Retail land use districts.
2. The proposed plat lies primarily within the BMS Station neighborhood area identified in section 7.D of the Badger Mountain South LUDR.
3. The proposed preliminary plat consists of developing 20.80 acres into 13 lots and three (3) tracts for future commercial use.
4. The Master Agreement Consistency Recommendation (MACR) anticipates 13 commercial sites within the Veneto Villagio development.
5. The site is subject to both the provisions of the Land Use and Development Regulations (LUDR) for the Badger Mountain South Master Planned Community and the Master Agreement between the City of Richland and Nor Am Investment, LLC.
6. All proposed developments subject to the Badger Mountain LUDR regulations are required to be reviewed by the Badger Mountain South Master Plan Administrator. The Administrator has issued a Master Agreement Consistency Recommendation (as provided for in Section 1.H of the LUDR) stating that the application meets the terms and obligations of the approved Master Agreement and the requirements of the LUDR.
7. City staff reviewed the application and the Master Agreement Consistency Recommendation and has issued a Master Agreement Consistency Determination as required by the LUDR.
8. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats which require the Hearing Examiner to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features which assure safe walking conditions for students who only walk to and from school.

9. As conditioned herein the proposed preliminary plat provides for the development of a street network which is consistent with the regulating street plan contained in the LUDR.
10. The proposed preliminary plat includes provisions for the extension of domestic and irrigation water lines, electrical power lines, and sewer lines to serve the project.
11. The proposed improvements to serve the preliminary plat are consistent with the standards and requirements contained in the LUDR and in the Master Agreement between the City and Nor Am Investment, LLC,
12. The preliminary plat includes provisions for the construction of an urban pedestrian trail system along the north and westerly boundaries of the site as well as primary and secondary trails within the interior of the development and is consistent with the trail layout plan set forth in the LUDR.
13. The proposed plat includes provisions for sidewalks and trails bordering the site and as conditioned.
14. No bus service is currently provided in the vicinity of the project site. The Benton Franklin Transit Authority was given an opportunity to comment on the project but did not provide any comments.
15. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in the Conditions of Approval provided at the end of this report.
16. The City has adopted a Planned Action Ordinance for the Badger Mountain South Master Planned Community.
17. Under the provisions of the Planned Action Ordinance, projects are not reviewed through standard State Environmental Policy Act provisions. Rather, review is conducted to determine if the proposed project is consistent with the mitigation measures enumerated in the master agreement.
18. A Planned Action Consistency Determination (PACD) was issued by Planning staff on July 20, 2022.
19. On July 20, 2022, the City issued a letter of consistency, finding that the proposal is consistent with the mitigation measures included in the master agreement (MACD).
20. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
21. The provisions of the planned action ordinance call for the applicant to conduct traffic studies at the time that Badger Mountain South project generates 500 peak hour trips at the intersection of Dallas Road and the Trowbridge Blvd. The ordinance further calls for the applicants to construct improvements as identified in future traffic studies.
22. A traffic study has been submitted to the City by TENW and is currently under review by the city and other local entities.
23. The set of recommended approval conditions listed herein requires the applicant to make transportation improvements listed in the BMS master

agreement and as further recommended in the traffic study and by city Public Works staff.

Conclusions of Law:

1. The proposed preliminary plat is consistent with and would provide for development of the subject property in conformance with the density and type of land use envisioned in the land use and transportation elements of the adopted comprehensive plan.
2. The lots within the proposed subdivision are consistent with the provisions of the City's commercial zoning regulations (LUDR).
3. As conditioned, the proposed preliminary plat makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features which assure safe walking conditions for students who only walk to and from school.
4. Pursuant to Chapters 22.09 and 22.10 of the RMC, the procedures required under the State Environmental Policy Act and the City's Sensitive Areas Ordinance have been completed.
5. The proper processes are underway to ensure consistency with the provisions of RMC 19.60.095. Subsequent final plat application(s) will not be accepted by the City until all of the associated transportation improvements have been fully constructed in accordance with the traffic impact analysis and as further recommended by Public Works staff.

Overall Conclusion:

Based on the above findings and conclusions, approval of the proposed preliminary plat of Veneto Villagio is warranted because the project conforms to the City's adopted comprehensive plan, the applicable Land Use and Development Regulations and Master Agreement provisions, is consistent with the requirements of the City's subdivision regulations and is consistent with the City's Planned Action Ordinance.

CONDITIONS OF APPROVAL

1. The preliminary plat is not showing any phase lines. As a result, this preliminary plat shall be constructed in one (1) phase.
2. Make the border of the preliminary plat more prominent on Sheet C0001.
3. All final approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed. All information shall be supplied in full size (and electronic)

- format. Electronic copies of the construction plans are required prior to the pre-con meeting along with the multiple sets of paper drawings. When construction of the public infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's published "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's standard CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
4. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and their engineer. All required comments/conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
 5. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the approved plan submittal.
 6. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final plat acceptance.

7. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
9. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.
10. Addressing brackets [] shall be provided on all lots and tracts.
11. Public improvement design shall follow the following general format:
 - a. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - b. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - c. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - d. The minimum centerline finish grade shall be no less than 0.30% and the maximum centerline finish grade shall be no more than 10.0% for local streets. 12% can be allowed for local streets for short distances.
 - e. The minimum centerline radius for local streets shall be 100-feet.
 - f. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - g. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - h. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

12. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the following standards:
 - a. 2-inches compacted gravel, minimum (temp. SEVAs only).
 - b. 2% cross-slope, maximum.
 - c. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - d. Be 20-feet in width.
 - e. Have radii that are accommodating with those needed for City Fire apparatus.
13. Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.
14. The Badger Mountain South Traffic Impact Analysis (TIA) was completed in draft form on February 16, 2022. The TIA recommends mitigation measures that meet the level of service standard "D" on Dallas Road at the I-82 EB ramps, I-82 WB ramps, Trowbridge Boulevard and Ava Way by year 2025. The analysis performed set the timeline for the "Veneto Villagio" development at 5-10 years. The trips generated from this development will impact Dallas Road on a shorter timeline than that anticipated in the TIA. Therefore, the following mitigation measures shall be completed as described below:
 - a. Dallas Road / Trowbridge Boulevard: Roundabout. Completed before 25% of the lots are built and occupied.
 - b. Dallas Road / Ava Way: left and right turn lanes for northbound and southbound Dallas Road. Completed before 25% of the lots are built and occupied.
 - c. Dallas Road / I-82 EB Ramps: Roundabout. Completed before 75% of the lots are built and occupied.
 - d. Dallas Road / I-82 WB Ramps: Roundabout. Completed before 75% of the lots are built and occupied.

- e. Widening of Dallas Road to 5-lane principal arterial road section from Trowbridge Roundabout to I-82 EB Ramps Roundabout. Completed before 75% of the lots are built and occupied.
15. The design of such improvements is subject to the approval of the City Engineer. Completion of the finalized TIA is not anticipated to generate recommendations for mitigations to other offsite intersections. The Master Agreement transportation trigger for full completion of Trowbridge Boulevard (aka Badger Mountain Parkway in the Master Agreement) is also activated by this development. However, since there are no developments to be served by the completion of this street to the east at the time of plat, and there exists no additional network connectivity to gain benefit of redistributing traffic volumes, it is not recommended that this improvement be completed with this plat. It is anticipated that the finalized TIA will also result in an amendment of transportation triggers in the Master Agreement to align with mitigations proposed in the TIA.
 16. Improvements shall be completed, as a condition of the Veneto Villagio final plat, to the existing 2-lane Dallas Road meeting the City's 5-lane principal arterial cross-section along the frontage of this plat. This includes curb, gutter, and path as indicated in the LUDR edge treatments, an additional 22 feet width of paved road from existing east painted edge line of the road to the face of curb, and stormwater drainage as required.
 17. The "Veneto Villagio" preliminary plat is subject to the City's traffic impact fee program (RMC 12.03).
 18. Notes will be needed on the face of the final plat stating that Dallas Road and Trowbridge Boulevard are classified as "Minor Arterials", and Ava Way is classified as a "Major Collector Street". Subsequently, no driveways will be allowed directly onto them.
 19. Sidewalks shall be installed along all public right-of-way frontages that building lots do not front on during construction (e.g., storm drainage ponds, parks, HOA tracts, etc.).
 20. The developer and his engineer shall demonstrate on the construction plans that all future driveway entrances, sidewalks and pedestrian ramps will meet City and ADA requirements.
 21. Shared access easements shall be perpendicular to the roadway.
 22. Pedestrian ramps shall be designed to current City standard details and A.D.A. standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the pedestrian ramp landing. Crosswalks between pedestrian ramps shall be designed to City

- standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profile shall be designed to accommodate this.
23. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
 24. The existing access points onto Gateway Ave. and Sotto Street are acceptable for this project, but any proposed changes to said driveways will be subject to approval by the City Engineer.
 25. Any roads narrower than 32-feet shall have parking restricted on one side, and any roads narrower than 27-feet shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developer's expense. The restricted parking areas shall be indicated on the construction plans and the final plat. All signage will be installed by the developer prior to final platting.
 26. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
 27. The proposed preliminary plat is located within the Tapteal III water pressure zone. The closest watermain is located in Ava Way to the north, and Trowbridge Blvd. to the south. It shall be the responsibility of the developer to extend a watermain to and through this property to serve domestic water at the time of plat construction. This water main shall be sized to adequately supply domestic water and fire flows to the entire proposed development.
 28. Looping of the water system provides redundancy and helps to eliminate stagnant water. The water main may need to be extended from outside the project boundaries in order to accomplish this.
 29. In accordance with municipal code, domestic water mains shall be extended to the adjoining properties adjacent to the preliminary plat, provided they are in the correct pressure zone.
 30. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations or oversizing of the main where needed.

31. Fire hydrant layout shall be approved by the City Fire Marshal.
32. The closest sanitary sewer available for this development is located in Trowbridge Blvd. and Ava Way. It shall be the responsibility of the developer to extend a sewer main to and through this property to serve sanitary sewer at the time of plat construction.
33. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.
34. Sanitary sewer may need to be extended to the adjoining properties adjacent to this preliminary plat.
35. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
36. The proposed storm drainage and grading of all parcels within the proposed development shall be shown on the plans (most grading and drainage plans must be prepared by a licensed civil engineer). If site contains at least 1,000 sq.ft. of new asphalt, and/or contains 30% or more impervious surfaces, storm drainage calculations from a licensed civil engineer are required. Stormwater shall be kept on-site (on the developing property that generated it). Stormwater shall not be flowed onto adjacent properties, or to the public Right-of-Way, without first obtaining written permission.
37. The "private", on-site storm drainage systems constructed within each parcel shall be designed following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington,

- the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". Calculations shall be stamped by a registered professional Civil Engineer. Prior to discharging any storm drainage waters from paved surfaces into drainage ditches, groundwater or a public system, an oil/water separator must be installed. The applicant's design shall provide runoff protection to downstream property owners.
38. All public storm drainage systems shall have their flow rate and storage capacity designed by a professional engineer following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". The storm water calculations shall be stamped by a professional engineer and shall include a profile of the storm system showing the hydraulic grade line. The calculations should include an accurate delineation of the contributing drainage area to accurately size the stormwater facilities. Passing the storm water downhill to an existing storm system will require an analysis of the downstream storm system to determine its capability of accepting the storm water without being overwhelmed. The applicant's design shall provide runoff protection to downstream property owners.
 39. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
 40. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.
 41. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any public storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 72 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not percolate within 72 hours.
 42. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity. The storm drainage system

for this development, both its conveyance and retention / infiltration components, shall be designed to effectively manage runoff from upstream properties that can be anticipated to convey stormwater onto this property because of a pre-development runoff condition, or as a result of flows discharged that are in excess of the design storm from the upstream property. Additionally, as this property is upslope of developed properties the stormwater system shall include provisions for possible discharge of runoff onto downslope properties from storms in excess of the design storm as described above. Those provisions may be required to include off-site downslope conveyance facilities and/or flowage easements allowing for the conveyance of stormwater to and across downslope properties.

43. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.
44. Stormwater collection pipes may need to be extended to the adjoining properties adjacent to the plat.
45. The parcel occupied by the public stormwater basin shall be identified as a separate parcel or tract on the final plat and shall be dedicated to the City stormwater utility. The design of the basin shall include access features meeting the city's needs for maintenance.
46. The developer shall consider the long-term appearance of the public storm water basin, particularly if it will occupy a prominent location in the development. The City's typical storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal. If the pond location is deemed by City staff as being in a prominent location the developer shall design and install fencing and/or landscaping to mitigate the pond's visible character for the surrounding properties. If the City requires this type of treatment to the pond site the developer may propose landscaping treatments consistent with the development and establish maintenance responsibilities to remain with the development. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation unless the developer intends to maintain an irrigated pond site. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above.
47. The developer shall be responsible for landscaping the storm pond and for its maintenance and the plantings through the one-year infrastructure warranty period. At 11 months after the final acceptance date the developer shall clean the storm system and basin of all accumulated oil,

- sediment, and debris. After this maintenance is completed and inspected the City will begin routine maintenance of the system and basin. The developer shall replace any plantings that have failed to survive the warranty period. The developer shall also perform trimmings required to control weeds in excess of 18-inches in height for the 12-months following the date of final plat acceptance.
48. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
 49. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
 50. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
 51. Ten-foot wide public utility easements will be required on the final plat along both sides of all right-of-ways within the proposed plat. They will also be required where the plat is adjacent to an existing right-of-way.
 52. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
 53. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowner's association. A note shall be added to the face of the final plat that states: "The private roads are for

- the use and benefit of the homeowners that abut said roads and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for said roads”.
54. A note shall be added to the face of the plat that states: “The private drives within this plat are fire lanes and parking is restricted. All required no-parking signs shall be installed by the developer where applicable.”
 55. Any roads narrower than 34-feet shall have parking restricted on one side, and any roads narrower than 27-feet shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developer’s expense. The restricted parking areas shall be indicated on the final plats.
 56. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.
 57. A one-foot “No access easement” is required along the Dallas Road Right of Way.
 58. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
 59. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
 60. Any restricted parking areas shall be indicated on the final plats.

EXHIBIT LIST

1. Application
2. Preliminary Plat Map
3. Master Agreement Consistency Recommendation (MACR)
4. Master Agreement Consistency Determination (MACD)
5. Planned Action Consistency Determination (PACD)
6. Planned Action Ordinance
7. Public Notices & Affidavits
8. Public Comments
9. Agency Comments



Preliminary Plat Application

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

PROPERTY OWNER INFORMATION

☒ Contact Person

Owner: **NOR AM INVESTMENT, LLC, c/o Geoff Clark**

Address: **12513 SW Dubois Ave, Lakewood, WA 98498-5242**

Phone: **(253) 677-3402**

Email: **thefourcs@comcast**

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: **NOR AM INVESTMENT, LLC**

UBI#: **601-670-707**

Contact: **Geoff Clark**

Address: **12513 SW Dubois Ave, Lakewood, WA 98498-5242**

Phone: **(253) 677-3402**

Email: **thefourcs@comcast**

SURVEYOR INFORMATION

Contact: **Rodgers Surveying Inc. c/o Dave Baalman, PLS**

Address: **1455 Columbia Park Trail, Suite 201**

Phone: **(509) 783-4141**

Email:

ENGINEER INFORMATION

Contact: **AHBL Inc. c/o Kaleb Mapstead**

Address: **5804 Road 90, Suite H Pasco, WA 99301**

Phone: **(509) 316-7132**

Email: **kmapstead@ahbl.com**

PROJECT DESCRIPTION

The project proposes to develop 20.80 acres into 13 commercial lots just west of the of Villa Vista preliminary plat and south of Ava Way. The proposal will develop Gateway Avenue between Ava Way and Trowbridge Blvd to serve the development. The development will also extend Sotto Street to meet the future development of Villa Vista.

PROPERTY INFORMATION

Parcel #: **1-3298-2BP-4732-022**

Zoning: **BMS-Badger Mountain South**

Legal Description: **See attachment**

Proposed Subdivision Name: **BMS Veneto Villagio**

Gross Plat Acreage: **20.80 AC**

Number of Lots: **13**

Smallest Lot Size: **35,289 SF**

Net Lot Area Acreage: **18.41 AC**

Avg. Lot Size: **61,652 SF**

Largest Lot Size: **105,089 SF**

Domestic Water Supply: ☒ City ☐ Private Well

Sewage Disposal: ☒ City ☐ Septic

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

SEPA Checklist submitted? ☐ Yes ☒ No

Title Report (Subdivision Guarantee) submitted? ☒ Yes ☐ No

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. 2 – Full-size copies of proposed survey
3. 1 – 11" x 17" copy of proposed survey
4. 1 – PDF file of proposed survey
5. Title Report showing ownership, easements, restrictions and accurate legal description of the property involved
6. SEPA Checklist
7. Other information as determined by the Administrator

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 site plan.
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 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: Darvin Sweeney

Applicant Signature:  Date 4-29-2022

BMS VENETO VILLAGIO

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



Project Title:
BMS VENETO VILLAGIO

Client:
NOR AM INVESTMENT, LLC

12513 SW DUBOIS AVE
LAKEWOOD, WA 98488-5242

Job No.
2210576.11

Issue Set & Date:
PRELIMINARY PLAT

04.19.2022



NOTICE
Attention is directed that the accuracy of this plat is based on the information furnished by others, and the surveyor is not responsible for the accuracy of that information or for any errors or omissions which may have been incorporated into these drawings as a result.



Revisions:

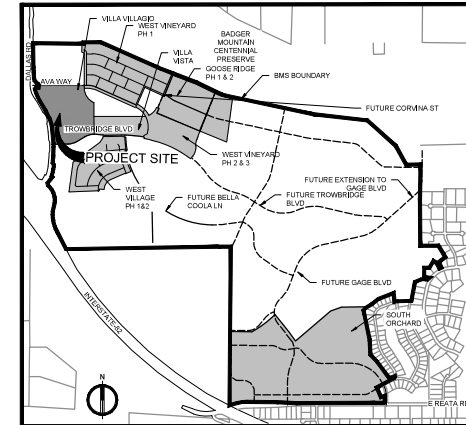
Sheet Title:
COVER

Designed by: KCM Drawn by: KCM Checked by: EMF

Sheet No.

C001

1 of 6 Sheets



VICINITY MAP
NOT TO SCALE

APPLICANT

NOR AM INVESTMENT, LLC
12513 SW DUBOIS AVE
LAKEWOOD, WA 98488-5242
CONTACT: GEOFF CLARK
PH: (253) 677-3402

CIVIL ENGINEER

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

LAND SURVEYOR

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

SITE ADDRESS

UNDETERMINED
RICHLAND, WA 99352

PARCEL NO.

1-3298-28P-4732-022

UTILITIES

WATER: CITY OF RICHLAND
SEWER: CITY OF RICHLAND
IRRIGATION: BMD
TELEPHONE: CHARTER & ZPL
POWER: RSC
GAS: CNCS

BASIS OF BEARING

DATUM: NAD 83
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 ADJ." POINT IDENTIFICATION NUMBER 2666, 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'

VERTICAL DATUM

NAVD 83
BENCHMARK 1 - ELEVATION = 801.875' PER CITY OF RICHLAND SURVEY DEPARTMENT, SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BRASS DISK WITH "71" 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 ADJ." POINT IDENTIFICATION NUMBER 2666, 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.

TOPOGRAPHIC NOTE

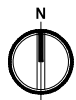
THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS, WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, AHBL CANNOT ENSURE ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS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

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C001	COVER
C002	BMS/LUDR DISTRICTS & TRAILS
C003	GREEN SPACE CALCUS
C101	LOT LAYOUT & TABLES
C201	GRADING & DRAINAGE PLAN
C301	OVERALL UTILITY PLAN

LAND USE TABLE

TOTAL SITE AREA	20.60 AC
TOTAL LOTS	13
TRACTS	3
MIN. LOT AREA	35,289 SF LOT 3
MAX LOT AREA	105,089 SF LOT 11
AVG LOT AREA	61,652 SF
TRACT AREA	0.74 AC
ROW AREA	1.65 AC



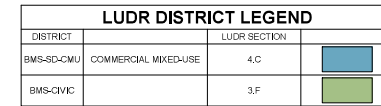
GRAPHIC SCALE
0 50 100 200
1" = 100 FEET



Know what's below.
Call before you dig.



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



TRAIL LEGEND	
TYPE	
PRIMARY	00 000 000 000 000 000 000
SECONDARY	00 000 000 000 000 000 000
URBAN	00 000 000 000 000 000 000



Client: **NOR AM
INVESTMENT, LLC**

12513 SW DUBOIS AVE
LAKEWOOD, WA 98498-5242

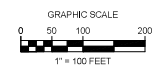
Job No.
2210576.11

Issue Set & Date:
PRELIMINARY PLAT

04.19.2022



NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF THIS DOCUMENT DOES NOT IMPEDE FROM INCURRED OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR REPAIR, REISSUE, OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.



Sheet Title:
**BMS-LUDR DISTRICTS
& TRAILS**

Designed by: KDM
Drawn by: KDM
Checked by: ENF

Sheet No.

C002

2 of 6 Sheets

BMS VENETO VILLAGIO

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

LEGAL DESCRIPTION

13-0802-04P4-03021

THAT PORTION SECTION 32 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 32, THENCE NORTH 89°30'32" EAST 26.183 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°19'45" WEST 302.59 FEET; THENCE NORTH 81°23'35" WEST 163.94 FEET; THENCE NORTH 73°12'44" WEST 86.11 FEET; THENCE NORTH 11°28'34" WEST 64.92 FEET; THENCE NORTH 56°09'09" WEST 63.84 FEET; THENCE NORTH 51°18'48" WEST 58.55 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 28.86 FEET; THENCE NORTH 10°07'53" WEST 70.85 FEET; THENCE NORTH 14°30'43" WEST 86.48 FEET; THENCE NORTH 35°03'46" WEST 306.34 FEET; THENCE NORTH 31°17'15" WEST 392.48 FEET; THENCE NORTH 52°39'38" WEST 64.49 FEET; THENCE NORTH 49°13'49" WEST 110.55 FEET; THENCE NORTH 27°39'28" WEST 74.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 303.00 FEET; THENCE NORTHEASTERLY 17.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°52'09" (THE LONG CHORD OF SAID CURVE BEARS NORTH 50°49'37" EAST 17.87 FEET); THENCE NORTH 39°38'25" WEST 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 35°36'25" WEST 420.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 303.00 FEET; THENCE SOUTHWESTERLY 86.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°32'27" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 63°48'49" WEST 87.71 FEET); THENCE SOUTH 80°33'57" WEST 61.03 FEET; THENCE SOUTH 80°59'09" WEST 71.40 FEET; THENCE SOUTH 80°53'57" WEST 80.46 FEET; THENCE NORTH 08°59'59" 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 2014-028954, RECORDS OF BENTON COUNTY; THENCE THE FOLLOWING SIX COURSES ALONG SAID RIGHT OF WAY LINE:

THENCE SOUTH 76°19'56" EAST 7.00 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 46°22'19"; THENCE NORTH 87°18'49" EAST 91.18 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 173.00 FEET; THENCE EASTERLY 46.17 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°01'48"; THENCE SOUTH 77°43'59" 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 73.00 FEET; THENCE SOUTHWESTERLY 63.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°22'59"; THENCE SOUTH 84°41'12" WEST 86.08 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS OR LITACHES, MORE OR LESS.

BMS VENETO VILLAGIO OPEN SPACE

TRAILS

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

TRAIL LOCATION	LENGTH	LENGTH FACTOR	EQUIVALENT LENGTH	RU
DALLAS ROAD TRAIL - TRACT 14 (URBAN)	2,105 L.F.	2,105 L.F. * 1.0 =	2,105.0 L.F.	@ 16 L.F. / RU 131.5
GATEWAY AVENUE TRAIL - (PRIMARY)	1,605 L.F.	1,605 L.F. * 1.0 =	1,605.0 L.F.	@ 16 L.F. / RU 100.3
PLAZA TRAIL - TRACT 15 (PRIMARY)	405 L.F.	405 L.F. * 1.0 =	405.0 L.F.	@ 16 L.F. / RU 25.3
ACCESS TRAIL - TRACT 16 (SECONDARY)	503 L.F.	503 L.F. * 0.6 =	301.8 L.F.	@ 16 L.F. / RU 18.9
TOTAL			4,461.8 L.F.	276.0

TOTAL ALLOWABLE RU

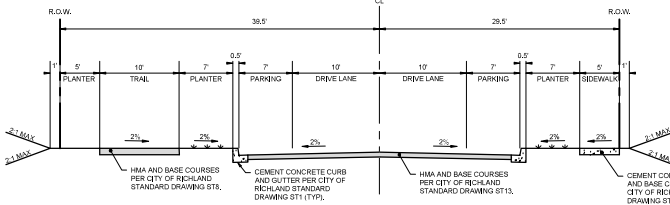
TRAILS	276.0 RU
PARKS	0 RU
TOTAL	276.0 RU

MISCELANEOUS OPEN SPACE

TRACT	AREA (SF)	AREA (ACRES)
14 - TRAIL/LANDSCAPING	17,015	0.39
15 - PLAZA/TRAIL/LANDSCAPING	10,568	0.24
16 - TRAIL/LANDSCAPING	5,036	0.11
TOTAL	32,619	0.74

1 LOCAL STREET SECTION WITH EDGE TYPE A

NOT TO SCALE

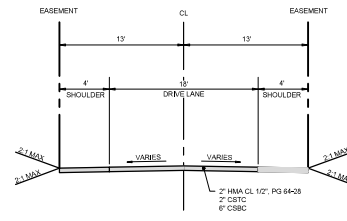


3 LOCAL STREET SECTION WITH EDGE TYPE A & B

NOT TO SCALE

2 ALLEY SECTION

NOT TO SCALE



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

Project Title:
BMS
VENETO VILLAGIO

Client:
NOR AM
INVESTMENT, LLC

12513 SW DUBOIS AVE
LAKEWOOD, WA 98498-5242

Job No.
2210576.11

Issue Set & Date:
PRELIMINARY PLAT

04.19.2022



NOTICE
ATTENTION: IF AN ADJUTANT GENERAL'S LICENSE IS REQUIRED FOR THIS PROJECT, THE ADJUTANT GENERAL'S LICENSE MUST BE OBTAINED BY THE ADJUTANT GENERAL'S OFFICE. THE ADJUTANT GENERAL'S OFFICE IS THE ONLY OFFICE THAT CAN ISSUE AN ADJUTANT GENERAL'S LICENSE. IF YOU ARE AN ADJUTANT GENERAL, YOU MUST OBTAIN YOUR ADJUTANT GENERAL'S LICENSE FROM THE ADJUTANT GENERAL'S OFFICE.



Revisions:

Sheet Title:
GREEN SPACE CALCS

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

Sheet No.

C003

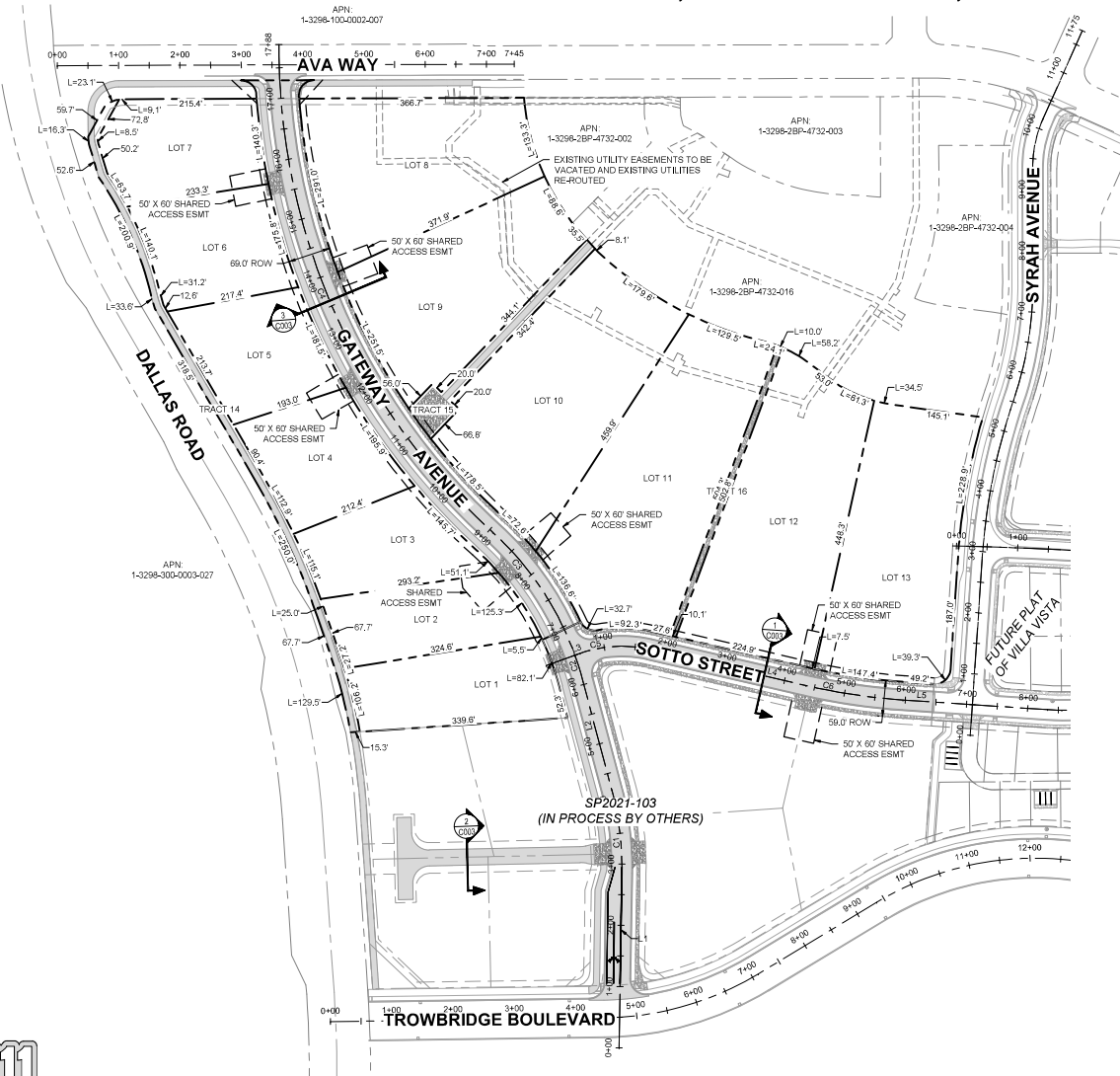
3 of 6 Sheets



Know what's below.
Call before you dig.

BMS VENETO VILLAGIO

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



LOT AREA TABLE

LOT	AREA (S.F.)
1	40.365
2	36.078
3	35.289
4	38.576
5	38.756
6	39.109
7	39.814
8	77.719
9	74.696
10	96.305
11	105.089
12	94.087
13	85.596

TRACT AREA TABLE

TRACT #	AREA (SF)	USE
TRACT 14	17,015	URBAN TRAIL / LANDSCAPING
TRACT 15	10,568	PLAZA / PRIMARY TRAIL / LANDSCAPING
TRACT 16	5,036	SECONDARY TRAIL / LANDSCAPING

CENTERLINE LINE TABLE

LINE TAG	BEARING	DISTANCE	START STATION	END STATION
L1	N0° 55' 38.89"E	285.16	0+00.00	2+85.16
L2	N14° 49' 40.02"W	183.88	4+22.89	6+06.58
L3	N70° 13' 48.59"E	59.11	0+00.00	0+59.11
L4	S76° 59' 41.22"E	262.62	1+73.52	4+36.14
L5	S86° 08' 28.47"E	236.67	5+95.77	8+32.45

CENTERLINE CURVE TABLE

CURVE TAG	CHORD BEARING	CHORD LENGTH	RADIUS	START STATION	END STATION
C1	N6° 57' 05.06"W	137.08	500.00	2+85.16	4+22.89
C2	N31° 15' 15.27"W	282.74	500.00	6+06.58	8+93.23
C3	N31° 15' 15.27"W	282.74	500.00	6+06.58	8+93.23
C4	N23° 41' 05.32"W	868.56	1068.00	8+93.23	17+87.71
C5	N89° 37' 02.68"E	112.85	200.00	0+59.11	1+73.52
C6	S81° 34' 04.84"E	159.47	1000.00	4+36.14	5+95.77



TACOMA • SEATTLE • SPOKANE • TRI-CITIES
5804 Road 90, Suite H Pasco, WA 99301
509.380.5883 TEL 233.383.2572 www.ahbl.com WEB

Project Title:
**BMS
VENETO VILLAGIO**

Client:
**NOR AM
INVESTMENT, LLC**

12513 SW DUBOIS AVE
LAKEWOOD, WA 98498-5242

Job No.
2210576.11

Issue Set & Date:
PRELIMINARY PLAT

04.19.2022



NOTICE
ATTENTION: IF YOU ARE NOT THE REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR, YOU MAY NOT REPRODUCE OR TRANSMIT THIS INFORMATION IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR SURVEYOR. ANY REPRODUCTION OR TRANSMISSION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR SURVEYOR IS A VIOLATION OF THE PROFESSIONAL ENGINEER OR SURVEYOR ACT.

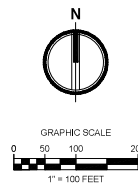


Revisions:

Sheet Title:
**LOT LAYOUT
& TABLES**

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

Sheet No.



C101
4 of 6 Sheets



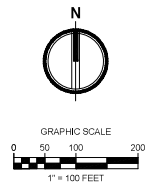
Know what's below.
Call before you dig.

BMS VENETO VILLAGIO

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



DATE: April 20, 2022 FILENAME: \\ahtl.com\data\PROJECTS\2021\221057610_C\VCAD\VENETO-VILLAGGIO PRELIMINARY PLAT\2210576-SH-GRAD.dwg



Project Title:
**BMS
VENETO VILLAGIO**

Client:
**NOR AM
INVESTMENT, LLC**
12513 SW DUBOIS AVE
LAKEWACED, WA 98498-5242

Job No.
2210576.11

Issue Set & Date:
PRELIMINARY PLAT

04.19.2022



NOTICE
ATTENTION: IF YOU ARE NOT THE OWNER OF THIS PROJECT, YOU MAY BE IN VIOLATION OF THE
RECORDING ACT OF THE STATE OF WASHINGTON. IF YOU ARE THE OWNER OF THIS PROJECT,
YOU MUST SIGN AND SEAL THIS PLAT IN THE PRESENCE OF A NOTARY PUBLIC. IF YOU
ARE NOT THE OWNER OF THIS PROJECT, YOU MUST SIGN AND SEAL THIS PLAT IN THE
PRESENCE OF A NOTARY PUBLIC.



Revisions:	

Sheet Title:
**GRADING &
DRAINAGE PLAN**

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

Sheet No.

C201

5 of 6 Sheets

2210576-SH-GRAD.DWG GRAD

BMS VENETO VILLAGIO

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



Know what's below.
Call before you dig.

DATE: April 20, 2022 FILENAME: \\ahbl.com\data\PROJECTS\2021\2210576\10_C\VCAD\VENETO-VILLAGGIO PRELIMINARY PLAT\2210576-SH4\UTL.dwg



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

Project Title:
**BMS
VENETO VILLAGIO**

Client:
**NOR AM
INVESTMENT, LLC**
12513 SW DUBOIS AVE
LAKEWACED, WA 98498-5242

Job No.
2210576.11

Issue Set & Date:
PRELIMINARY PLAT

04.19.2022



NOTICE
ATTENTION: IF YOU ARE NOT THE OWNER OF THE PROJECT, YOU MUST OBTAIN A WRITTEN AUTHORIZATION FROM THE OWNER TO REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. VIOLATION OF THIS NOTICE IS A VIOLATION OF THE COPYRIGHT ACT OF 1976 AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PENALTIES.



Revisions:	

Sheet Title:
**OVERALL
UTILITY PLAN**

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

Sheet No.
C301
6 of 6 Sheets

2210576-SH4\UTL.DWG UTL

Stevens, Mike

From: Stevens, Mike
Sent: Friday, September 30, 2022 3:39 PM
To: Stevens, Mike
Subject: FW: Badger Mountain South Traffic Study

From: DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>
Sent: Friday, September 30, 2022 3:11 PM
To: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Cc: Deskins, John <jdeskins@CI.RICHLAND.WA.US>
Subject: RE: Badger Mountain South Traffic Study

Mike,

See linked folder: **REMOVED FOR SECURITY PURPOSES**

It contains the BMS draft TIA with update pages. I also have a development summary updated page for 2025 forecast which was used in developing our opinion that the roundabouts on Dallas Rd would be conditioned for future plats in BMS.

However, I am wary of making the draft TIA part of the record. The draft I have linked has replacement pages used during the review of the TIA. The City of Richland, City of West Richland, and Benton County have provided comments to the TIA that still require items to be addressed. TENW is still completing their update to the draft for final acceptance by Public Works. Subsequent to receipt of the TIA, sensitivity analysis was performed by TENW and the City to determine trip generation that would cause intersections to fail City standard Level of Service D given the likely street buildout in 2025. The 2025 development forecast in that folder was used in producing our analysis. All of these factors informed Public Works conditions for the Veneto Villagio plat. The Villa Vista townhomes did not generate the trips to produce the same conditions.



Carlo D'Alessandro, PE
Transportation and Development Manager
625 Swift Blvd., MS-26 | Richland, WA 99352
(509) 942-7461

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

Badger Mountain South

Master Agreement Consistency Recommendation (MACR) Supplement to the Preliminary Plat Application for Veneto Villagio

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
Veneto Villagio

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:

Veneto Villagio

3. Project description including site size in acres:

A subdivision of 20.08 acres total area; 13 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):

Commercial Mixed Use (BMS-CMU)

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

Neighborhoods: *Veneto Villagio*

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

Allowed uses are outlined in LUDR Table 2.C

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

Allowed building types are outlined in LUDR Section 2.D

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:

Commercial Mixed Use (BMS-CMU)

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

Yes

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 BMS-CMU development can accommodate a wide variety of uses as it is intended to be a major employment center for the City of Richland and a destination for shopping, higher-level education, dining, office uses and other employment centers, Multi-family/Mixed-Use housing, entertainment and recreation. Public facilities, including transit centers, may also be accommodated in this District.

Does the proposed layout meet the intent of LUDR 4.C.1? Explain

Yes; the proposed project incorporates a walkable design to accommodate pedestrians. A large walkway with tree planters and benches is included between lot 9 and 10 and includes a 50' x 50' plaza with a covered gathering area, benches/tables, trash receptacles, lighting, and bike racks. This walkway will connect Veneto Villagio with the lots near the Country Mercantile. Additionally, the developer has proposed a tract (16) between lot 11 and 12 to be used as an additional pedestrian connection to the lots near the Country Mercantile. Additionally, the developer has included a primary trail system on Gateway Ave connecting Ava and Trowbridge. The primary trail system will include benches and trash receptacles. The developer will also complete the remainder of the Urban Trail down Ava way and along Dallas Road to Trowbridge as part of this project to create a circular pedestrian connection around the entire Veneto Villagio project and will connect the project to primary trail system of Badger Mountain South.

Does the proposed layout meet the intent of LUDR 4.C.2? Explain

Yes; While many of the requirements in 4.C.2 will be reviewed at the Site Plan/Building Permit MACR 1 level, the developer has proposed entry monumentation into Veneto Villagio from Ava and Trowbridge. There will be continuous sidewalk and pedestrian connections as outlined in the response to 4.C.1 above. Individual lot signage, landscaping, and architectural features will be

reviewed at the Site Plan/Building Permit MACR 1 level, but common area landscaping-including the plaza, trail system, and walkways-will enhance the district and will comply with the requirements of the LUDR and the City of Richland.

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 No **X**

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 the Veneto Villagio Preliminary Plat, 13 commercial units are anticipated for a total of 13U. The LUDR does not make reference to non-residential trail requirements, but the following list outlines the quantities of trail/green space provided in Veneto Villagio.

<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	
equals 16 LF per RU.	<u>Primary Trail</u>
So, 68 RU=1088 Equivalent	2105 LF urban trail along Dallas
LF Required Villa Vista	Road
exceeds requirement	1605 LF Primary Trail along Gateway
	Ave
Equivalent trail lengths shall	405 LF Primary Trail Tract 15
be applied be the length of	
trail constructed multiplied by	<u>Secondary Trail</u>
the appropriate trail factor	503 LF Provided Tract 16
below:	
City Primary Trail =	<u>Equestrian Trail</u>
1 Primary Trail = 1	0 LF
Secondary Trail = .6	
Equestrian Trail = .8 (where	<u>Urban</u>
shown on trail plan)	<u>Trail 0 LF</u>
Urban Trail = 1	

Plaza

50 x 50 Plaza provided

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: 600 ft.; largest: 1,650 ft (Gateway) this block length exceeds the maximum allowed, but the developer has provided 2 locations of trail connections within that length to make sure the area is easily walkable

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 ☒

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 ☒ 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. Each project will be reviewed as part of the MACR 2 process to make sure they meet the requirements and intent of 8.C.

LUDR 8.C 1- The preliminary plat identifies tracts that will be used for open space and public gathering areas. Specifically, tract 15 will be a 50' x 50' plaza with a covered seating area with benches, tables, trash receptacles, lighting, and bike racks. The walkway between tract 15 and the area near Country Mercantile will have bump outs with tree planter boxes, benches, and pedestrian lighting. The MACR 2 process will identify opportunities and requirements for the end user to integrate outdoor seating, plazas, landscaping, and design to enhance the overall site design.

LUDR 8.C.2- Veneto Villagio provides a linked pedestrian circulation pathway as identified on the plans. The extensive trail system will link a tree-lined primary trail with benches from Ava Way to Trowbridge Blvd. This trail will connect Veneto Villagio into the main trail system of Badger Mountain South. The proposed urban trail will create a circular connection from the roundabout on Ava way and Trowbridge all the way to Dallas road and then down Dallas road. The applicant has been working with the City of Richland to develop shared parking access between the lots to reduce exits onto Gateway Blvd.

Individual lot design features found in 8.C will be reviewed during the Site Plan/Building Permit MACR 1 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



www.ci.richland.wa.us

July 20, 2022

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

MASTER AGREEMENT CONSISTENCY DETERMINATION

For: Preliminary Plat Application of Veneto Villagio, a Badger Mountain South Development (S2022-101)

Applicant: Geoff Clark (South Richland Communities)

Project Description: A commercial subdivision of approximately 20.80-acres into 13 commercial lots as depicted on the preliminary plat submittal.

Consistency Determination Type: Level 1

Master Agreement Consistency Recommendation: The Richland Planning Department received a master agreement consistency recommendation from the Badger Mountain South Master Program Administrator on May 4, 2022.

After completing the review of the preliminary plat application of Veneto Villagio, 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 Veneto Villagio plat may not move forward with final approval until such time the transportation improvements recommended in the TIA and agreed upon by the City Public Works office, have been completed as applicable.

Sincerely,

Mike Stevens
Planning Manager



www.ci.richland.wa.us

July 8, 2021

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

PLANNED ACTION CONSISTENCY DETERMINATION

For: Preliminary Plat Application of Veneto Villagio, a Badger Mountain South Development (S2022-101)

Applicant: Geoff Clark (South Richland Communities)

Project Description: A subdivision of approximately 20-80 acres into 13 commercial lots as depicted on the preliminary plat submittal.

Master Agreement Consistency Determination: Issued July 20, 2022.

After completing the review of the preliminary plat application of Veneto Villagio 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 Veneto Villagio 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 Veneto Villagio preliminary plat is consistent with the City of Richland Comprehensive Plan and the Badger Mountain Subarea Plan;
3. The Veneto Villagio 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 20, 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 Veneto Villagio preliminary plat;

5. The Veneto Villagio 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 Veneto Villagio 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 Veneto Villagio. The mitigation measures identified therein shall be implemented in accordance with the planned action ordinance.
 - 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 (as applicable).
 - 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 20, 2022

Chapter 19.50

CONSISTENCY WITH DEVELOPMENT REGULATIONS AND SEPA

Sections:

19.50.010 Determination of consistency.

19.50.020 Initial SEPA analysis.

19.50.030 Categorically exempt and planned actions.

19.50.010 Determination of consistency

A. Purpose. When the city receives a project permit application, consistency between the proposed project and the applicable regulations and comprehensive plan should be determined through the process in this chapter and the city's adopted SEPA ordinance, Chapter 22.09 RMC.

B. Consistency. During project permit application review, the city shall determine whether the items listed in this subsection are defined in the development regulations applicable to the proposed project. In the absence of applicable development regulations, the city shall determine whether the items listed in this subsection are defined in the city's adopted comprehensive plan. This determination of consistency shall include the following:

1. The type of land use permitted at the site, including uses that may be allowed under certain circumstances, if the criteria for their approval have been satisfied;
2. The level of development, such as units per acre, density of residential development in urban growth areas, or other measures of density;
3. Availability and adequacy of infrastructure and public facilities identified in the comprehensive plan, if the plan or development regulations provide for funding of these facilities as required by Chapter 36.70A RCW; and
4. Character of the development, such as development standards.

C. Concurrency. For Type II and Type III applications, a concurrency review shall be completed by the city. The review shall consist of an evaluation of the transportation impacts created by the proposed project on the city street system. The city shall make a determination as to whether the transportation impacts of the proposed project will cause the level of service on the city street system to drop below the level of service adopted in the city's comprehensive plan. In the event that a proposed project is anticipated to create a drop in the level of service below the standard adopted in the comprehensive plan, the city shall identify mitigation measures that could be implemented to prevent the projected decline in the level of

service. Nothing in this section would prevent an applicant from modifying his proposal to avoid a projected decline in the level of service. Mitigation measures may not be necessary if the city has a transportation project listed in its adopted six-year plan that, if implemented, would prevent the decline in the projected level of service. [Ord. 12-96; Ord. 02-00; Ord. 29-12 § 1.01].

19.50.020 Initial SEPA analysis

A. The city shall also review the project permit application under the requirements of the State Environmental Policy Act (“SEPA”), Chapter 43.21C RCW; the SEPA rules, Chapter 197-11 WAC; and RMC Title 22 (Environment), and shall:

1. Determine whether the applicable regulations require studies that adequately analyze all of the project permit application’s specific probable adverse environmental impacts;
2. Determine if the applicable regulations require measures that adequately address such environmental impacts;
3. Determine whether additional studies are required and/or whether the project permit application should be conditioned with additional mitigation measures;
4. Provide prompt and coordinated review by government agencies and the public on compliance with applicable environmental laws and plans, including mitigation for specific project impacts that have not been considered and addressed at the plan or development regulation level.

B. In its review of a project permit application, the city may determine that the requirements for environmental analysis, protection and mitigation measures in the applicable development regulations, comprehensive plan and/or in other applicable local, state or federal laws provide adequate analysis of the mitigation for the specific adverse environmental impacts of the application.

C. A comprehensive plan, development regulation or other applicable local, state or federal law provides adequate analysis of and mitigation for the specific adverse environmental impacts of an application when:

1. The impacts have been avoided or otherwise mitigated; or
2. The city has designated as acceptable certain levels of service, land use designations, development standards or other land use planning required or allowed by Chapter 36.70A RCW.

D. In its decision whether a specific adverse environmental impact has been addressed by an existing rule or law of another agency with jurisdiction with environmental expertise with regard to a specific environmental impact, the city shall

consult orally or in writing with that agency and may expressly defer to that agency. In making this deferral, the city shall base or condition its project approval on compliance with these other existing rules or laws.

E. Nothing in this section limits the authority of the city in its review or mitigation of a project to adopt or otherwise rely on environmental analyses and requirements under other laws, as provided by Chapter 43.21C RCW.

F. The city shall also review the application under RMC Title 22 (Environment). [Ord. 12-96; Ord. 29-12 § 1.01].

19.50.030 Categorically exempt and planned actions.

A. Categorically Exempt. Actions categorically exempt under RCW 43.21C.110(1)(a) do not require environmental review or the preparation of an environmental impact statement. An action that is categorically exempt under the rules adopted by the Department of Ecology (Chapter 197-11 WAC) may not be conditioned or denied under SEPA.

B. Planned Actions.

1. A planned action does not require a threshold determination or the preparation of an environmental impact statement under SEPA, but is subject to environmental review and mitigation under SEPA.

2. A “planned action” means one or more types of project action that:

a. Are designated planned actions by an ordinance or resolution adopted by the city;

b. Have had the significant impacts adequately addressed in an environmental impact statement prepared in conjunction with:

i. A comprehensive plan or subarea plan adopted under Chapter 36.70A RCW; or

ii. A fully contained community, a master planned resort, a master planned development or a phased project;

c. Are subsequent or implementing projects for the proposals listed in subsection (B)(2)(b) of this section;

d. Are located within an urban growth area, as defined in RCW 36.70A.030;

e. Are not essential public facilities, as defined in RCW 36.70A.200; and

f. Are consistent with the city’s comprehensive plan adopted under Chapter 36.70A RCW.

C. Limitations on Planned Actions. The city shall limit planned actions to certain types of development or to specific geographical areas that are less extensive than the jurisdictional boundaries of the city, and may limit a planned action to a time period identified in the environmental impact statement or the adoption of this chapter.

D. During project review, the city shall not reexamine alternatives to or hear appeals on the items identified in RMC 19.50.010(B), except for issues of code interpretation.

E. Project review shall be used to identify specific project design and conditions relating to the character of development, such as the details of site plans, curb cuts, drainage swales, the payment of impact fees, or other measures to mitigate a proposal's probable adverse environmental impacts. [Ord. 12-96; Ord. 29-12 § 1.01].



CITY OF RICHLAND

NOTICE OF APPLICATION AND PUBLIC HEARING (S2022-101)

Notice is hereby given that Geoff Clark has filed an application on behalf of NorAm Investments, LLC for preliminary plat approval to subdivide a 20.80-acre site into 13 commercial lots referred to as the Preliminary Plat of Veneto Villagio. The project site is located just west of the Villa Vista preliminary plat and south of Ava Way. The proposal will develop Gateway Avenue between Ava Way and Trowbridge Blvd to serve the development. The development will also extend Sotto Street to meet the future development of Villa Vista. The plat proposes an average lot size of 61,652 square feet.

The Richland Hearings Examiner will conduct a public hearing and review of the 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).

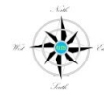
Environmental Review: The proposal is not subject to specific environmental review. Environmental impacts of Badger Mountain South, a master planned community, have previously been analyzed. The final environmental impact statement and related file information are available to the public and can be viewed 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 Friday, August 5, 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.

Vicinity Map

Item: Veneto Villagio
Applicant: Nor Am
File #: S2022-101



AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Kevin Damrell, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 20th day of July, 2022, I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING (S2022-101) to the attached list of individuals via regular USPS on the date indicated above. The Richland Hearing Examiner will conduct a virtual public hearing and review of the application on Thursday, August 18, 2022.

Signed: Kevin Damrell

SIGNED AND SWORN to before me this 20th day of July, 2022 by Kevin Damrell.



Notary Public in and for the State of Washington,

Print Name

Residing at 625 Swift Blvd, Richland 99352

My appointment expires: 4-25-23

AFFIDAVIT OF MAILING - 1
Address list attached.



CITY OF RICHLAND

NOTICE OF APPLICATION AND PUBLIC HEARING (S2022-101)

Notice is hereby given that Geoff Clark has filed an application on behalf of NorAm Investments, LLC for preliminary plat approval to subdivide a 20.80-acre site into 13 commercial lots referred to as the Preliminary Plat of Veneto Villaggio. The project site is located just west of the Villa Vista preliminary plat and south of Ava Way. The proposal will develop Gateway Avenue between Ava Way and Trowbridge Blvd to serve the development. The development will also extend Sotto Street to meet the future development of Villa Vista. The plat proposes an average lot size of 61,652 square feet.

The Richland Hearings Examiner will conduct a public hearing and review of the 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).

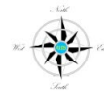
Environmental Review: The proposal is not subject to specific environmental review. Environmental impacts of Badger Mountain South, a master planned community, have previously been analyzed. The final environmental impact statement and related file information are available to the public and can be viewed 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 Friday, August 5, 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.

Vicinity Map

Item: Veneto Villaggio
Applicant: Nor Am
File #: S2022-101



NOR AM INVESTMENT LLC
12513 DUBOIS AVE SW

LAKEWOOD, WA 98498-5242

KADLEC REGIONAL MEDICAL CENTER
PROVIDENCE ST. JOSEPH HEALTH
1801 LIND AVE SW
RENTON, WA 98057

BADGER MOUNTAIN SOUTH COMMUNITY
ASSOCIATION
BMS COMMUNITY ASSOCIATION
12513 AVE DUBOIS SW
LAKEWOOD , WA 98498

NOR AM INVESTMENT LLC
12513 DUBOIS AVE SW

LAKEWOOD, WA 98498-5242

WOOD J. LYN & JANECE
5015 AVA WAY

RICHLAND, WA 99352

NOR AM INVESTMENT LLC
12513 DUBOIS AVE SW

LAKEWOOD, WA 98498-5242

MARCEAR BRENT A & CYNTHIA A
4756 VINEYARD ESTATE LANE

RICHLAND , WA 99352

NOR AM INVESTMENT LLC
12513 DUBOIS AVE SW

LAKEWOOD, WA 98498-5242

MONSON DEVELOPMENT WASHINGTON LLC
63615 E JACOBS RD

BENTON CITY, WA 99320

DALLAS GASOLINE LLC
5304 W CANAL DR

KENNEWICK, WA 99336

BADGER DEVELOPERS LLC
PO BOX 1307

GIG HARBOR, WA 98335

BADGER MOUNTAIN SOUTH COMMUNITY
ASSOCIATION
BMS COMMUNITY ASSOCIATION
12513 AVE DUBOIS SW
LAKEWOOD , WA 98498

NOR AM INVESTMENT LLC
12513 DUBOIS AVE SW

LAKEWOOD, WA 98498-5242

1
2 **AFFIDAVIT OF POSTING**

3
4 STATE OF WASHINGTON)
5) ss.
6 COUNTY OF BENTON)

7 COMES NOW, **Kevin Damrell**, who, being first duly sworn upon oath deposes and says:

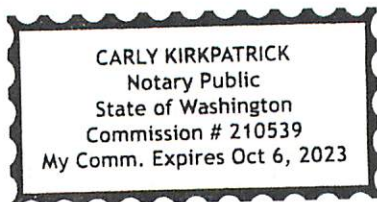
8 1. I am an employee in the Planning Division of the Development Services Department
9 for the City of Richland.

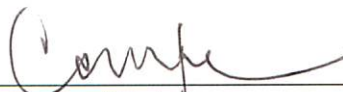
10 2. On the 25th day of July, 2022, I posted the attached NOTICE OF PUBLIC
11 HEARING, File Number S2022-101 (Preliminary Plat of Veneto Villagio) in the following
12 locations:

13 The intersection of Ava Way and Dallas Road
14 The intersection of Trowbridge Blvd and Dallas Road

15 
Signed: Kevin Damrell

16 SIGNED AND SWORN to before me this 25th day of July, 2022, by Kevin Damrell.



26 
Signature of Notary

27 Carly Kirkpatrick
Printed Name

28 Notary Public in and for the State of Washington,
29 Residing in Richland, WA

30 My appointment expires: Oct. 6, 2023



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	293375	Print Legal Ad - IPL0082452		\$167.81	1	68 L

Attention: Jennifer Anderson

CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-05
RICHLAND, WA 99352

CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (SUP2022-101)

Notice is hereby given Geoff Clark has filed an application on behalf of NorAm Investments, LLC for preliminary plat approval to subdivide a 20.80-acre site into 13 commercial lots referred to as the Preliminary Plat of Veneto Villagio.

Proposal: Develop Gateway Avenue between Ava Way and Trowbridge Blvd to serve the development. The development will also extend Soto Street to meet the future development of Villa Vista. The plat proposes an average lot size of 61,652 square feet.

Location: The project site is located just west of the Villa Vista preliminary plat and south of Ava Way, Parcel number 1-3298-2BP-4732-022.

Public Hearing: The Richland Hearings Examiner will conduct a public hearing and review of the application on **Thursday, August 18, 2022 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing or by visiting the City of Richland website (www.ci.richland.wa.us) and join via Zoom. Copies of the complete application packet, SEPA Checklist and related materials can be obtained 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, has previously been analyzed. The final environmental impact statement and related file information can be viewed at www.ci.richland.wa.us.

Public Comment: 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 emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Friday, August 5, 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 Wednesday, August 17, 2022, however verbal comments may be presented during the public hearing.

Published: Sunday, July 24, 2022
IPL0082452
Jul 24 2022

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Stephanie Hatcher, 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, ran 1 time(s) commencing on 07/24/2022, and ending on 07/24/2022 and that said newspaper was regularly distributed to its subscribers during all of this period.

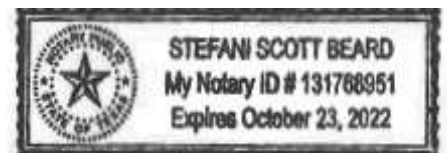
Stephanie Hatcher

(Signature of Legals Clerk)

Sworn to and subscribed before me this 30th day of September in the year of 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

Stevens, Mike

From: Cunnina2 <cunningham.aaron238@gmail.com>
Sent: Tuesday, August 2, 2022 1:22 PM
To: Stevens, Mike
Subject: Veneto Villagio S2022-101

Dear Mr. Stevens,

After previously purchasing a home from a developer that misled its clients on the vision for the community, we were so hopeful that Badger Mountain South would be different. The miles of paved trails with connected neighborhoods and commercial enterprises within walking distance are exactly what we were looking for. To suddenly walk away from this is dishonest to say the least and causes doubt for our long-term commitment to the area. We ask that you please enforce protections on the Business Districts to guarantee the original intent that is still being sold to home buyers.

Sincerely,

Aaron Cunningham

Sent from my iPhone

Stevens, Mike

From: Cunnina2 <cunningham.aaron238@gmail.com>
Sent: Tuesday, August 2, 2022 12:11 PM
To: Stevens, Mike
Subject: Veneto Villagio S2022-101

Dear Mr. Stevens,

When my wife and I moved here last fall, the wine village was one of the main drivers for us choosing to purchase a home in Badger Mountain South. Because of this, we have built excitement for all that we will be able to experience within walking distance of our front door. Finally, we found a place we are proud to call home. It is disheartening to know that the vision we were sold was dishonestly replaced for a plan that would negatively affect the future dynamic of this community. Incorporating the wine village as originally intended will encourage long term investment, sustainability, and *healthy growth* for our community. Moving away from this will greatly jeopardize these prospects. We implore you to hold the developers accountable to the vision our residents invested so heavily in for their families and their future.

Sincerely,
Aaron Cunningham

Sent from my iPhone

Stevens, Mike

From: Aimee Loveall <aimee.loveall@convergint.com>
Sent: Friday, August 5, 2022 12:01 PM
To: Stevens, Mike
Subject: Response to Veneto Villagio S2022-101

To whom it may concern,

Our family just purchased a home in West Village on 6/1/22. When looking for a home we found the planned park and vine village with businesses that were going up were a major factor in our decision to purchase this home. We would not have purchased had we known that townhouses or any other multi-family units would be put in that area around The Country Mercantile. Please note that we are against selling off the plots of land to other developers.

Aimee Loveall | Program Administrator | Convergint Technologies
O: 206-504-2275 M: 206-591-3860 E: aimee.loveall@convergint.com
450 Shattuck Ave S. Suite #100 Renton, WA 98057



CYBER CRIME AWARENESS: WE WILL NOT ASK YOU TO CHANGE CONVERGINT REMIT-TO ADDRESS OR BANKING INFORMATION VIA EMAIL

From: Amie Kim <afeero@gmail.com>
Sent: Friday, August 5, 2022 3:07 PM
To: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Subject: Public Comments for Villa Vista S2021-102

Dear Mr. Stevens,

We are writing to express our concern with the consistency determination for the Villa Vista Townhomes. We, like others, were told within the last few years that the master plans for Badger Mountain South (BMS) were going to proceed as planned. You can see the attached email from Amie Kim to Dan Bruchman (through Connie Russell). Amie specifically asked if the grand plans for the walking paths, vine villages, etc. would come to fruition, and the response was "...all plans are moving forward." Obviously we were quite discouraged to hear the recent news that the wine village is (likely, pending some changes) going to be replaced with row houses.

We would like to call your attention to Section 4 of the Land Use and Development Regulations. You are clearly more familiar with this document than we are; however, it seems the intent of these particular districts, and the intent of BMS as a whole have been lost. Section 4.B, as below, states the intent of Specialty Retail (SR). No where in Section 4.B. does it discuss residential. Not even a casual shout out. Claiming that a neighborhood of row houses seems a reasonable development for a SR District seems almost laughable. Does Villa Vista meet the intent of the SR District? Clearly, it does not.

4.B BADGER MOUNTAIN SOUTH SPECIAL DISTRICT- SPECIALTY RETAIL (BMS-SD-SR)



Illustrative Sketch: Birds-eye View of Specialty Retail Village

1. SPECIAL DISTRICT - SPECIALTY RETAIL INTENT

The Special District - Specialty Retail (BMS-SD-SR) is intended to support and provide development opportunities for the growing interest in local and regional agricultural products, in particular the local wine industry. As such it serves both the City of Richland as well as the region.

It is also intended to:

- a. Provide a gathering place for group events, festivals and other community-wide activities;
- b. Provide sites for: vineyards, wine caves, wineries, tasting rooms, wine making, other specialty brewing and craft distilling, the sale of other agricultural-related products, education, retail and hospitality that support this focus; and
- c. Showcase innovative sustainable design features in both building and site design.



Illustrative Sketch: Outdoor Plaza, Cave Entrance, and Vineyard

2. SPECIALTY RETAIL DISTRICT STANDARDS

- a. Each building design shall include sustainable features that are transparent to the visitor and identified with appropriate signage. Refer to Section 12 for Sustainable Standards.
- b. Buildings shall be sited to take advantage of views.
- c. Pedestrian connectivity between development sites shall be emphasized with the use of unique pavement treatments.
- d. Spaces between buildings shall be considered for design purposes as common spaces to be shared among all users in the District and should be designed to function in this way.
- e. Service areas shall be integrated into the building design to provide screening for equipment, recycling, trash and similar.
- f. Buildings may vary in height between one to three stories; daylight basements are not included in the story count. Landmark structures such as a clock or bell tower may have a maximum height of 80 ft. and no signage shall be permitted above street level.
- g. Exterior lighting shall meet the Badger Mountain South Light Standards, Section 12.C.3.
- h. Landscaping shall meet the Common and Commercial Landscape Standards in Section 11.
- i. Parking per Common Parking Standards, Section 13.D.

It seems the only reason you might consider something like this acceptable is because Table 2.C of Section 2.C Land Use Table allows for multi-family housing (note 4). Well, the same table permits solar panels or arrays as well. With similar logic, you could approve a solar panel farm to cover the entirety of the SR District. That seems silly. Now, we don't know the history, but we're assuming housing is permitted in the SR District because multi-family housing includes categories like live/work and mixed-use buildings. That sort of building seems to be consistent with the intent of the SR District.

We did see the screenshot of Section 16 of the Master Agreement that implies the City of Richland and the Port of Kennewick would take some stake in the SR District and provide some investment. We're not sure why this didn't come to fruition. We implore the City and the Port to exhaust all remaining options before proceeding with Villa Vista. If funding was difficult the last few years because of Covid, or if there were roadblocks from a few years ago, are those difficulties still there today? Where can we look for additional resources?

You lose the Wine Village, and you lose the entire vision of BMS. BMS is gone, and this will certainly set a precedent for future repurposing of the LUDR defined districts, inconsistent with intent. It becomes just

a regular suburban neighborhood with a nice city park nearby, a gas station, and stripmall with a Subway and nail salon along the main drag. You can't tell us that is consistent with the intent of BMS. We strongly encourage you to reconsider the Villa Vista approval to avoid the mistake of hindering this momentous opportunity for our vested growing community.

Sincerely,
Stephen and Amie Kim

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.



Amie Kim <afeero@gmail.com>

Badger Mountain South

18 messages

Amie Feero <afeero@gmail.com>
To: dbruchman@gmail.com

Wed, Feb 3, 2021 at 3:29 PM

Dan,

We're looking to move to the Tri Cities this year and we're curious about the Badger Mountain South area. We've been in touch with New Tradition homes already, but I was wanting more information of the future plans for the neighborhood and area. **It seems like there are grand plans for walking paths, wine villages, etc and I'm curious to know if that will actually come to fruition.** Is there an all encompassing HOA? Are the parks city parks? It doesn't seem like the website has been updated lately so I'm just looking for more information.

Thanks,
Amie Kim

Sent from my iPhone

Connie Russell <connie.russ.22@gmail.com>
To: Amie Feero <afeero@gmail.com>
Cc: Dan Bruchman <dbruchman@gmail.com>

Thu, Feb 4, 2021 at 2:12 PM

Hi Amie, I work with Dan Bruchman and he wanted me to reply to you.

Dan is the listing realtor for the residential lots. We do update the platwidget portion of the website. Phase 5 just recorded and should be showing up their shortly.

The parks will be city parks, the plans for them are into the parks department for approval. The walking paths will become a reality.

Yes there is an HOA.

A development is always slower than we'd like. But all plans are moving forward.

West Vineyard Phase 2 should be available by soon, waiting on weather and City requirements, West Vineyard 6 should be available late summer 2021. Preliminary plats for South Orchard are with the city.

When you click on the find a home button, the platwidget map will come up, if you hover above the lots, it will show you the builder that has that lot, Like I said earlier Phase 5 should be added shortly.

This link will take you to the current LUDR <https://drive.google.com/file/d/1qlzGLoOTJAhX5vAePelgSjK13wkncTRe/view?usp=sharing>

Please let me know if you have other questions,

Thank you, Connie

Sent from [Mail](#) for Windows 10

From: Dan Bruchman
Sent: Thursday, February 4, 2021 12:58 PM
To: Connie Russell
Subject: Fwd: Badger Mountain South

[Quoted text hidden]

Amie Feero <afeero@gmail.com>
To: Connie Russell <connie.russ.22@gmail.com>

Thu, Feb 4, 2021 at 2:58 PM

Wow thank you for the update and that LUDR. That is very helpful.

New Traditions mentioned Phase 5 would be out sometime in March. Is West Vineyard Phase 6 what looks like East Market phase 6 on the map? We could wait for the summer too depending on our timeline. We're wanting 0.5 acre lot if possible, so targeting lots on the north end.

Thanks,
Amie

Sent from my iPhone

Stevens, Mike

From: Amie Kim <afeero@gmail.com>
Sent: Friday, August 5, 2022 3:38 PM
To: Stevens, Mike
Subject: Veneto Villagio S2022-101

Dear Mr. Stevens,

We are writing to express our concern for the Commercial Mixed-Use (CMU) District of Badger Mountain South (BMS). With the proposal of the Villa Vista row houses in a Specialty Retail District, we are worried the City of Richland will have a similar disregard for the intent of the CMU District.

We would like to call your attention to Section 4 of the Land Use and Development Regulations (LUDR). There is a screenshot below for your convenience. The intent of the CMU is a "major employment center" with a variety of uses.

4.C BADGER MOUNTAIN SOUTH

SPECIAL DISTRICT - COMMERCIAL MIXED-USE (BMS-SD-CMU)

SEE REGULATING
PLAN FOR LOCATION



Illustrative Photo: Outdoor Restaurant Plaza / Urban Trail



Illustrative Photo: Office above Retail Streetscape

1. SPECIAL DISTRICT - COMMERCIAL MIXED-USE INTENT

The Special District - Commercial Mixed-Use (BMS-SD-CMU) comprises approximately 45 acres between Dallas Road and the Special District - Specialty Retail. The District can accommodate a wide variety of uses as it is intended to be a major employment center for the City of Richland and a destination for shopping, higher-level education, dining, office uses and other employment centers. Multi-family/Mixed-Use housing, entertainment and recreation. Public facilities, including transit centers, may also be accommodated in this District.

To further the walkable and sustainable goals of Badger Mountain South, the design of the Special District - Commercial Mixed-Use will ensure that pedestrian are accommodated between buildings or groups of buildings, that public plazas and other community features will be developed as part of the overall development plan, and that connectivity will be maintained to adjoining Districts.

2. SPECIAL DISTRICT-COMMERCIAL MIXED-USE STANDARDS

- a. Enhance pedestrian experience:
 - i. Entries: functional entries must enhance pedestrian experience by fronting onto public space.
 - ii. Sidewalks: Provide continuous sidewalks along all street frontages and between buildings and blocks.
 - iii. Plazas and common spaces: shall be provided with appropriate amenities including benches, trash and recycling containers and bike racks. Plazas shall be designed to create a unique development identity and are encouraged to also include public art. Refer to Section 5.E for Plaza standards.
 - iv. Maximize views to Badger Mountain.
- b. Signage, landscaping, and building architectural features will be complementary and will emphasize the District as the entryway to the City of Richland.
- c. Service areas shall be integrated into the building design to properly screen it from the center plaza and public streets. This includes areas for trash, recycling and equipment storage.
- d. Building Heights:

Four (4) stories with a maximum height limit of 55 ft.; daylight basements are not included in the story height. Landmark structures such as a clock or bell tower may have a maximum height of 80 ft. At least 50 percent of the first story of building is dedicated to commercial space.
- e. Landscaping shall meet the Common and Commercial Landscape Standards, Section 11.
- f. Sustainable Standards per Section 12.
- g. Exterior lighting shall meet the Badger Mountain South Light Standards, Section 12.C.3.
- h. Other Site Improvements as appropriate and identified in Section 13.
- i. Parking per Common Parking Standards, Section 13.D.
- j. See also Section 8.C for Common Design Standards for all Districts.

Just as with the Villa Vista argument, Table 2.C of Section 2.C Land Use Table allows for multi-family housing (note 4). Would a development of row houses or multiplexes fit the intent of the CMU District? We would say no, they do not.

Some sort of live/work or mixed-use buildings could be consistent with the intent of the CMU District, but most importantly there must be commercial buildings. There must be places of employment. As you go through approvals for the CMU district, please keep in mind the CMU must have some commercial buildings. Additionally, these developments should be consistent with the Purpose of BMS, as noted in Section 1.B of the LUDR, below.

1.B PURPOSE

1. The purpose of the LUDR is to:
 - a. Establish neighborhoods with a range of housing types to accommodate a population of diverse ages and incomes;
 - b. Promote health benefits of a walkable, pedestrian environment;
 - c. Establish mixed-use neighborhoods where daily activities can occur within walking distance of most homes;
 - d. Reduce traffic and congestion by creating a traditional neighborhood development street grid;
 - e. Improve the character and quality of the built environment;
 - f. Promote building and landscape design that conserve energy, water and other resources;
 - g. Promote lot and block orientation that accommodates passive solar capture; and
 - h. Conserve areas for parks, trails and open spaces by establishing a connected open space network.

Please don't lose the intent of BMS. Many of us moved to this neighborhood because of the promise of a walkable and sustainable community. We bought into the idea of living, shopping, eating, and working within the same community.

Sincerely,
Stephen and Amie Kim

Stevens, Mike

From: Amy Phifer <APhifer63@outlook.com>
Sent: Thursday, August 4, 2022 10:11 AM
To: Stevens, Mike
Subject: Vento Villagio S2022-101

Dear Mr. Stevens

In 2015 we visited the Tri Cities for the first time and quickly fell in love with the area. We made several trips back, each time becoming more enamored with all the area had to offer in ways of community, housing, recreation, and the arts. As we continued to visit the area over the next three years, we decided this is where we would like to retire. We were looking to get out of the Seattle area that had become over-grown with houses being built on top of each other and increasing crime.

In late 2017 and early 2018 we seriously started looking at what area we would like to buy our next home. There were many options available – Horn Rapids, Southridge, Pasco, new condos near the river in Richland and Badger Mountain South. What appealed to us the most was the Badger Mountain South area and all the materials presented both by realtors and what we read in the land use documents online as well as articles written in the Tri Cities Herald about the up-and-coming area. Seeing the Country Mercantile already established and signs of a future medical facility and information about churches and schools being planned in the area presented the walkable community we were looking for. We were excited about having community parks and walking trails easily accessible. In fact, when we look at the 03-03-2015 LUDR, the footer on each page says "**Badger Mountain South: A Walkable and Sustainable Community, Richland, WA**"

Issue Date: 12-07-10

Badger Mountain South: A Walkable and Sustainable Community, Richland, WA

Further, that same version of the LUDR states:

1.B PURPOSE

1. The purpose of the LUDR is to:
 - a. Establish neighborhoods with a range of housing types to accommodate a population of diverse ages and incomes;
 - b. Promote health benefits of a walkable, pedestrian environment;
 - c. Establish mixed-use neighborhoods where daily activities can occur within walking distance of most homes;
 - d. Reduce traffic and congestion by creating a traditional neighborhood development street grid;
 - e. Improve the character and quality of the built environment;
 - f. Promote building and landscape design that conserve energy, water and other resources;
 - g. Promote lot and block orientation that accommodates passive solar capture; and
 - h. Conserve areas for parks, trails and open spaces by establishing a connected open space network.

Being fans of the incredible wine industry in the area, living in a community adjacent to the proposed Vento Villagio plat was particularly appealing. We lived near similar wine areas in Woodinville and could foresee not only enjoying a short walk to visit tasting rooms, but the concepts of the area showed us a larger vision for retail and entertainment (amphitheater, picnic areas, and social areas). In May of 2018, we signed on, purchasing a lot in the first phase of West Village. As our house was being built, we continued to monitor information on the forthcoming Vento Villagio and retail space.

BMS has three areas zoned for Business Districts. The Specialty Retail district is where Vento Villagio is slated to go. The current proposal would change the LUDR so that the developer could put in 68 townhomes and BMS would lose one of its three commercial districts. Going back to the 03-03-2015 version of the LUDR, it states:

- f. **BMS-SD-SR District. The Special District - Specialty Retail is intended to be an area for commercial activity that provides an attraction for local, regional and state-wide visitors by accommodating the growing interest in local and regional agricultural products, in particular the state wine industry. It allows wineries and wine making, other retail and commercial, as well as hospitality uses and services. It is intended to develop with an integrated site and amenity design in order to become a community gathering place with its own distinct style.**

Within the 03-03-2015, the Specialty Retail was further defined:

4.B BADGER MOUNTAIN SOUTH SPECIAL DISTRICT- SPECIALTY RETAIL (BMS-SD-SR)



Illustrative Sketch: Birds-eye View of Specialty Retail Village

1. SPECIAL DISTRICT - SPECIALTY RETAIL INTENT

The Special District - Specialty Retail (BMS-SD-SR) is intended to support and provide development opportunities for the growing interest in local and regional agricultural products, in particular the local wine industry. As such it serves both the City of Richland as well as the region.

It is also intended to:

- a. Provide a gathering place for group events, festivals and other community-wide activities;
- b. Provide sites for: vineyards, wine caves, wineries, tasting rooms, wine making, other specialty brewing and craft distilling, the sale of other agricultural-related products, education, retail and hospitality that support this focus; and
- c. Showcase innovative sustainable design features in both building and site design.



Illustrative Sketch: Outdoor Plaza, Cave Entrance, and Vineyard



Illustrative Photo:

2. SPECIALTY RETAIL DISTRICT STANDARDS

- a. Each building design should include sustainable features. Refer to Section 12 for Sustainable Standards.
- b. Buildings are encouraged to be sited to take advantage of views.
- c. Pedestrian connectivity between development sites shall be emphasized, the use of unique pavement or landscape treatments shall be encouraged.
- d. Spaces between buildings shall be considered for design purposes as common spaces to be shared among all users in the District and should be designed to function in this way, unless necessary for essential uses such as utility services, waste collection, or delivery services.
- e. Service areas shall be integrated into the building design to provide screening for equipment, recycling, trash and similar.
- f. Buildings may vary in height between one to three stories; daylight basements are not included in the story count. Landmark structures such as a clock or bell tower may have a maximum height of 80 ft. and no signage shall be permitted above street level.
- g. Exterior lighting shall meet the Badger Mountain South Light Standards, Section 12.C.3.
- h. Landscaping shall meet the Common and Commercial Landscape Standards in Section 11.
- i. Parking per Common Parking Standards, Section 13.D.
- j. See also Section 8.C for Common Design Standards for all Districts.

The proposed 68 townhomes instead of the intended purpose of Specialty Retail changes the neighborhood drastically and takes away one third of the proposed retail – which is one factor of why we purchased here. We have heard many say that the Wine Village (Vento Villaggio) was touted as a marketing tool by the realtors. We checked our facts before buying here. We found all the marketing materials touting the sustainable lifestyle (including the Specialty Retail) backed up in the documents on file with the City and in articles written in the Tri Cities Herald, where the developers were interviewed.

What frustrates me (Amy) the most is that I did my due diligence. Having been a real estate paralegal for many years and actually worked on the entire Snoqualmie Ridge community from ground up, I thought I knew what to look for because I understood how communities are built and I had worked with developers all along the way. I reviewed all the documents online that I could find including the current LUDR and Subarea Plan, which included the Master Agreement, and amendment thereto. I have followed the transportation plan. We did all we could do to make an informed

decision. That decision was to buy a home for our retirement which would have access to a wide variety of retail shopping and restaurants, not rows of townhouses. That is why we left the west side of the state. What we are now seeing is a classic case of "bait and switch."

It appears this now comes down to fast money. The City is looking at developers who will pay them now to get a massive number of homes built in an area originally designated for retail to serve the thousands of residents who have, or will soon build, homes in the area. 10 years from now, where will those developers be? Retired with money in their pockets! 10 years from now, the thousands of homeowners who bought/built their homes in West Vineyard and West Village will still be here dealing with the chaos left because the city decided to pack in too many houses and left no room for retail.

We encourage you and the City of Richland to do the right thing. Honor the LUDR that is already in place. Keep your commitment to the thousands of residents who are living here and raising their families here.

Thank you,

Amy and James Phifer
4843 Smitty Drive
Richland, WA 99352
206-550-7137

Stevens, Mike

From: Bryan Beckstrom <beckstrom12@gmail.com>
Sent: Monday, August 1, 2022 8:15 PM
To: Stevens, Mike
Subject: Response to Veneto Villagio S2022-101

Dear City of Richland,

We are writing this email with the intent that you will uphold the heavily marketed vision of Badger Mountain South. When we purchased our home this last year, our realtor sold us on the benefits regarding the master community with paths, green space and parks, and small local business. She pointed out where a wine village would be. We researched several other communities in the area. On the BMS website it showed a vision that we connected too. I purchased a home not only as a place to grow roots but as an investment for the future and it is DIRECTLY across from this wine village as this was such a unique community, instead of finding a closer or more established community. You can imagine my sense of betrayal when I discovered that my dream home and community that was to be steps away from the wine village and other community-focused businesses now being turned into a condo farm. To further add to this insult the developers continue to deceive and have removed the key points in this new attempt to replace the last area with townhomes.

I am incredibly frustrated as a citizen to have purchased a home in what I was told by multiple real estate agents, builders, and the developer that this would be a green and sustainable community with a wine village to celebrate the agriculture of our area. Now my home is to be directly across from condos and townhomes. I would not have purchased this home in this location had I known the truth. I paid a premium for to be next to the wine village and other amenities. Now my home value will plummet due to increased traffic in the area, elevated crime, and lack of amenities that are still heavily marketed for this area. This is a type of bait and switch tactic and it leaves a sour taste in your mouth. Ultimately, if NorAm gets its way this leaves both the city and the developer open to litigation.

I ask you to do the right thing, and put an end to this farce. There are alternative ideas on how to keep true to what was promised, the developer should be working with the residents to find common ground and propose a win-win solution not a win-lose, and by that I mean a win for the developer and a loss for everyone else involved.

Stevens, Mike

From: Carlos Fernandez <fernandezcarlosa@gmail.com>
Sent: Wednesday, August 3, 2022 12:34 PM
To: Stevens, Mike
Subject: Response to Veneto Villagio S2022-101

To whom it may concern,

As a neighbor of Badger Mountain South I wish to see businesses developing in this area so we can walk or bike to a grocery store instead of driving 20-30 min every day to buy groceries and other items.

Please make this #1 and ONLY priority for this area.

Thank you,

Dr. Carlos A. Fernandez

Stevens, Mike

From: Chelsie Barnes <chelsieb_89@yahoo.com>
Sent: Thursday, August 4, 2022 4:10 PM
To: Stevens, Mike
Subject: Veneto Villagio S2022-101

Hello Mr. Stevens,

My name is Chelsie Beck and I am a resident of Badger Mountain South. I can still remember the large Live, Walk, Play signs that drew my attention to what appeared to be a giant piece of dirt next to Dallas Rd. We were one of the earliest homes in phase 1. The deciding factor for us to choose Badger Mountain South over other pieces of land was the promise of Veneto Villagio. Many of the original promises that drew us to this neighborhood have already been broken, including the promise that there would be no two homes alike in the same block and this wouldn't be a cookie cutter community. I recognize that the developers were struggling to sell land and changes needed to be made however they continued to capitalize on the huge appeal and selling feature that is Veneto Villagio. Now that Badger Mountain South has multiple phases and Goose Ridge Estates, they no longer need to dangle the carrot of Veneto Villagio and have tried to pretend that it didn't exist. For the city to approve of this blatant bait and switch would be wrong and an injustice to the hundreds of families that chose to live here. Please choose to do the right thing.

Sincerely,
Chelsie Beck

Stevens, Mike

From: cherokee carrillo <cccarrillo5@gmail.com>
Sent: Wednesday, August 3, 2022 12:33 PM
To: Stevens, Mike
Subject: Venetio villagio s2022-101

Dear city of Richland,

I write this email in frustration but also in hope that you will do the right thing regarding badger mountain south. When purchasing my home just last year I was specifically told by my realtor regarding the master community with paths, green space and parks, and small local business. She even pointed out where a wine village would be located with local shops, amphitheater, and more. We researched several other communities and even on the BMS website it showed this vision that I connected with. I purchased a home DIRECTLY across from this wine village/specialty district as this was such a unique community, instead of finding a closer or more established community. You can imagine my sense of betrayal when I found out that my dream home that was supposed to be steps away from the wine village, is now being turned into condos. To further add insult to injury, the developers continue to deceive and remove the key points in this new attempt to replace the last area with townhomes.

I write about this new change proposal regarding these district area. The developer has shown to mislead the public and I am concerned that this will continue to happen and without protection in place this area designated for business will be replaced with .ore compact housing. I ask that you carefully review any changes and ensure that protection is out in place for these agreements to ensure that the BMS which was advertised and still is being advertised created as it was promised.

I am incredibly frustrated as a citizen to have purchased a home in what I was told by multiple real estate agents, builders, and the developer about a green sustainable community with a wine village to celebrate the agriculture of our area. Now I'm facing my home to be directly across from condos and townhomes. I would not have purchased this home and the location which I paid a premium for to be next to the wine village had I known this. My home value will sink, and now I feel cheated. This is pure fraud what has happened here and needs to be addressed by the city.

I ask you to do the right thing, we were promised a vision of something better than a suburb, but face the nightmare of a condo/townhome farm. I understand it's difficult to get a business to back the specific wine aspect, but this is not what the wine village was about. There can be a common ground as other key aspects of the wine village involve restaurants, outdoor meeting area, amphitheater, local shops. The developer should be working on the residents to find this plan to fulfill the rest of what was promised in this specialty district area, not line his pockets. I feel this con will put the developer and city at risk for litigation by the many residents deceived who are fighting hard to make things right. Please keep them accountable for advertising and promises made to the many residents of badger mountain south.

Best regards,

Cherokee Carrillo

Stevens, Mike

From: cbreitkreitz@aol.com
Sent: Friday, August 5, 2022 1:39 PM
To: Stevens, Mike
Subject: Response to Veneto Villagio S2022-101

Hello,

This email is regarding Veneto Villagio S2022-101.

A primary concern of the surrounding neighborhoods is that the subdivision of the pertinent 20.08 acres into 13 “commercial” lots will just one day lead to more residential construction – in an area where many of the homeowners were led to believe that they were buying into a sustainable/walkable area with an eventual wine village, shopping locations, dining, businesses, entertainment, retail, etc.

Indeed, Exhibit C to the Master Agreement - i.e. the Land Use and Development Regulations (the “LUDR”) describes BMS-SD-CMU: COMMERCIAL MIXED-USE as follows: “The Commercial Mixed-Use Special District is a local destination for employment, shopping, dining, entertainment and recreation.” This sounds great, and should definitely be the goal/intent of any subdivision of the 20.08 acres into 13 “commercial” lots.

However, when looking further at the LUDR 2-3, Land Use Table (2.C), the BMS SD-CMU designation seemingly allows for the following construction categories: P-4, and P-6. The P-4 characterization reveals the following language: “Multi-family housing includes the following Building Types – Live/work; Row house; Commercial/Mixed-use/Liner over commercial and Stacked Units”; and, the P-6 characterization reveals the following language: “Senior Housing permitted above ground floor commercial or office, or when constructed in a multi-story building.” This is, of course, what the residents in the area *do not* want more of – additional residential units, as possibly allowed by the P-4 and P-6 designation (although P-6 still requires a ground floor dedicated to commercial or office units).

So, if this subdivision of the 20.08 acres into 13 “commercial” lots is approved, it should be **required** – if such a mandate is possible – that all subsequent construction on the new 13 “commercial” lots are to be *commercial* in nature, i.e. the construction of “employment, shopping, dining, entertainment and recreation” destinations within walking distance to the neighborhood homes (as contemplated by the Master Agreement in the BMS-SD-CMU: COMMERCIAL MIXED-USE designation), and not just more residential units (as apparently permitted by LUDR 2-3, Land Use Table [2.C], i.e. via P-4 and P-6).

[NOTE: Nor Am Investment has already used the P-4 descriptor to try to eliminate the “wine village” concept and instead build the Villa Vista (S2021-102) townhomes in the BMS-SD-SR: SPECIALTY RETAIL area. Such specialty retail area was “intended to support the growing interest in local and regional agricultural products, in particular the local wine industry” – not to build 68 townhomes. Plainly stated, Nor Am exploited the P-4 descriptor as a way to justify the construction of even more residences in the area, which flies in the face of the original intent of the Master Agreement].

Allowing for the eventual construction of even more residential units in the BMS-SD-CMU: COMMERCIAL MIXED-USE area would be an even further erosion of the intent behind the Master Agreement [LUDR, page 4-2, which contemplated the creation of an area that would serve the City of Richland (as well as the region) by: a. Providing a gathering place for group events, festivals and other community-wide activities; b. Providing sites for: vineyards, wine caves, wineries, tasting rooms, wine making, other specialty brewing and craft distilling, the sale of other agricultural-related products, education, retail and hospitality that support this focus; and c. Showcasing innovative sustainable design features in both building and site design.].

In conclusion, the homeowners in the area have already been presented with a potential loss of the once-promised “wine village”, and we continue to dispute that change to the Master Agreement. Our concern now is that this new subdivision of the 20.08 acres will just one day lead to another attempt to build more residences in an area that greatly needs commerce, employment, shopping, dining, entertainment, and recreation. We, therefore, request that (if the subdivision is approved) the City of Richland mandate that the 13 lots be used for commercial purposes only (with no possibility that a future developer could come in and attempt to build more residential units).

Thanks for your consideration.

Best regards,

Chris and Allison Breitzkreitz
4996 McEwan Drive,
Richland WA 99352

Stevens, Mike

From: Chris Fitzgerald <chris.will.fit@gmail.com>
Sent: Monday, August 1, 2022 7:17 PM
To: Stevens, Mike
Subject: Veneto Villagio S2022-101

Hello Mike,

I'm writing you to share my desire for the planned business districts in the Badger Mountain South area to stay zoned as they are and not allow dwellings to be built in there instead.

My wife and I were drawn to the area knowing in the long term development plan we would have walking access to the park, elementary and a middle school and shopping. Having changes like this take place will change that way of living and dash any hopes of living in a walkable community without having to move.

Thank you for your time and consideration.

Chris Fitzgerald

--

Thanks,

Chris Fitzgerald

- *Work Hard. Have Fun. Make Memories.*

Stevens, Mike

From: Daniel Sanner <daniel.sanner@hotmail.com>
Sent: Saturday, August 6, 2022 1:11 PM
To: Stevens, Mike
Subject: Veneto Villaggio S2022-101
Attachments: Screenshot_20220803-090904_Gallery.jpg

Hello Mike,

Put simply I am tired of this bait and switch that NorAm is doing. It is clear that they are being lazy and only want to quickly build homes without spending the money to actually develop the land that should be used for homes. In the attached picture there is almost 1,000 acres of land that can be used for homes. There should be no rush to give away the wine village land.

Please place a moratorium on building homes in this key business district and anything else that does not fit a Wine Village. They keep pointing to the "Mixed Use" zoning. I move that we should rezone the area to remove residential developments from their options. The area should be held in reserve as there are no other options nearby. I did NOT pay all this money and time to live in a suburb. I want to live in a community. A walkable community.

Once all the other space for homes is used up and the road to Gage Blvd is built, there will be more incentive for these businesses. Current high inflation economy, rising interest rates, and COVID would deter any reasonable business investment. As a native Tri-Citizen I know that we simply need to give the area time to mature. I grew up in West Richland and watched the area grow around Rd 68 in Pasco and Queensgate. I want to see this area become what was promised.

Just because they don't want to spend money on a sewage pump is no excuse. We've been told that they can't build more homes without the expensive infrastructure. I get it, things cost money. But that does not give anyone the right to completely abuse the trust of this neighborhood.

We all live here because of the walkable neighborhood that was promised. I could have built on a 1 acre plot of land in the County but I wanted to be part of something better. I even moved my parents here to live next door to us. Now our has invested over \$1 million. This was supposed to be our forever home.

I thought they were trying to compromise with everyone but this is yet another ingenious stab in our backs.

Please don't let it get ruined or there will be some very pissed off voters.

Dan and Meggin Sanner with
Danny, Isaac, and Rose
4549 Ruth Ct

2000 ft

772 ft elevation

FRANK
TIEGS
LLC

Badger Mountain
1565 ft

1
S

*Save
This!*

RICHLAND SCHOOL
DISTRICT #400

*Build first
here
1000 acres*

NOR AM
INVESTMENT
LLC

1

8

Stevens, Mike

From: lrodri8099@aol.com
Sent: Friday, August 5, 2022 1:54 PM
To: Stevens, Mike
Subject: Veneto Villagio S2022-101

Hello Mr. Stevens,

Our names are David and Linda Rodriguez and we will reside in Badger Mountain South in the next 4 months as our house is being built. We are extremely interested in future plans for this area which is why we are writing to you today. Based on the promoted marketing material, a move to Badger Mt South appealed to our lifestyle; specifically, the wine village, Veneto Villagio. The promoted drawings for a sustainable community, where homeowners would have a walkable lifestyle, filled with parks, trails, community centers, grocery stores, small businesses, restaurants and amphitheater for entertainment is something we were looking forward to experiencing.

We are asking that other residential zoned land be used by Nor Am to build the townhouses and NOT the business district where Veneto Villagio would be located. As we get older being able to stay in our home longer because we have everything within walking distance is important to us.

Please help to keep the business districts available for future intended use as the housing market continues to grow and is able to sustain it. With just a little time and patience, we believe this area could be a hot spot for tourism with all the wineries/ businesses we have in the area; thus benefitting the City and the Builders.

We are asking that Nor Am build the 68 townhouses someplace else and find a way to make Venetto Villagio happen.

We truly believe Nor Am helped realtors promote Veneto Vellagio because it would benefit them both to get people to build there.

In closing, My Dad always told us, "Do what you say you are going to do." There is a right and a wrong here for us who are moving to this area after it was promoted a sustainable community and the plans want to be changed now. It is wrong. We are counting on you to NOT let that happen.

Please hold Nor Am accountable to do the right thing.

We Thank you for your consideration.

David & Linda Rodriguez
2609 Villata Ave
Badger Mt South
Richland, WA

[Sent from the all new AOL app for Android](#)

Stevens, Mike

From: tidiarmstrong <tidiarmstrong@charter.net>
Sent: Tuesday, August 2, 2022 12:28 PM
To: Stevens, Mike
Subject: "Response to Veneto Villagio S2022-101"

Dianne Armstrong
3941 Highview Street
Richland, WA 99352
Home: 509 628 1910
tidiarmstrong@charter.net

Veneto Villagio S2022-101

We are one of the newer kids on the block.... But my husband and I both found this news regarding a proposal heading to the City Hearing Examiner to sell off plots of land to other developers

which could possibly affect our initial vision of a Sustainable Community..... Totally disturbing!!

As we head into retirement.... We searched for the perfect community... when we came to Badger Mountain South and looked around and read their plan, which was presented like a Sure plan and vision for this area.

It all made sense to us and drew us in. So we sold our house.... Dipped into our savings and bit the hook. That initial plan and all its maps etc. IS WHY WE BOUGHT AND MOVED HERE.

I can only hope and pray that loosing our originally planned businesses, parks and trails, doesn't become a reality.

We will do our best to stand beside and support those who are leading the fight in keeping Badger Mountain South, a Sustainable Community!!!

Thank You to those of you that Care,
Dianne Armstrong

Stevens, Mike

From: DJ Halverson <dj_halverson@msn.com>
Sent: Saturday, August 6, 2022 4:14 PM
To: Stevens, Mike
Subject: Response to Veneto Villagio S2022-101

Hello,

In addition to my response to Villa Vista S2021-102, I have the same concern for this as well. Our community needs more business and fun activity development and less homes to ensure the investment of current home owners is first and foremost.

Thank you,
DJ Halverson

Stevens, Mike

From: Elizabeth Cole <m.elizabeth.mason@gmail.com>
Sent: Thursday, August 4, 2022 10:32 PM
To: Stevens, Mike
Cc: Neil Cole
Subject: Public Comments for Villa Vista S2021-102 and Veneto Villagio S2022-101

Hello Mr. Stevens,

Our names are Neil and Elizabeth Cole and we have been residents of West Village in the Richland Badger Mountain South Community since mid-2019. We specifically chose this location based on advertising from NorAM, which was promoted by the real estate agencies we used, as well as the builder we purchased from. Our primary reasons were the promises of a sustainable, efficient, fully walkable, self-contained community that would house beautiful, usable park space every few street blocks; trails and walking paths; schools within walking distance of every home; a wine village, amphitheater, boutiques, local business, and all levels of dining; community centers; and grocery stores. The wine village was a major promoted point in interviews with the developer and on the website: www.BadgerMountainSouth.com and was touted as a centerpiece to our community that would bring additional commerce and community amenities. The wine village was specifically marketed as something that would bring tourism to our area and increase home values.

Since purchasing our home, we have seen none of these promises come to fruition. The “trails” and walking paths have been seriously downgraded from what was advertised in planning maps on the developer’s website. Much of the promised park and green space has been changed to drainage areas and has been allowed using terms such as “linear parks.” The reality is these spaces are constantly overrun with invasive weeds and offer no usable “park” space to our community and are constantly filled with trash from builder sites that get caught in said weeds.

Our community still lacks any type of grocery store, dining, or entertainment. The local gas station carries minimal grocery-type items and they are sold at a steep price. With each revision of the plan to our community we become more discouraged and can’t help feeling this enterprise was a huge bait and switch scheme by the developer to gain city approval for the community while only intending to pursue residential development.

The most recent meetings with the developer and city planning have us extremely concerned about the latest plan to remove our few business districts and cram multi-family housing “townhomes” into the space we were promised a wine village. I find the developers deflection and avoidance of accountability regarding these promises to be of great concern. We have reviewed attachments submitted by our neighbors that have website links and promotional video from the developer regarding the planned wine village and we found these were identical to the videos and websites we were directed to when purchasing. The website, BadgerMountainSouth.com, may not be managed by the developer, but it shows that marketing for a sustainable community with a wine village centerpiece has been undisputed for years. And the wine village represents so much more to our community than a glass of wine. Removing this from the business district plans and replacing it with housing seems to indicate the plan to remove more of the promised businesses. In fact, with our location being somewhat separated from other parts of Tri-Cities, it is concerning that removing the major advertised business (wine village) will lead to hesitation to open/build here from other businesses that would provide tax revenue through dining, entertainment, and shopping options.

We’ve been disappointed with the unfulfilled advertising regarding this community and that after three years we still are so far from being sustainable and self-contained with walkable resources. We ask that the city please protect the few remaining business spaces and help us hold the developer accountable to fulfill the promises and advertising that has been in place since the conception of this community.

Thank you,

Stevens, Mike

From: Elizabeth Nunez <elizabethnunez@hotmail.com>
Sent: Friday, August 5, 2022 2:48 PM
To: Stevens, Mike
Cc: Manuel Espindola
Subject: Veneto Villagio S2002-101 Espíndola Letter

Hello,

My name is Elizabeth Espindola. My husband and I along with our three children have lived in the Badger Mountain South area for 3 years now. We lived in Pasco for 16 years prior to moving here. My place of employment was also in Pasco as is our family. We never had a desire to move from Pasco but when we learned of Badger Mountain South and the opportunity to live in a walkable and sustainable community, we believed this would be a great neighborhood to raise our children in. Unfortunately, we have been disappointed with the building changes that have occurred and continue to occur. As of late, we have learned that the last remaining 13 acres in the specialty area are being slated for 68 townhomes. This is concerning because it decreases the value of what a wine village would provide to its residents and what we believe we were promised or at the very least, led to believe. We based our decision to move here on the advertisement/marketing available to us on YouTube as well as on the Badger South website. In a sense we feel duped and cheated and have seriously considered moving back to Pasco. We are writing you this letter in the hopes that our voices as residents of this community will be heard and used to protect the original vision of Badger Mountain South and its Business District.

Thank you for your time.

Elizabeth and Manuel Espindola

Get [Outlook for iOS](#)

Heather Nicholson
4717 Barbera St.
Richland, WA 99352

August 4, 2022

Hearing Examiner Gary McLean
c/o mstevens@ci.richland.wa.us

Dear Hearing Examiner McLean:

A preponderance of evidence demonstrates that the applicant feels intent of a district can be ignored at will. The Veneto Villagio Plat falls within the Commercial Mixed-Use Specialty District. This district is governed by intent, rather like the Specialty Retail District. This letter aims to illustrate the very legitimate concerns our community has and asks the City Hearing Examiner to consider placing special condition on the issued permit.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Heather Nicholson", with a long horizontal flourish extending to the right.

Heather Nicholson
702-981-3237
Hansen.hch@gmail.com

EXECUTIVE SUMMARY

The Badger Mountain South Veneto Villagio plat submission (S2021-101) will most likely take up the remaining available land in the Commercial Mixed-Use district. Recent history has shown a trend by the developer to favor residential builds instead of retail. If this submission goes through as-is, then there is a distinct possibility that the only retail options east of Dallas Road will be Providence Medical, a gas station, and the Country Mercantile (as shown in the map below). This would not meet the intent of the Specialty Districts and would threaten the sustainability/walkability principles of Badger Mountain South. Protections are needed before this plat is approved.



IMPORTANCE AND CURRENT STATE OF RETAIL DISTRICTS

What's the City's vested interest in Specialty District intent being met?

When the City entered into the Master Agreement with Nor Am, they saw a need to ensure land was available for business development. The Master Agreement (Page 2, section 4) lays out their intent in entering into a contract with Nor Am. This agreement was made in part to:

- (4) create a tourist destination and freeway oriented development to capture additional tax revenue for the city
- (6) Stimulate economic development within the city by creating areas for business development and expansion
- (7) Create a viable walkable community with standards designed to meet sustainability goals.

The Badger Mountain Subarea Plan says:

The Badger Mountain Subarea is sufficiently large and well- situated to accommodate new local and regional employment centers while providing opportunities for a full range of commercial activity...Additional jobs associated with these types of uses will range from entry level to professional and can help to diversify the local Richland economy. A more diversified economy will help to sustain the balance between jobs and housing that supports the high quality of life found in the City of Richland...

Key to this development concept is that much of the current undeveloped portion will be developed according to sustainable development principles intended to advance the quality of life of residents and businesses (p 12).

These goals help elevate the City's Strategic Plan found on page 13:

- **Grow the city's tax base;**
- **Leverage investment through public-private partnerships;**
- **Acquire property for infrastructure and investment;**
- **Protect water resources;**
- **Establish entryways and gateways;**
- **Identify opportunities for recreational and leisure activities;**
- **Optimize the use of new parks and recreation facilities to meet the needs of the community;**
and
- **Encourage the development of walkable neighborhoods with nearby services.**

Furthermore, the Specialty Districts are intended to meet the needs of Comprehensive Plan Goal 6: Economic Development. Found on page 14, these, in part, read:

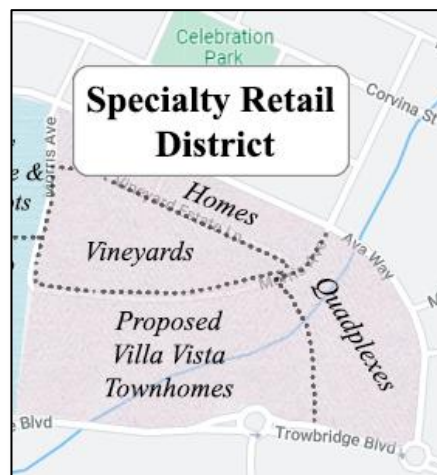
- BMED Policy 6.1 Provide areas for new commercial activity that can accommodate the needs of businesses, residents and visitors.
- 6.2 Accommodate employment growth with a balance of retail, business, commercial, office park and tourism-related uses.
- 6.3 Encourage the development of Neighborhood Activity Centers where local shopping needs can be accommodated while supporting the reduction of travel trips.
- 6.6 Encourage the siting of commercial uses and business areas to serve adjacent neighborhoods.
- **6.8 Ensure the availability of sufficient quantities of land suitable for new employment centers. (emphasis added)**

As the Badger Mountain Subarea Plan states, following through on the land use portion of the plan is “fundamental to creating a platform for a vibrant, economically strong, environmentally responsible, and attractive area that captures future growth.”

The City of Richland needs these Specialty Districts to incorporate businesses because they are going to provide a resource of revenue to the City. This revenue will allow the City to care for and maintain Badger Mountain South, as well as other parts of the Richland community, well into the foreseeable future.

What’s happened with the Specialty Districts so far?

There are three Specialty Districts. The Specialty Retail District has 13 acres available, pending the current Villa Vista Townhomes plat application (S2021-102). If that application is approved, then the Specialty Retail District will have no retail in it, just housing and vineyards. Our community has come together in an effort to protect the intent of this land, but the developer appears to be singularly focused on making this area residential.



Next to the Specialty Retail District is the Commercial Mixed-Use district. The image to the left shows how things currently stand in this district. In the northern section, above Ava Way, the developer has made it clear through the LUDR¹ amendment process and an interview with the Tri-City Herald² that they plan on making this a gated, age restricted 55+ community. Being optimistic, Providence also owns a portion of this land, so hopefully this would bring a medical complex to our area.

If the retirement community were to happen, this would effectively replace the upper boundary of the Commercial Mixed-Use District with mostly residential units. This would leave the land south of Ava Way as the only land left in the Commercial Mixed-Use District.

** This district is where the proposed Veneto Villagio Plat is located.*

The only remaining Specialty District is Destination Retail, which is on the opposite side of Dallas Road from the Badger Mountain South community. Currently, Dallas Road is a 50MPH road without crosswalks. At full build out it’s anticipated to be a four lane road with a mixture of stop lights and round-a-bouts. The average distance for homeowners on the nearest edge of our community to walk there would be 3/4ths a mile. Planning for the majority of businesses to be on this side of Dallas Road significantly narrows the scope of BMS’s promised sustainability and walkability.

¹ See City View Planning Commission Video dated February 23rd, 2022 at the 50 minute mark.

² Tri-City Herald Article Titled: “Richland’s Badger Mountain South readies for restaurants, retail, thousands more homes” *Tri-City Herald* [Richland, Washington], 6th May, 2022. Online

VENETO VILLAGIO IMPACT ON COMMERCIAL MIXED-USE DISTRICT

What's the intent of the Commercial Mixed-Use district?

According to LUDR page 4-3 Section 4.C, the Commercial Mixed-Use district:

is intended to be a major employment center for the City of Richland and a destination for shopping, higher-level education, dining, office uses and other employment centers, Multi-family/Mixed-use housing, entertainment and recreation.

As previously discussed, the current allocation of this district is: a 55+ community, a medical facility, the Country Mercantile, and connective walking trails. Under this allotment, there's no higher-level education, office uses & other employment center, or entertainment. The only shopping and dining option is the Mercantile. As things currently stand, there's clearly a gap between what the LUDR intends and what's planned in the district.

Will Veneto Villagio fulfill the criteria for Commercial Mixed-Use?

While the intents of the Specialty Districts are clear, the LUDR provides no minimum guarantee that businesses must be built on them. This is a gap the Developer has frequently pointed out. Similar to the Villa Vista Plat, the Land Use Table from the LUDR permits residential development in the Veneto Villagio Plat area (page 2-3).

		LAND USES ALLOWED BY DISTRICT									
Land Use Types	P= Permitted by right P+Number = see Land Use Notes	BMS-VMU	BMS-NC	-P	BMS-NG	BMS-NE	BMS-CIVIC	-P	BMS SD-SR	BMS SD-CMU	BMS SD-DR
Single-family	-	-	P		P	P	-	P-29	P	-	-
Multi-family	P-1	P-1	P-2, 3		P-3	-	-	P-29	P-4	P-4	P-4
Senior Housing	P-5	P			-	-	-	P-29	-	P-6	P-6
Assisted Living/Nursing Home	P-7	P			-	-	-	P-29	-	P	-
Accessory Unit	-	-	P-8		P-8	P-8	-	P-29	P	-	-
Adult Family Home	-	-	-		P	P	-	P-29	-	-	-

The p-4 and p-6 designations read:

- Multi-family housing includes the following Building Types – Live/work; Row house; Commercial/Mixed-use/Liner over commercial and Stacked Units
- Senior Housing permitted above ground floor commercial or office, or when constructed in a multi-story building.

Badger Mountain South was created with the idea that a certain level of sustainability could be achieved by placing high density areas close to employment centers (Badger Mountain Subarea Plan page 15, Policy 3.3). While the public response to both the Villa Vista plat and this plat could be construed as our community having an issue with townhomes, I assure you, that's not the case. Certainly, to keep with the heart of the LUDR, some of these lots **should** become high density residential. Our concern here, is whether or not **any** of these lots will be turned into shopping, higher-level education, dining, office uses and other employment centers, entertainment or recreation.

This concern is justified given the potential loss of land in the Specialty Districts discussed above. What's more, the BMS community tried to address these concerns during the currently ongoing LUDR amendment process. When the proposed amendments became publicly available, we saw the developer was asking to increase the types of allowable residential land uses in the Commercial Mixed-Use District:

PROPOSED 2020 AMENDMENTS
ARE SHOWN:

		LAND USES ALLOWED BY DISTRICT									
Land Use Types	P= Permitted by right P+Number = see Land Use Notes Table Notes	BMS-VMU	BMS-NC	-P	BMS-NG	BMS-NE	BMS-CIVIC	-P	BMS SD-SR	BMS SD-CMU	BMS SD-DR
Residential	Single-family	-	P	P	P	P	-	P-20	P	P	-
	Multi-family	P-1	P-2, 3	P-2, 3	P-3	-	-	P-20	P-4	P-4	P-4
	Senior Housing	P-5	P	P	-	-	-	P-20	-	P-6	P-6
	Assisted Living/Nursing Home	P-7	P	P	-	-	-	P-20	-	P	-
	Accessory Unit	-	P-8	P-8	P-8	P-8	-	P-20	P	P-8	-
	Adult Family Home	-	-	-	P	P	-	P-20	-	-	-

This, combined with the submission of the original Villa Vista plat, resulted in residents proposing their own amendments to protect the viability of the Specialty Districts. In essence, proposals asked for a pause on the development of purely residential units in the Specialty Districts until BMS was built out to a certain point. The goal was to allow enough time to pass for businesses to buy the commercial land now that we have a substantial amount of people living out here. (See the attached proposed amendment Pg 39-44 for a more thorough look at our discussion with the developer and city regarding this topic, and a look at our proposed amendment.)

In response, the City recommended that the Developer have time to come to a potential compromise on the issue³. Consequently, the Developer announced at the March 23rd, 2022 meeting that they were going to drop the proposed Land Use amendment altogether⁴. As for the compromise, the Tri-City Herald article detailing the 55+ retirement community in the Commercial Mixed-use District came out two months later.

³ City View Planning Commission Meeting Dated February 23rd, 2022, 2:06:00 – 2:07:27

⁴ City View Planning Commission Meeting Dated March 23rd, 2022; 28:54

Protections are needed.

This brings us back to the Veneto Villaggio Plat.

Question 8 of the MACR reads: What building types are likely to be developed here?

The response was “Allowed building types are outlined in LUDR Section 2.D.”

This question didn’t ask what the allowed building types are in this district, it asked what types are *likely* to be developed here. This equivocating answer has me inclined to believe the developer is going to treat the Veneto Villaggio Plat in a similar manner to the Villa Vista Plat: regardless of intent, or the purpose of the district, if the Land Use Table says a residential use is allowed, they can and will pursue 100% residential.

However, there is some hope that businesses will actually end up on these lots, as page 7 of the plat application reads:

In the case of the Veneto Villaggio Preliminary Plat, 13 commercial units are anticipated for a total of 13U. The LUDR does not make reference to non-residential trail requirements, but the following list outlines the quantities of trail/green space provided in Veneto Villaggio.

But our community needs something more concrete than just this statement. On recent plat decisions, the Hearing Examiner has repeatedly highlighted the importance of intent in the LUDR as well as the oversight of important requirements within applications. If Veneto Villaggio proceeds as proposed, future development of these lots will not be subject to Hearing Examiner review. Additionally, there will not be any public comment period or Planning Commission input.

Therefore, to maintain the overall intent of the district, and to enable sustainability controls for Badger Mountain South as a whole, protections are needed on these 13 lots. I’m hoping you concur and can help to ensure protections are in place to ensure a reasonable balance between residential and business to achieve the desired Commercial Mixed-Use District’s intent.

Proposed Amendment: Specialty Districts

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

Page 2-3, 2.C Land Use Table

See Appendix A4BMS-3: Land Use Tables for visual representation.

The suggested amendment:

LUDR

Page 2-3, 2.C Land Use Table

See Appendix A4BMS-3: Land Use Tables for visual representation of proposed amendment.

Add:

Asterisk (*) next to all Residential Land Use Types in the following Specialty Districts:

- Specialty Retail (BMS SD-SR)
- Commercial Mixed-Use (BMS SD-CMU)
- Destination Retail (BMS SD-DR)

Add Beside Table:

**In an effort to protect the intent of the Specialty Districts, land use shall be restricted to the permissible Retail, Services, Office, Civic and Other land use types until 90% of full build out is complete as defined in the FSEIS. Residential Land Use Types that allow for live/work; Commercial; Commercial/Mixed-use-Liner over commercial shall be allowed so long as they are physically attached to a business. Standalone residential units such as: duplexes, townhomes, single-family, multifamily homes shall not be developed during this period. Once 90% of full build out is complete, restrictions on Residential Land Use Types will be removed. At that time, all the land uses that are permitted in the Residential Land use shall be permitted.*

If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

A. (Promotes the public health, safety and welfare)

The opportunity to build and create a business district which realizes the goals of Badger Mountain South rests primarily in the Specialty Districts. These districts are unique to the BMS subarea; they are supposed to drive tourism, hospitality and tax revenue for the city. They were envisioned as entrepreneurial hubs, community gathering spaces and unique wine experiences unlike any other in the area. Below is the image used in the Master Agreement to illustrate the vision the City and Nor Am had for the Specialty Retail District. This image is intended to help guide the development of the Specialty Retail District.

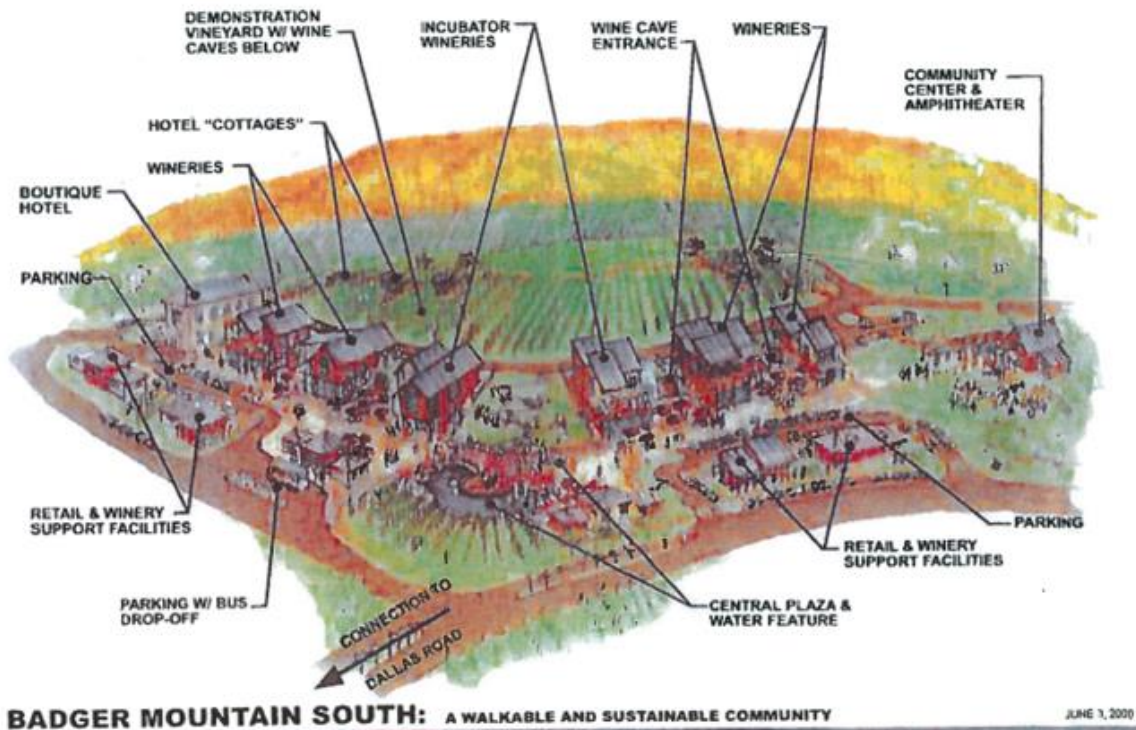


Exhibit E to Master Agreement
Page E-1 of 1

These areas are also unique as they are regulated solely by intent. LUDR page 4-2, section 4.A states that the Specialty Districts “play an important role in establishing the vision of the Badger Mountain South Community.” To gain a deeper understanding of the Specialty Retail District, we have included appendix A4BMS-4: Specialty Districts, which is a compilation of the relevant portions of BMS’s other Governing Documents. To keep this proposal from getting too lengthy, the text below depicts only the language found in the LUDR.

From the LUDR page 4-2 section 4.B:

1. SPECIAL DISTRICT - SPECIALTY RETAIL INTENT

The Special District - Specialty Retail (BMS-SD-SR) is intended to support and provide development opportunities for the growing interest in local and regional agricultural products, in particular the local wine industry. As such it serves both the City of Richland as well as the region.

It is also intended to:

- a. Provide a gathering place for group events, festivals and other community-wide activities;
- b. Provide sites for: vineyards, wine caves, wineries, tasting rooms, wine making, other specialty brewing and craft distilling, the sale of other agricultural-related products, education, retail and hospitality that support this focus; and
- c. Showcase innovative sustainable design features in both building and site design.

From the LUDR page 4-2 section 4.C:

1. SPECIAL DISTRICT - COMMERCIAL MIXED-USE INTENT

The Special District - Commercial Mixed-Use (BMS-SD-CMU) comprises approximately 45 acres between Dallas Road and the Special District -Specialty Retail. The District can accommodate a wide variety of uses as it is intended to be a major employment center for the City of Richland and a destination for shopping, higher-level education, dining, office uses and other employment centers, Multi-family/Mixed-Use housing, entertainment and recreation. Public facilities, including transit centers, may also be accommodated in this District.

To further the walkable and sustainable goals of Badger Mountain South, the design of the Special District - Commercial Mixed-Use will ensure that pedestrian are accommodated between buildings or groups of buildings, that public plazas and other community features will be developed as part of the overall development plan, and that connectivity will be maintained to adjoining Districts.

When the Final Supplemental Environmental Impact Study (FSEIS) for Badger Mountain Subarea Plan was released, the study was reliant on BMS becoming a sustainable community. This means it relied on residents of BMS being able to walk to stores for goods and, for some of us, our areas of employment. FSEIS page 15 section 4.2.2:

Implementation of the Preferred Alternate will encourage future development having a compact urban form and a mix of uses, and improve bicycle and pedestrian facilities. The Preferred Alternative encourages sustainable practices and supports smart growth which entail promoting non-motorized transportation alternatives.

The development of businesses in BMS is a determining factor in our community's ability to become sustainable. Badger Mountain Subarea Plan page 22 reads:

"The proposed development pattern will also help reduce traffic congestion and long commutes by having locations for employment both within and close by residential neighborhoods."

From the onset, the City of Richland recognized the importance of creating Specialty Districts for business development because they understood the importance of capturing significant tax revenue. Here is a selection of goals for BMS from the Master Agreement page 1 of 24, section 4.1:

- (4) create a tourist destination and freeway-oriented development to capture additional tax revenue for the city...*
- (6) Stimulate economic development within the city by creating areas for business development and expansion*
- (7) Create a viable walkable community with standards designed to meet sustainability goals.*

The BMS Subarea plan lists the following Badger Mountain Economic Development (BMED) Policies (emphasis added) (Page 14):

- 6.1 Provide areas for new commercial activity that can accommodate the needs of businesses, residents and visitors.*
- 6.2 Accommodate employment growth with a balance of retail, business, commercial, office park and tourism-related uses.*
- 6.3 Encourage the development of Neighborhood Activity Centers where local shopping needs can be accommodated while supporting the reduction of travel trips.*
- 6.6 Encourage the siting of commercial uses and business areas to serve adjacent neighborhoods.*
- 6.8 Ensure the availability of sufficient quantities of land suitable for new employment centers.***

Overall, the ideal balance of life in Badger Mountain South is reflected in this quote from the FSEIS (Pg 18 section 4.4.1.2):

“Development in the Badger Mountain Subarea is intended to provide a healthy balance of market driven, private sector uses with a wide range of public uses. The Land Use portion of the Plan is fundamental to creating a platform for a vibrant, economically strong, environmentally responsible, and attractive area that captures future growth. Its main focus is establishing areas where people will live, where they will work and where public spaces, parks and natural areas will be located...The Subarea contain a variety of opportunities to develop housing and commercial uses as well as locations for educational uses, parks, civic spaces and other uses that complement Richland’s urban character and strengthens and diversifies its economic base.”

This vision of life in Badger Mountain South is what drove homeowners to build or buy property in the area. We all believe in the strength of a sustainable community. If this sustainability is not protected, we will all be materially impacted.

As things currently stand, the developers are trying to take the land designated for the Specialty Districts and make them primarily residential, if not all residential. A recent quote from the City Hearing Examiner regarding the remaining 13+ acres of the Specialty Retail District reads (S2021-102 Preliminary Plat of Villa Vista Townhomes, Hearing Examiner’s Decision, Pages 7-8):

- 17. With respect to this application, the intent language for the Specialty Retail District is elevated in its significance based on facts in this record, that establish how the 13 +*

acres covered by the proposed plat are likely to be the last truly vacant portions of land in the BMS-SD-SR "Specialty Retail" District of the greater BMS master planned community. To date, the property owner and primary developer of properties in the Specialty Retail District has yet to present an application for any proposal that would directly achieve the intent for such district, as set forth in Sec 4.B.1 of the LUDR. (Emphasis added)

This quote illustrates our current problem well: the developers are repeatedly and completely ignoring the intent of the Specialty Districts. Had the Hearing Examiner allowed Villa Vista Townhomes to proceed, **there would be no room left for any retail activity at all in the Specialty Retail District, as shown in the figure below:**

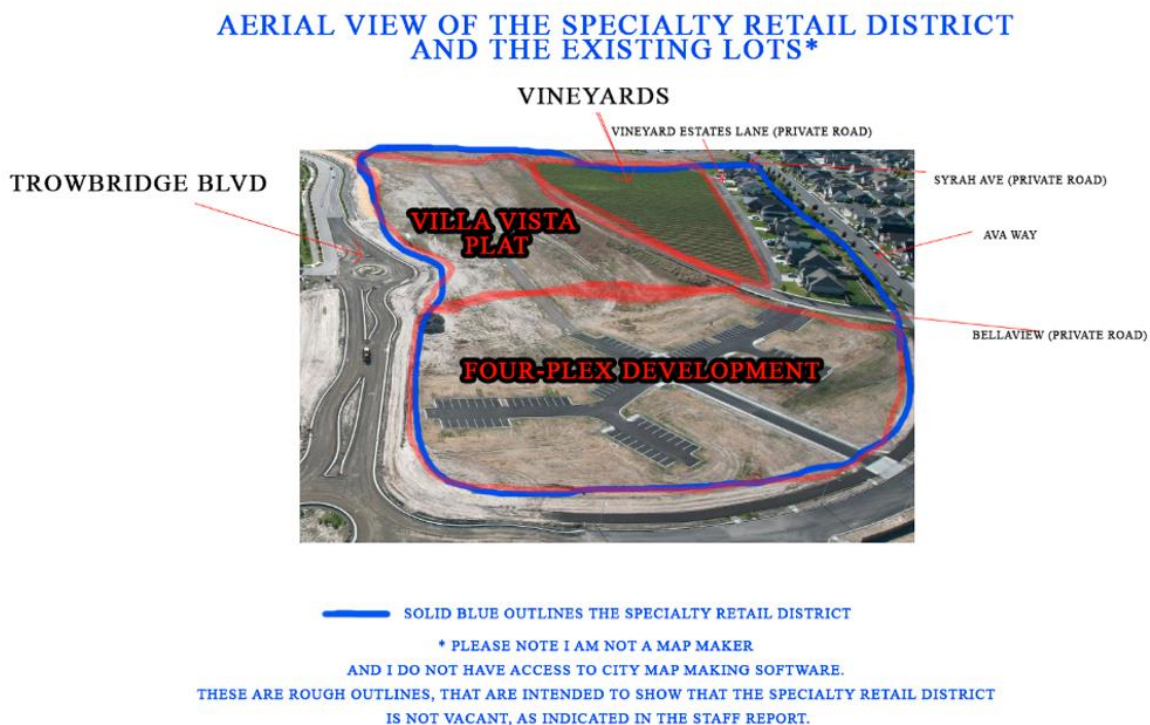


Figure 1

We have asked the developer why they are putting only residential units into the Specialty Districts. They say it's because there currently aren't enough homes in BMS to support a bustling business district. We understand this concern, but the issue stands: if you allow residential units to be built in the business districts there will be no land left for the businesses once the population is big enough. Furthermore, every time a residential unit is developed in a business district, it threatens Badger Mountain South's ability to create a sustainable future.

We have met with the City Planning Office regarding this issue. They say their hands are tied when it comes to stopping the proposed residential developments. This situation exists because the LUDR currently allows for Residential Land Use in the Specialty Districts without exception.

We propose this amendment to help the City so they have the power to stop the purely residential development of the Specialty Districts. Badger Mountain South has plenty of land to the East that is slated for residential use. These restrictions will allow the developers to focus their attention on land that is already set aside for residential units, and preserve the Specialty Districts so land is available for businesses. If businesses are still not interested in building out here once we are at 90% build out, then the developer can repurpose the land for residential use at that time.

This amendment promotes public health, safety and welfare by directly protecting our sustainability. Many homeowners bought here because of the Specialty Districts. Many of us are eager to have stores and restaurants we can walk to. Badger Mountain South has so much potential because of its Specialty Districts, and that must be protected.

B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)

It is consistent with the LUDR and comprehensive plan. It allows the City Planning Office to direct development to meet the intent in the Specialty Districts.

If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].

N/A

Stevens, Mike

From: Humberto Torres <berto@blucanarycapital.com>
Sent: Tuesday, August 2, 2022 8:08 PM
To: Stevens, Mike
Subject: response to Veneto Villagio S 20222-101

To whom it may concern,

When I bought a home in badger I was told by developer and builder that there would be restaurants and businesses within Badger mountain South, included in these false claims were promises of walking distance to business and family reetURANTS!!

MAKE THEM STICLK TO THE MASTER PLAN THEY SOLD THE COMMUNITY OF HOMES TO..

MAKE THEM STICK TO THEIR FALSE CLAIMS!!! AKE THEM ACCOUNTABLE !!!
PROTECT THE LITTLE GUYS NOT THESE GREEDY DEVELOPERS!!

THEY SOLD HOMES BY LYING!!! THEY HAVE NOT DELIVERED ON THE PROMISES AND SHOULD BE MADE TO PAY!!!

Concerned Homeowner

Humbeeto Torres

Stevens, Mike

From: James Davis <jthomasdavis@gmail.com>
Sent: Friday, August 5, 2022 1:32 PM
To: Stevens, Mike
Subject: Veneto Villagio S2022-101

Dear Mr. Stevens:

I am writing in regards to Badger Mountain South rezoning that is currently being proposed. One of the key reason I moved and built a house in this neighborhood was the promotion of it being a walkable and sustainable community. When I read that it is being proposed to not build the wine community and instead build townhomes that made me want to understand why? I have a few call outs that keeping the Speciality Retail Zone will be key for Badger Mountain South.

1. The Specialty Retail Zone will make Badger Mountain South stand out than any other neighborhood in the Tri-Cities and for miles and miles around. The fact that we can walk on a nice day to have a glass of wine and walk home will be MAJOR for our home value.
2. House Value- As I called out above, by putting the Speciality Retail Zone in, people will want to move to this neighborhood. It will bring property value ups which in turn will bring more tax revenue in for the City of Richland.
3. Location- The Speciality Retail Zone will drive more traffic to this side of town. Which means JOBS, JOBS, JOBS! It is a win for everyone.

I urge you to please allow for BMS to keep the Specialty Retail Zone in our community. It will be a win for all of us in the long term. I will be in the meeting on the 18th. Thank you for your time.

James Davis

Stevens, Mike

From: Jamie Wilson <jamieann_63@yahoo.com>
Sent: Wednesday, August 3, 2022 10:09 AM
To: Stevens, Mike
Subject: Veneto Villaggio S2022-101

To whom it may concern,

I am a resident of Badger Mountain South, who purchased in 2019. We had previously looked in the West Vineyard area, but didn't like the lot sizes and the alley access to the garages. What we did like was the fact that it was going to be a sustainable community with walkable shops and parks for families. When the city of Richland changed course on housing restriction for this area, we were all on board. Being one of the first homes on Brodie lane, we were excited to see the growth potential for the area. We, as well as most in the area, were excited for the wine village, parks, trails, shops, etc, that were promised in the LUDR as well as boasted on the internet.

Cut to 3yrs later and we are now having to fight for what was promised. The walking trail we got has no trees, benches or foliage. Snakes sun bathe on the path due to it just being an asphalt walkway. An income restricted apartment was built (not something I would not have purchased a home by) and the shops and walkability of the area is being shut down for more apartments and townhomes. This is unacceptable.

My cousin lives in Hansen Park, they were promised the same things we have been promised. They allowed the builder to determine what was going to happen with their area, we are not. You can't allow this to happen. People were promised one thing, bought with the promise and believed it would happen. For the builder to just decide this is not what is going to happen is unacceptable to us who live here.

Our neighborhood is more than just that. We are a community who loves where we live. Our neighbors have community at the heart of it. We hold Easter Egg

hunts, Christmas cookie exchanges, yard sales, a neighborhood watch program and this year we are having a night out with our community.

It's our home, it's our neighborhood and we want what we were promised.

Thank you,

Jamie Wilson
2459 Brodie Ln

Sent from my iPad

Stevens, Mike

From: Jarrod Hicks <jarroddjames91@live.com>
Sent: Tuesday, August 2, 2022 5:59 PM
To: Stevens, Mike
Subject: Response to Veneto Villagio

To whom it may concern,

It may be difficult to fulfill the land use options as described in the LUDR by splitting the lot into those 13 lots the way they are formed. Future development will be restricted and thus difficult.

Regards,
Jarrod Hicks

Sent from [Mail](#) for Windows

Stevens, Mike

From: Jason Brown <jvolbrown@gmail.com>
Sent: Tuesday, August 2, 2022 9:52 AM
To: Stevens, Mike
Subject: Response to Veneto Villagio S2022-101

Dear Mr. Stevens,

I am writing in regard to a proposal to sell off plots of land to other developers, this is NOT what was planned or marketed to our community. It is not okay to switch things up, when retail businesses were promised and many people bought homes with the understanding we would have businesses built out here that we could walk to, not more townhomes. Please do not change the proposal. No townhomes or selling off plots of land.

Sincerely,
Jason Brown

Stevens, Mike

From: Jayna Steed <jaynasteed@gmail.com>
Sent: Friday, August 5, 2022 8:20 AM
To: Stevens, Mike
Subject: Response to Veneto Villagio s2022-101

Begin forwarded message:

From: Jayna Steed <jaynasteed@gmail.com>
Date: August 5, 2022 at 8:18:56 AM PDT
To: mstevens@ci.richland.wa.us
Subject: Badger mountain south

Dear Mr Stevens

I am adding my voice to the many that would like to save our retail area and not divide that part of our neighborhood into lots for condo's. We moved to this area to have it be a fun walkable family environment. In my experience living many different places, putting in compact housing, increasing car traffic and creating parking for those residents is not the community we were promised or is what we are hoping to live around. We would love to see the developer maintain his original proposals and not just add high density housing for the sake of a payout or demand. We hope you enforce this integrity for the future of our neighborhood and to set a standard for other developers to be held accountable for promises made and follow through to be held firm.

Thank you,

Jayna Steed
6012 Smitty Dr

Stevens, Mike

From: maricopafar@yahoo.com
Sent: Monday, August 1, 2022 7:54 PM
To: Stevens, Mike
Subject: Veneto Villagio S2022-101

Good Evening,

I am writing you this email as an extremely concerned and unsettled homeowner of the West Vineyard -South Badger Mountain Community.

There has been severe misbelief among the homeowners in this community about having a Vineyard community with businesses and restaurants. Now, they're hinting at making this area a senior living and townhouse farm community. This is NOT what every homeowner signed up for when buying their family home here in South Badger Mountain... This is EXTREMELY dissatisfying and the majority of us HIGHLY discourage the use of the remaining land for more greedy residential builders. This unique and special area has the opportunity to be different than a hot mess of townhomes and retirement communities. We need and WANT restaurants and grocery stores and not more apartments and townhomes. We must maintain our three commercial districts.

We were promised a walkable and sustainable community, with a vibrant mix of retail, restaurants, and suitable walking paths. Please don't allow this beautiful area to be ruined with this potential idea.

Thank you

Jeremy Faust

Stevens, Mike

From: Jessica <jlzing@gmail.com>
Sent: Monday, August 1, 2022 9:19 AM
To: Stevens, Mike
Subject: Response to Veneto Villaggio S2022-101

Dear Mike Stevens,

I am writing today to oppose the proposal by the developer to sell off plots of lands in this area to other developers. I moved into Badger Mountain South in 2017. I was told all about the future wine village/specialty retail district and its amenities by my realtor. There used to be a sign on Ava Way pointing to the future site of Veneto Villaggio. It was a factor for me in deciding to move to this neighborhood.

While I recognize NorAm's efforts to find a partner to build the specialty retail district for many years, the fact of the matter is that it is likely that not enough people were living in the Badger Mountain South area to generate business interest during this time. This appears to be changing now, as evidenced by a "gas station coming soon" sign newly placed at the intersection of Ava Way and Dallas Road.

I propose that more time and efforts be made to find partners to build this district before giving up on it entirely.

Sincerely,

Jessica Zering Cheyney and Allen Cheyney

Stevens, Mike

From: James Wise <jamesawise@mac.com>
Sent: Friday, August 5, 2022 4:52 PM
To: Stevens, Mike
Subject: Comments on Preliminary Plat of Veneto Violagio, Badger Mountain South

To: Mike Stevens, Planning Manager, City of Richland
From: James A. Wise, Ph.D., President, Sustainable Tri-Cities
Re: Preliminary Plat of Veneto Village at Badger Mountain South
August 5, 2022

=====

Dear Mr. Stevens,

I am writing you to express my concerns over what I and other citizens see happening as Badger Mountain South develops. I was on the City of Richland Planning Commission when the LUDR for that community was originally presented and accepted after intense and prolonged scrutiny. Since then, I have watched that original vision of the development weakened and distorted almost beyond recognition. This started with builders returning to the City to ask relief from the stricter energy code building standards for the development. That was given to them, even though I voted against it (in the minority) while on the Planning Commission. All the residents there now incur higher energy costs as a result. At every successive step I have watched the City diminish the original proposed (and sold!) quality of life for the home buyers there in order to ensure easier and faster profits for builders and parcel developers.

I am asking you and the City and the Hearing Examiner to Please Put a Stop to This. The Preliminary Plat as presented *could* fulfill its original promise of being completely commercial, but it is not required to do so. And, the lots, as laid out, show no evidence of this use being a preferred one. I am very concerned that, with the demand for housing on the rise, this Plat will be turned mostly into townhouse or similar housing again, and the opportunity for a vibrant, local community out there will be lost.

To build a Sustainable Community out there, it needs distributed, local retail that people can walk and bike to. And it needs to be designed so that these kinds of alternative low impact transportation and access is possible. I urge you and the City to ensure that this happens. If you do not, all the City will have out there is a large group of homeowners who will have to travel miles by vehicle for their daily needs. That is not good for the building of Community there, nor for the increase in greenhouse gases in our planet's atmosphere. The actions you allow the developer to take in this Plat have abiding local through global consequences.

I urge you and the City to receive from the developer, NorAm Investments, strong assurances that Veneto Village will be developed as originally envisioned to ensure a strong, local sustainable community there at Badger Mountain South.

Sincerely,

Jim Wise

James A. Wise, Ph.D.
President, Sustainable Tri-Cities
Past Planning Commissioner, City of Richland, 2012-2018

[<jamesawise@me.com>](mailto:jamesawise@me.com)

Stevens, Mike

From: Jody Hough <jodyhoughsales@gmail.com>
Sent: Tuesday, August 2, 2022 10:11 PM
To: Stevens, Mike
Subject: Response to Veneto Villagio S2022-101

Hello,

This is a message in response to the information we have been given about the Wine Village, businesses and parks/open spaces that we were told were part of the upcoming construction when we bought our home. It seems they may be replaced by 68 townhomes/sold off to other developers. This is very frustrating to say the least, as one of the main draws to this neighborhood was the Wine Village, walkable businesses, parks and open spaces. **We fell in love not with what the neighborhood was, but what it was promised to be in the future.**

We have a very young son, and chose this neighborhood, Badger Mountain South for specific reasons, several of which seem to be disappearing.

I know you're likely getting emails about this exact thing from many people, so I will keep it short and leave you with this ... You're only as good as your word, whether a parent, a teacher, postal worker or ... a developer. I hope that you choose to make good on your promises to the people who loved your vision and believed in your promises enough to buy the homes in your development.

Thank you for your time,

Jody Hough Sales

--

Jody Hough

Stevens, Mike

From: Julie Webb <JulieNicole3422@hotmail.com>
Sent: Monday, August 1, 2022 8:18 PM
To: Stevens, Mike
Subject: Veneto Villagio S2022-101

To whom it may concern,

Like many people in the Tri-Cities, we moved here within the last few years from a big city for the "small town feel". For us, it was Portland. A big reason we chose to invest and build in the Badger Mountain South neighborhood was the Developers selling us on the idea that the neighborhood would soon feel like "a little piece of home" for us with planned amenities including walk/bikes trails, shopping, and a hub for fun events right within walking distance. It was an idea we loved and chose to invest in. In the beginning, if we had been told our neighborhood would become cookie cutter streets and now a planned development of row houses instead of those aforementioned amenities, with the only shopping being a Country Mercantile and a gas station, we would have chosen to plant our family and investment elsewhere.

The Developers presented so many wonderful things for the Badger Mountain South neighborhoods, and the thousands of Community members that were promised these things want the Developers to be held accountable for keeping the vision in tact for what they promised and the ideas we were all sold on. Too many times companies are allowed to take the easy way out because they just don't care about what the end game will be; foregoing the promised "Community" aspect in favor of quicker profits. But this is our land, and our Community, and in this instant that philosophy would destroy Badger Mountain South now and for the future. Whatever is built will remain long past these Developers, and will be passed down to our children, so we need to get it right the first time. The ideas that we were promised, the first time, *was* right. Please don't let these Developers take the easy way out. We beg you to think of the families and their investments in choosing to settle in this development. Do what is right for our future Community members so we can all be proud to say we were here from the start, and that we helped shape this area into the perfect neighborhood for any family to call home.

Thank you for your time,
Julie, Shane and Lucas Webb

Stevens, Mike

From: Katie Fitzgerald <katiefitzgerald0914@gmail.com>
Sent: Tuesday, August 2, 2022 10:26 PM
To: Stevens, Mike
Subject: Venetian Villaggio S2022-101

Hi Mike—

We moved to Badger Mountain South under the impression that it would be a walkable and sustainable neighborhood (meaning we could walk to get groceries, to schools, to a park and to church all from the steps of our front door etc).

We were really looking forward to the build up of the 3 separate business districts so we could stay here and have shopping close by! Potentially Trader Joe's or other like stores that would fit into the wine village. Our realtor sold us this home based on these claims, showing us the site plans, maps and other exciting details about the development of this open community with lots of green space throughout.

PLEASE stay true to your word and word of the developer. So many people have moved and put their lives in a whole new trajectory with the hopes of what this community will become. I know that it is still possible.

Nor Am states that they never sold the community the idea of a wine village, but the Badger mountain south website even much did hold that, as well as all the maps and site plans.

Do not go back on your word. How disappointing. Does a person or company's word mean anything anymore? Show some integrity and real honesty with the public. Follow through on your word and hold businesses like Nor Am accountable.

Best Regards,

Katie F

Stevens, Mike

From: Kelly Knurbein <kelylynn1@yahoo.com>
Sent: Friday, August 5, 2022 9:52 AM
To: Stevens, Mike
Subject: Veneta Villagio 2022 S2022-101

Good morning,

I am writing this letter to explain the reasoning behind why my family chose to build and invest in Badger Mountain South. We currently reside on Smitty Drive in West Village. The primary reason was the walkable, sustainable living environment that was advertised. The idea of my family and I being able to walk or bike to retail and restaurants was alluring. Thoughts of spending more time together and having these types of amenities practically at our doorstep was quite enticing. We have traveled out of the area to other states, cities, and neighborhoods that are set up in this manner, and now we were going to have something locally that we could invest in without having to relocate out of the area.

These types of amenities were the promises made by the builders, realtors, developers, and advertisements made by all mentioned. Whether that be YouTube videos of what Badger Mountain South was to become, verbal promises by all parties involved, advertisements up and down the road on Dallas, at home tours in the development, Parade Of Homes, and the local Home Shows at the Trac in Pasco.

We want to see protections put in place to keep our designated Business Districts to guarantee that the intent of those districts are met. NorAm has done nothing but continue bait and switch tactics since our arrival in Badger Mountain South.

If we had known what we know now of NorAm, we would have never invested our money in Badger Mountain South. We prized their vision of what Badger Mountain South was sold to us as and would become. The vision sold was to be a community that would exist for generations to come. Something to be proud to be a part of and helped create. Now more than ever, we as residents, have to step up to continue that vision. NorAm's end goal does not include the beautiful community sold to us. We are now receiving cookie cutter streets, being stripped of amenities we were promised, and deprived of the lifestyle we were sold.

The developer needs to be held accountable to keep all three of our Business Districts intact. There needs to be guarantees of what that land will become. We were promised and sold specialty retail, mixed use, and destination retail. We hope that the City holds the developer accountable to the same Business Districts we were sold on. Eliminating any of them takes away from the residents of the area that helped to create Badger Mountain South and are standing up to the developer now to preserve what we invested in. These Districts do not also only hold value for residents that reside here, but for residents of all Tri-Cities.

Thank you for your time,
Kelly and Stephen Sevall

Stevens, Mike

From: Ken Mead <meadken@hotmail.com>
Sent: Wednesday, August 3, 2022 5:06 PM
To: Stevens, Mike
Subject: Response to Veneto Villagio S2022-101

This is Ken Mead at 4608 Vineyard Estate Lane. I am a retired firefighter with 20 years of service with the City of Richland.

I became aware of the Badger Mountain South concept and proposed development many years ago while at the fire department and hearing discussions and comments from the Fire Marshall's office. I was interested and liked all that I was hearing about features of this then proposed development; including the self-contained nature, wine village and other features. I was very lucky to be able to acquire a lot and build our dream home.

As a long-term resident of Richland, I have seen many developers come to the area, make a large profit, then leave with the money and no regard for the future of the City.

While I appreciate the work and investment that the original developers have made, it is easy to see that they have already made a sizeable return on their investment. I do not want to see another case of take the money and run with the community left to face the future without the community that was promised.

It became clear in the winter of 2018-2019 that most of the rest of the City staff really did not know that we were even here. I do not want to see our community forgotten and left on our own to solve the future problems from taking the easy way out and forgetting about the vision of how the area was to be developed.

Stevens, Mike

From: Kristi Geris <kgeris@anchorqea.com>
Sent: Tuesday, August 2, 2022 11:01 AM
To: Stevens, Mike
Subject: Response to Veneto Villagio S2022-101

Hello,

I'm writing because I'm concerned about a potential proposal to sell off plots of land in Badger Mountain South, to developers with no guarantee anything will be set aside for businesses. Does the general public or residents in the area have any say in this? Thanks! -kristi 😊

Kristi Geris | ANCHOR QEA, LLC
Senior Scientist

kgeris@anchorqea.com
Tri-Cities WA
C 360.220.3988

ANCHOR QEA,LLC

Please consider the environment before printing this email.

This electronic message transmission contains information that may be confidential and/or privileged work product prepared in anticipation of litigation. The information is intended for the use of the individual or entity named above. If you are not the intended recipient, please be aware that any disclosure, copying distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please notify us by telephone at (206) 287-9130.

Stevens, Mike

From: Lisa Smith <lisasmith@outlook.com>
Sent: Monday, August 1, 2022 1:20 PM
To: Stevens, Mike
Subject: Response to Veneto Village S2022-101

Hi,

I am writing as an owner in the Badger Mountain South neighborhood to express my opinion that plots of land should not be sold to developers without knowing if some it will be used for businesses which was in the original plan for the neighborhood. We were told that there would be businesses that the neighborhood could walk to and we want to keep that vision alive.

Regards,
Lisa

Stevens, Mike

From: Mariah Ochoa <mariah.ochoa@outlook.com>
Sent: Monday, August 1, 2022 4:48 PM
To: Stevens, Mike
Subject: Response to Venetian Villagio S2022-101

To Whom it May Concern,

This email is regarding the access of businesses to the Badger Mountain South community. When my family was considering purchasing a home in the Badger Mountain South community one of the first things we noticed was access to the Country Mercantile. Access to neighborhood shops is vital to the community of Badger Mountain South. I urge you to maintain access to businesses for our community.

Thank you,
Mariah Ochoa

Stevens, Mike

From: Megan Bjornberg <meganbjornberg@yahoo.com>
Sent: Tuesday, August 2, 2022 12:34 PM
To: Stevens, Mike
Subject: Veneto Villagio S2022-101

Dear Mr. Stevens;

Previously, my husband and I built a home in another city. It was a new neighborhood, and we were promised walking paths. Once the ink dried and the home was built, the promises went away. After going through this experience previously, we came to Badger Mountain South which promised a walkable community, with some paths already taking shape. We sincerely hope, to this day, that this would be our forever home.

It is incredibly important to us that the developer is not allowed to change anything further. The plans were approved with specific Business Districts and the intent of each of these districts need to be met. Protections need to be in place to prevent further rezoning of the business districts.

Please hold the developer accountable for their plans that they sold to the community, and to us.

Thank you;
Megan Bjornberg
509-929-4035

Stevens, Mike

From: Melissa Kasper <melissakasper7@gmail.com>
Sent: Monday, August 1, 2022 8:47 PM
To: Stevens, Mike
Subject: Veneto Villagio S2022-101

Hello,

My family lives in West Village and just heard that the developer is trying to remove the areas for businesses in our community. This is very upsetting and wrong.

When we decided to build a home in this community we were told multiple walkable businesses were coming. We were excited to live in a community with things to do, shopping, etc. We were excited to live in a place with such a strong sense of community to be coming soon.

Right now all there are are homes. We are on the outskirts of town and without more shopping or business this area will suffer. We were told and looking forward to this area being a destination and now it's just going to be a pocket of homes where we have to drive 15 minutes to do anything. This is not ok and not what we were sold on.

We chose to move here in Vancouver, WA for the small town feel and fell in love with the idea of Badger Mountain South because of everything that was promised from the developer. But now the developer is trying to get rid of the business district and take away the walkability and sustainability of this community. That's not ok!

We would not have built here had we known that this would be happening. We were sold on the idea that this community would be a all inclusive/self sustained destination community where we could live, work and play and raise our family here. The changes the developer is proposing is destroying this promised idea and would create a community that we no longer want to live in.

This is very upsetting to us, please do not approve the change to this land use and please hold the developer accountable to complete the community in which we were promised and based our life on.

Thank you,
Jordan and Melissa Kasper

Stevens, Mike

From: Michael Binder <mbinder1231@gmail.com>
Sent: Thursday, August 4, 2022 2:46 PM
To: Stevens, Mike
Subject: Response to Veneto Villagio S2022-101

Mr. Stevens,

My name is Michael Binder and I reside in Badger Mountain South with my wife and three year old daughter. After searching through numerous developments in the Tri Cities area, we ended up moving to West Village in June 2021. Reasons we decided on this area include the following - location (near the interstate and close to Queensgate, great school district), a well maintained community with high level home contractors, and the future plans of the area. The future plans of this area included, parks, trails, community centers, grocery stores, small businesses, restaurants and amphitheater for entertainment and a wine village. As the plans for the park seemed to be progressing, along with some walking trails, all the other items seemed to have stalled. Our community is very passionate about the future plans and my family continues to hope for the best and this community gets the non-residential amenities and businesses that initially drew us to this area.

The Binders

Stevens, Mike

From: Mike Richart <mike.richart23@gmail.com>
Sent: Thursday, August 4, 2022 7:46 PM
To: Stevens, Mike
Subject: Veneto Villaggio S2022-101

Mr. Stevens-

My name is Michael Richart. My wife Jennifer Richart and I reside at 4071 Corvina St. I am writing in regards to recent developer proposed changes to the Badger Mountain South LUDR. We moved to this residence in June of 2021, purchasing a home backing up to a green space/walking path. Having read through the Badger Mountain South documentation before purchasing this home, we were drawn to Badger Mountain South specifically for the walking paths and green spaces being placed throughout the community. The bonus of potentially having some small businesses in the future was also appealing to us since Badger Mountain South was billed as a walkable, sustainable community. Specifically the Badger Mountain South website that I believe was created by the developer sold us on this premise.

Having read through the BMS LUDR and looking at proposed maps of various areas, having commercial space directly in the midst of houses, parks and schools would be ideal. The current proposal to take the 13 acres of space and place 68 Townhomes is not, in our opinion, "commercial mixed use". The premise of walking to a store, restaurant or winery should be appealing to everyone.

Once again, if these proposed changes are accepted, it leaves residents feeling like they were given a bait and switch. Please do not allow these changes to negatively impact future development within Badger Mountain South. I realize the developer will try to tell residents and the city they now suddenly "intend" to build all sorts of commercial spaces to the west across Dallas road. I would encourage the developer and city staff to attempt to walk across Dallas road at any time of day. It's simply not safe.

In closing, we would encourage you to let the developer use 13 acres elsewhere in BMS for 68 townhouses and require commercial development where it has been intended for many years.

Thank you for your time,
Michael and Jennifer Richart

Stevens, Mike

From: Ryan Wilcox <ryanwilcoxpx@gmail.com>
Sent: Monday, August 1, 2022 6:22 PM
To: Stevens, Mike
Subject: Veneto Villagio S2022-101

Hello,

My wife and I recently relocated to Badger Mountain South from Portland. One of the main reasons we chose to move our family here is because of the promise of having easy access to commercial space that was originally introduced to us as part of our builder presentation. We were sent this YouTube video: <https://www.youtube.com/watch?v=F0io-DVnBQI>

Upon hearing that it's being proposed to limit those things in favor of more homes, we became concerned and frustrated. Truthfully, it feels like a bit of bait and switch to lure home buyers in with all the promised amenities (retail core, wine village, parks, equestrian trails, restaurants, walking paths), and then suddenly reduce all those promises and switch them for high density housing. That is not what we signed up as we were told this community would be different than a sea of endless homes, townhomes, and apartment buildings.

We have seen first hand what has happened to densely over-populated areas in the suburbs of Portland, and it is breaking our hearts that it might be happening to the neighborhood we are now living in.

We fell in love with the idea of raising our 3 children in an area walkable to small businesses/restaurants and parks for them to play at. Please consider our plea to not let the developer have the unrestricted ability to build even more homes and take away one of the central reasons for us moving to this wonderful area of Washington.

Thank you for your time and attention to this matter, I know your time is limited.

Take Care,

Ryan Wilcox
Cell: 503.919.8616
RyanWilcoxPDX@gmail.com

Stevens, Mike

From: S Brown <brownwing@gmail.com>
Sent: Tuesday, August 2, 2022 9:53 AM
To: Stevens, Mike
Subject: Response to Veneto Villagio S202101

Dear Mr. Stevens,

I am writing in regard to a proposal to sell off plots of land to other developers, this is NOT what was planned or marketed to our community. It is not okay to switch things up, when retail businesses were promised and many people bought homes with the understanding we would have businesses built out here that we could walk to, not more townhomes. Please do not change the proposal. No townhomes or selling off plots of land.

Sincerely,
Shanon Brown

Stevens, Mike

From: steve walker <snrmwalker@gmail.com>
Sent: Wednesday, August 3, 2022 11:52 AM
To: Stevens, Mike
Subject: Venetian Villaggio s2022-101

My family and I moved from the Western side of the state to Badger Mountain South looking for a community we could be an active part in. Part of what attracted us to this location was the promise of a wine village, sustainable living and what Larry White's vision was of what this community could be. Please help make that vision a reality. I appreciate your time. Thanks--

Sent from Gmail Mobile

Stevens, Mike

From: Tammy Schindler <tschindler245@gmail.com>
Sent: Thursday, August 4, 2022 8:22 PM
To: Stevens, Mike
Subject: Veneto Villaggio S2022-101S2021-102

Aug 4, 2022

Hello Mr. Stevens,

My husband and I are writing in regards to saving the Wine Village in the Badger Mountain South Community. We have gotten word that the developers are once again trying to get rid of the Wine Village that is part of the Badger Mountain South Community Master Plan. Badger Mountain South Community was designed to be a walkable and sustainable community in our own backyard that gives entertainment, shopping, employment, access to fine regional wineries in the area plus many more amenities. My husband and I specifically picked this area as a place to retire as numerous marketing materials promoted that the Wine Village and the Veneto Villaggio would be the heart of this community.

My husband and I are in the process of building our retirement home in the West Village area and looking forward to retirement in about 10 years from now. We bought in this area due to the walkability of this small community and the plans and visions that were part of the package. During retirement we have always dreamed of living in an area that will improve our quality of life as we continue to age. We feel that Badger Mountain South Community is the answer to all that we are looking forward to in retirement. Please do not allow the Nor AM developers to remove the Wine Village and replace it with 68 townhomes. Especially from my understanding there is still unused land that can house more residential property. The Developers need to be held accountable for keeping the vision intact as it was intended when it was signed into action in 2011. The Badger Mountain South Community master plan clearly included Wine Village and much more via these two links (<https://youtu.be/6s-PcVbDIDI>) (<https://youtu.be/F0io-DVnBQI>). Dr Larry White himself with Nor AM developer even stated what the plan and vision is for Badger Mountain South and is seen in these links signing the documents of what is promised to the Badger Mountain South Community and is the heart and focal point of this community.

The Wine Village and Veneto Villaggio would attract wine consasurs from all over and put this area on the map and bring in revenue for the city of Richland for many years to come. We are not the only ones that feel this way as my neighbors also bought a home in this area due to the vision and plans that were put in place 11 years ago. We all see the long term investment in the Wine Village and Vente Villaggio and improving the quality of life in this community. Please keep this vision and plans of Badger Mountain South alive and to help preserve it, so we all can see how this community will flourish over the coming years.

Thanks for taking the time to hear us out!

Proud to be in the Badger Mountain South Community

Tammy and Robert Schindler

Stevens, Mike

From: Tara Gibson <tarabyte@gmail.com>
Sent: Friday, August 5, 2022 2:14 PM
To: Stevens, Mike
Subject: Response to Veneto Village S2022-101

Hello Mr Stevens,

This email is in response to the Veneto Village proposal as well as Villa Vista S2021-12. I live in the Badger Mountain South community, my husband and I built one of the earlier homes in the neighborhood in 2016. We were very drawn to the concept of the neighborhood presented by the developer at the time. The idea of walking trails and green space, and shops/restaurants that you can walk or bike to. We appreciate that the parks and open space was upheld in the land use agreements earlier this year. However I understand that in the latest proposals that they would like to build townhomes in place of the originally planned "wine village" and sell off other land with no guarantees that it will be set aside for businesses as originally intended. If this happens then it pretty kills off the possibility of a walkable mixed use community. I think that this is an opportunity to make an amazing community and drive business growth within Richland. Something like Kendall yards in Spokane, which is an excellent mix of residential, green spaces, and shops/restaurants/wineries. But it needs support from the city to ensure that the land intended for the wine village remains purposed for commercial as originally intended. It is my understanding that there is already a large amount of land to the east reserved for residential use.

Thank you,
Tara Gibson

Stevens, Mike

From: Troy Cashwell <tlcashwell1217@gmail.com>
Sent: Monday, August 1, 2022 6:55 PM
To: Stevens, Mike
Subject: Response To VillaVista S2021-102/Veneto Villagio S2022-101

To Whom It May Concern,

I live in the Badger Mountain South community and am opposed to the 68 townhomes being added to the area. The country here is beautiful and is what enticed my family to move to this area last year. I regularly look outside and am grateful for the scenery. The inconsistency of renters could affect our community negatively. The original proposal of a wine village, additional park areas, and business establishments feels more fitting to the area and in alignment with the intended development. Feel free to correspond via email or phone. I hope our voice can be heard.

Very Respectfully,

Troy Cashwell
tlcashwell1217@gmail.com
719-453-4397

Stevens, Mike

From: Walter Jancaric <wj09@sbcglobal.net>
Sent: Friday, August 5, 2022 4:14 PM
To: Stevens, Mike
Subject: Response to Veneto Village s2022-101

I am a new homeowner at 4504 Vineyard Estate Ln, Richland, Wa 99352. Please do not use Veneto Village land to sell off property without requiring it be partially used for businesses as originally proposed. This would be very short sighted and unfair to my fellow homeowners to reverse course and have developers not under an obligation to set aside land for businesses. Thank you.

Walter and Janet Jancaric
4504 Vineyard Estate Lane
Richland, Wa 99352
682-554-6257

From: wesley brown <wes92479@gmail.com>
Sent: Wednesday, August 3, 2022 7:17 PM
To: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Subject: Veneto Villaggio S2022-101

Hello Mr. Stevens,

My name is Wesley Brown and I reside at 4704 Vineyard Estate Ln, Richland, WA 99352. Badger Mountain South, as you know, has a particularly active community, passionate about it's future plans. Which is why I am writing to you today. I purchased my house in 2018 based on the marketing material that was promoted. Specifically, the wine village, Veneto Villaggio. The promotional material promised a sustainable community, where homeowners would have a walkable lifestyle, filled with parks, trails, community centers, grocery stores, small businesses, restaurants and amphitheater for entertainment. Most importantly, the wine village was touted as a destination, attracting wine conasours throughout the state and beyond. We as early investors in this proposed future community, were excited at the potential.

Fast forward to January 26th 2022. The Richland City View Planning Commission hosted a meeting regarding changes to LUDR for Badger Mountain South. Lawrence White, Nor AM Development Managing Partner, commented on the proposed wine village. This is what he said:
(Timestamp 20:26 minutes.)

Link:

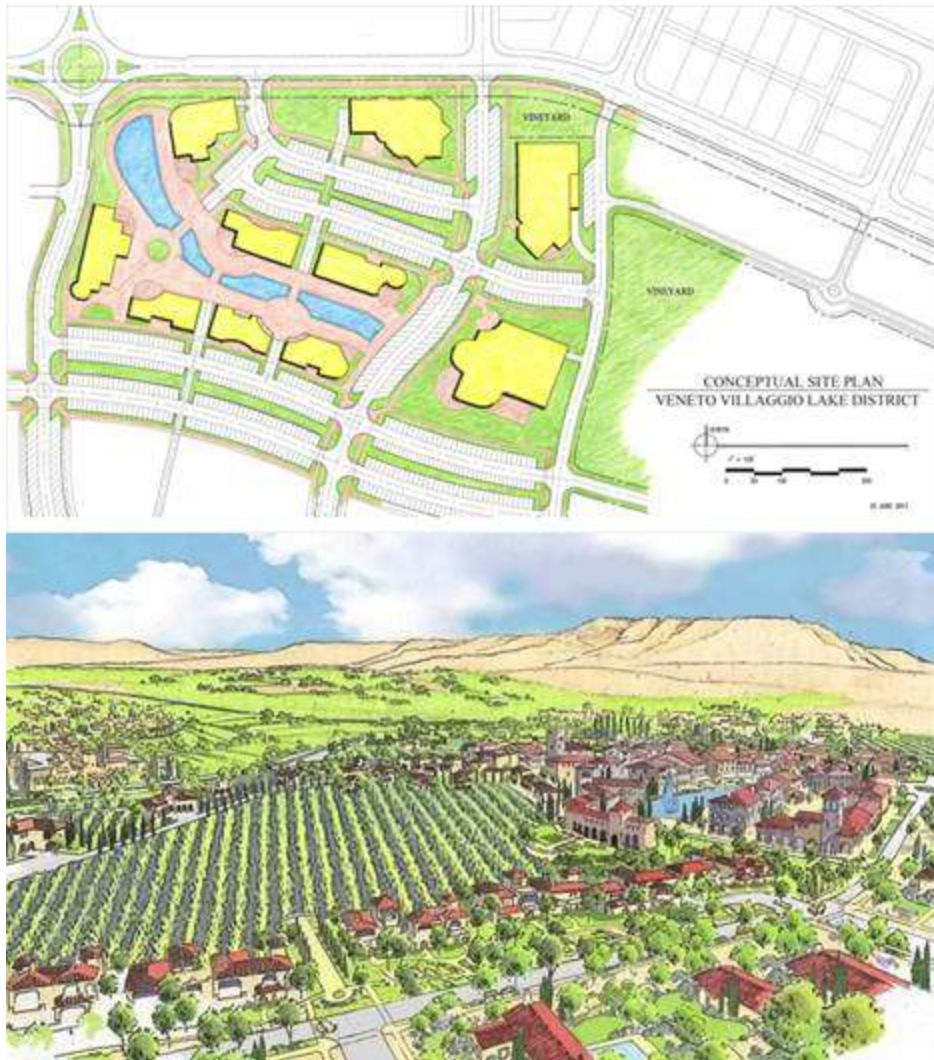
<https://richlandwa.new.swagit.com/videos/153597>

"If realtors promised that wine activities were going in there, as if it was a done deal, that was wrong of them and I don't have control over that. But, I will apologize to the people who got that message."

Deflecting blame to realtors, builders and other counterparties was to say, 'Nor AM had nothing to do with the marketing materials being presented.' Classless, yes. But was he wrong?

The website, www.BadgerMountainSouth.com has been promoting Veneto Villaggio for many years. I searched the Wayback Machine (www.web.archive.org) to view how BMS website has changed over the years. Through 2018, there were many examples of how the Wine Village would be the centerpiece of our future community. I've attached screenshots of all the material for reference.





However, Windermere Group One is the gatekeeper of this website. Surely Mr. White and Nor AM had nothing to do with this mix up. I present to you, an 11 year old YouTube video (2 min 36 sec), highlighting the City of Richland's deal with Mr. White on the proposed Badger Mountain South community.

<https://youtu.be/F0io-DVnBQI>

You can clearly see Mr. White's vision of Badger Mountain South, including site plans, illustrations depicting a walkable, sustainable community with a wine village as one of the main attractions. Marketing materials that Nor AM created, which were passed down the chain to said realtors, builders and counterparties.

I present all this data to say this. Badger Mountain South has about 1000 acres of untapped land, ready for building residential property. However, BMS only has three zoned areas for Business Districts. There is plenty of land to build the proposed 68 Townhomes they are asking for. Instead, they want to build in the business district where the wine village and amphitheater could be.

As a business owner myself, I understand investors are hesitant to build retail and office space, when the community is far from completion. However, taking away one of the three commercially zoned areas, in favor of high density residential housing, is a sure way of scaring off future commercial investors. We, as homeowners, are stripped of the options a walkable, sustainable community has to offer. Dwindling the possibilities of future expansion.

In the same Planning Meeting above, Mr. White also blamed the City of Kennewick, stating:
(Timestamp 22:58)

"I don't know if anybody from the Port of Kennewick is listening but they really let us down the path here. And we've really got a lot of egg on our face after they said they were going to do something and they just pulled the rug out from under us."

Finger pointing is a major trend when it comes to Mr. White. But I will say, we as a community have something in common with his last comment. Having a community, where families can walk, dine, shop and entertain, sure feels like a rug pull when Corporations like Nor AM and their business partners promise these features, only to build more houses to protect their bottom line. As Richland City Planning Manager, after reading this email, my hope is you'll understand how much I care about our BMS community. I'm counting on you to help preserve it. If we allow for our community to flourish, as promised, this could be the next hot spot to put the Tri-Cities on the map. Creating jobs, entrepreneurs, tourism and happy families, who have invested their life savings in making this community the hidden gem of Richland....For now.

Cheers!

Wesley Brown

Proud Richland Business Owner

and Resident of Badger Mountain South.

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

[Find a Home](#)[Community Story](#)[Latest News](#)[Our Community](#)[Wine Village](#)[› Realtors](#)[› Builders](#)

Wine Village

Experience renowned Columbia Valley wines firsthand.

For shopping, dining, wine tasting and simply loving life, there's no place like the Wine Village at Badger Mountain South that we call Veneto Villaggio, after one of the famous wine regions in Italy. Designed to become the state's premier destination for tourists and locals alike, the Wine Village will feature wineries and tasting rooms, vineyards and artisanal distilleries, wine caves and shops, restaurants, a hotel and even places to live. Open your office here in the adjacent business district, and your clients and employees will have great options for walking the trails at lunch or finding a creative meal in the Village. Stay here and launch your day into the neighboring vineyards and wineries of Washington's wine country. Then come back to the spa before dinner at your choice of restaurants that have honed the art of pairing wine and food and later, a walk around the lake. Interested in being a part of making history? Please call our realtor team as noted on this site.



FIND US ON FACEBOOK

404 Not Found

PRINCIPAL REALTOR &
COMMERCIAL/RESIDENTIAL CONTACT:
WINDERMERE GROUP ONE/TRI-CITIES

490 Bradley Blvd. Richland, WA 99352

Phone: 509.946.1188

Email: [Email Residential Contact](#)

USEFUL LINKS

[Find a Home](#)[Realtors](#)[Builders](#)[Gallery](#)

Our Community



You may never want to leave the neighborhood.

Great communities start with a great vision and that's why we're creating something new here. Badger Mountain South is the result of an intelligent approach to community development – a vision that combines equal access to hiking trails and a retail core, great schools, and a lifestyle approached by sidewalk instead of buses or car seats, and smartly designed homes powered by renewable energy technologies for optimal efficiency and cost savings. Welcome to Badger Mountain South, a mixed-use community with a vibrant sense of place, a new and yet definitively Richland.

Make more time for what you love.

Imagine everything you need for the everyday close to home, where you can walk your child to school, take your four-legged companion to the dog park, and stop by the grocery store on the way home – with a break at the coffeehouse. The Badger Mountain South lifestyle is all about being closer to everything. And while Badger Mountain South is an active community hub, its location offers easy access to the entirety of the Tri-Cities region. Living here puts you in the middle of over 400 acres of community and neighborhood parks, open spaces, and trails – all of it adjacent to renowned vineyards wineries, and historic orchards. This is an entire community designed for livability – a variety of housing types and styles, with walkable neighborhood schools, a retail core, parks and expansive green spaces for sustainable development.



The Next Steps...

As the beginnings of the vision approach completion, you will find a place to shop, work, and live a full and comfortable life inside a vibrant and growing community.

With the Country Mercantile now being enjoyed by all, we eagerly await the new additions to its vast array of amenities including an amphitheater, hotel, event center, cinema, and a selection of both casual and sophisticated dining experiences.

Wine Village

[Home](#) / [Find a Home](#) / Wine Village

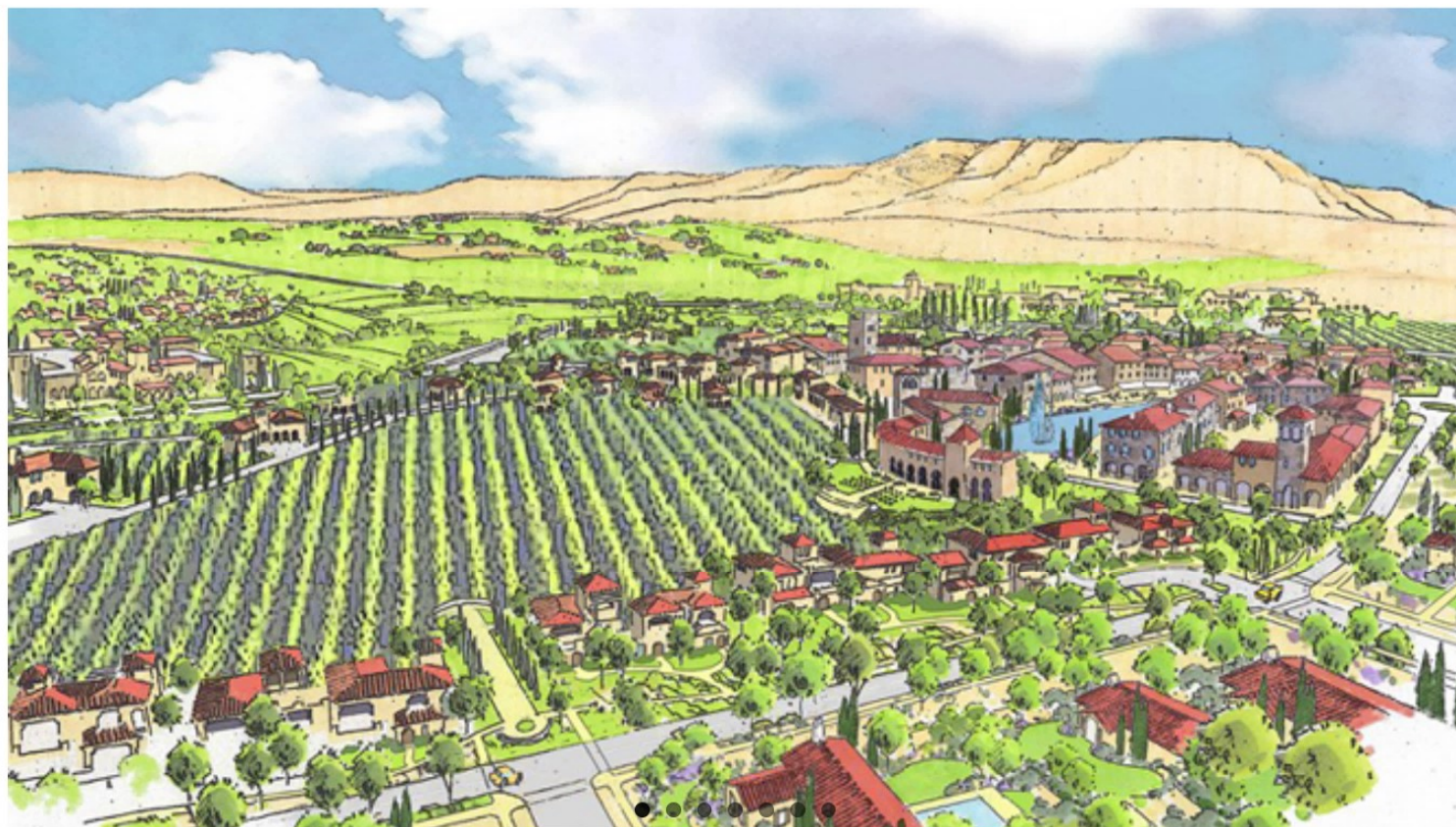
[Find a Home](#)

[Latest News](#)

[Our Community](#)

[Wine Village](#)

Wine Village



Experience renowned Columbia Valley wines firsthand.

Enjoy an all-inclusive wine village experience with exquisite wines from the region's finest winemakers and the soothing ambiance of uniquely designed tasting rooms and wine caves. The wine village strives to cater to a growing demographic that is looking for a refined winery experience while still providing all of the amenities of an influential urban center.



From: wesley brown <wes92479@gmail.com>
Sent: Wednesday, August 3, 2022 7:17 PM
To: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Subject: Veneto Villaggio S2022-101

Hello Mr. Stevens,

My name is Wesley Brown and I reside at 4704 Vineyard Estate Ln, Richland, WA 99352. Badger Mountain South, as you know, has a particularly active community, passionate about it's future plans. Which is why I am writing to you today. I purchased my house in 2018 based on the marketing material that was promoted. Specifically, the wine village, Veneto Villaggio. The promotional material promised a sustainable community, where homeowners would have a walkable lifestyle, filled with parks, trails, community centers, grocery stores, small businesses, restaurants and amphitheater for entertainment. Most importantly, the wine village was touted as a destination, attracting wine conasours throughout the state and beyond. We as early investors in this proposed future community, were excited at the potential.

Fast forward to January 26th 2022. The Richland City View Planning Commission hosted a meeting regarding changes to LUDR for Badger Mountain South. Lawrence White, Nor AM Development Managing Partner, commented on the proposed wine village. This is what he said:
(Timestamp 20:26 minutes.)

Link:

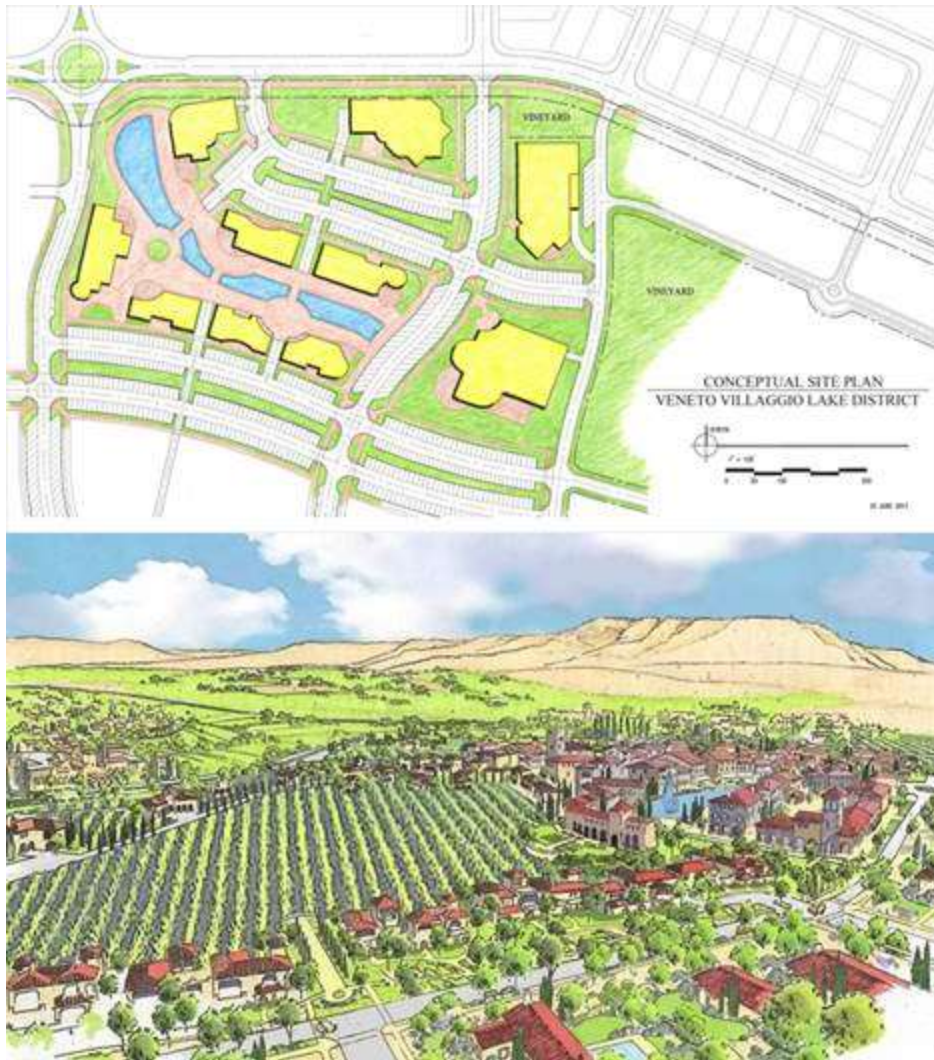
<https://richlandwa.new.swagit.com/videos/153597>

"If realtors promised that wine activities were going in there, as if it was a done deal, that was wrong of them and I don't have control over that. But, I will apologize to the people who got that message."

Deflecting blame to realtors, builders and other counterparties was to say, 'Nor AM had nothing to do with the marketing materials being presented.' Classless, yes. But was he wrong?

The website, www.BadgerMountainSouth.com has been promoting Veneto Villaggio for many years. I searched the Wayback Machine (www.web.archive.org) to view how BMS website has changed over the years. Through 2018, there were many examples of how the Wine Village would be the centerpiece of our future community. I've attached screenshots of all the material for reference.





However, Windermere Group One is the gatekeeper of this website. Surely Mr. White and Nor AM had nothing to do with this mix up. I present to you, an 11 year old YouTube video (2 min 36 sec), highlighting the City of Richland's deal with Mr. White on the proposed Badger Mountain South community.

<https://youtu.be/F0io-DVnBQI>

You can clearly see Mr. White's vision of Badger Mountain South, including site plans, illustrations depicting a walkable, sustainable community with a wine village as one of the main attractions. Marketing materials that Nor AM created, which were passed down the chain to said realtors, builders and counterparties.

I present all this data to say this. Badger Mountain South has about 1000 acres of untapped land, ready for building residential property. However, BMS only has three zoned areas for Business Districts. There is plenty of land to build the proposed 68 Townhomes they are asking for. Instead, they want to build in the business district where the wine village and amphitheater could be.

As a business owner myself, I understand investors are hesitant to build retail and office space, when the community is far from completion. However, taking away one of the three commercially zoned areas, in favor of high density residential housing, is a sure way of scaring off future commercial investors. We, as homeowners, are stripped of the options a walkable, sustainable community has to offer. Dwindling the possibilities of future expansion.

In the same Planning Meeting above, Mr. White also blamed the City of Kennewick, stating:
(Timestamp 22:58)

"I don't know if anybody from the Port of Kennewick is listening but they really let us down the path here. And we've really got a lot of egg on our face after they said they were going to do something and they just pulled the rug out from under us."

Finger pointing is a major trend when it comes to Mr. White. But I will say, we as a community have something in common with his last comment. Having a community, where families can walk, dine, shop and entertain, sure feels like a rug pull when Corporations like Nor AM and their business partners promise these features, only to build more houses to protect their bottom line. As Richland City Planning Manager, after reading this email, my hope is you'll understand how much I care about our BMS community. I'm counting on you to help preserve it. If we allow for our community to flourish, as promised, this could be the next hot spot to put the Tri-Cities on the map. Creating jobs, entrepreneurs, tourism and happy families, who have invested their life savings in making this community the hidden gem of Richland....For now.

Cheers!

Wesley Brown

Proud Richland Business Owner

and Resident of Badger Mountain South.

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

August 2, 2022

Mike Stevens
Planning Manager
City of Richland
505 Swift Blvd. MS#35
Richland, WA 99352

In future correspondence please refer to:
Project Tracking Code: 2022-08-05101
Property: City of Richland_Veneto Villagio Subdivision (S2022-101)
Re: Survey Requested

Dear Mike Stevens:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a moderate-to-high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending from the end.

Sydney Hanson
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

August 15, 2022

Mike Stevens
City of Richland
625 Swift Blvd.
Richland, WA 99352

Re: S2022-101

Dear Mike Stevens:

Thank you for the opportunity to comment on the Notice of Application for Veneto Villagio. We have reviewed the application and have the following comment.

SHORELANDS

Thank you for providing the Department of Ecology (Ecology) the opportunity to review and provide comments on the proposed plat for Veneto Villagio.

Ecology wetland staff have conducted a desk review of the site using current and historical aerial imagery, LiDar imagery, soil map data, and National Wetland Inventory (NWI) data and have the following comments to provide.

A few ephemeral streams cross through the southwest end of the project site. There appears to be various small depressional areas associated with the unnamed stream courses. Water could be present long enough (14 + consecutive days) for wetland characteristics to be present. Image I, below depicts the ephemeral streams in August 2016. Saturation and inundation within the stream channels are present.



Image 1. Aerial Imagery

Image 2, illustrates the topography in the area and depicts the stream features.

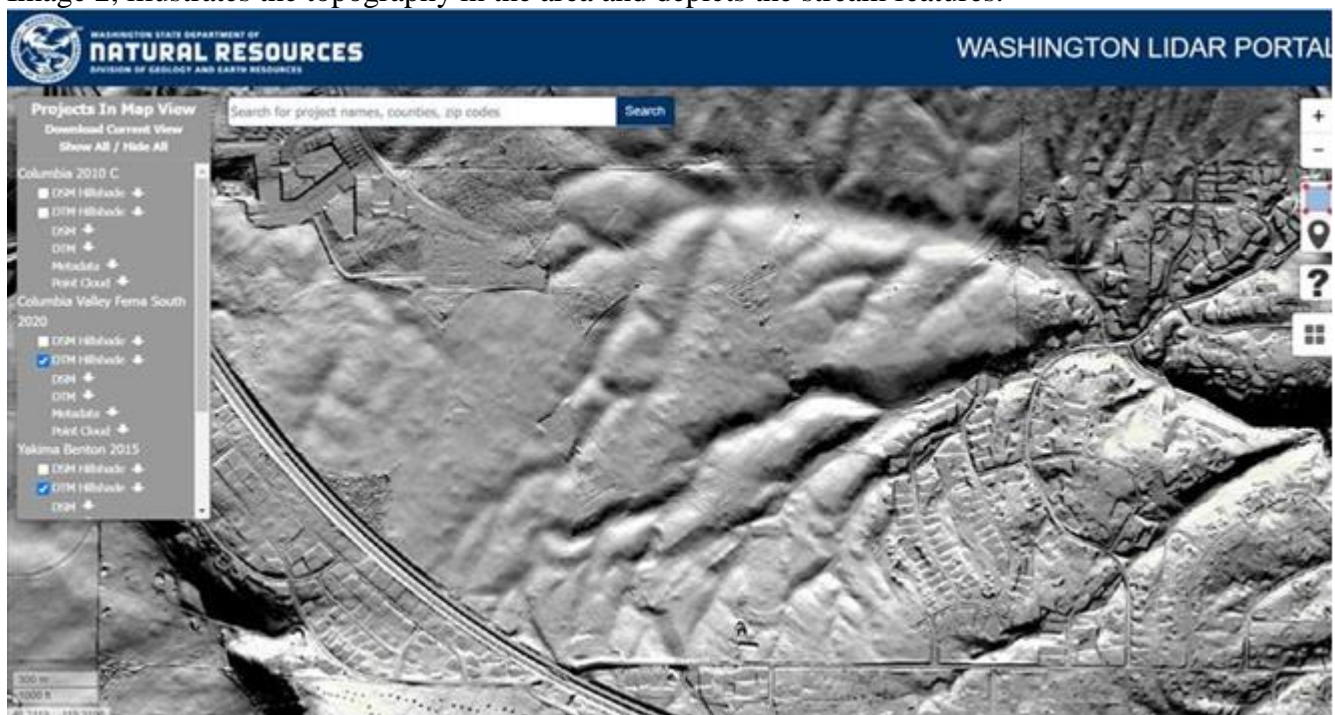


Image 2. LiDar Imagery

The Department of Ecology recommends the City to request a water and wetland report consisting of a delineation, wetland delineation datasheets, and rating (including data sheets) to locate the extent of existing wetland habitat and required buffers in the area. A stream flow duration assessment would be needed to determine if the stream is ephemeral or intermittent. The distinction is important in determining regulatory jurisdiction (i.e. federal U.S. Army Corps of Engineers and/or state).

Please submit a water and wetland report and associated materials to the Department of Ecology for review and comment prior to construction activities. In the event wetland, stream, or buffer habitats occur in the area and impacts cannot be avoided a mitigation plan must be submitted for review.

In order to minimize construction impacts on wetlands, Best Management Practices (BMPs) for sediment and erosion control should be implemented. This should include functional silt fences, and immediate revegetation and mulching.

Placement of fill-in wetlands or below the ordinary high water mark of a water of the United States may require an individual or general (nationwide) permit from the U.S. Army of Corps of Engineers (Corps). We advise the applicant to contact the Corps to determine if a permit is needed.

Impacts to non-federally regulated waters or waters of the State may require additional review and permitting through the Department of Ecology under RCW 90.48, The Water Pollution Control Act.

The Department of Ecology recommends continued coordination with City, State, and Federal agencies throughout the planning and permitting process.

Ecology is available to provide technical assistance to the City by reviewing documents related to wetland habitats and conducting a joint site visit to verify the presence or absence of wetlands on the property.

Please contact Lori White at (509)379-1917 or lori.white@ecy.wa.gov should you have any questions or would like to schedule a joint site visit to review the area in-person.

Sincerely,

Lucila Cornejo
SEPA Coordinator
Central Regional Office
(509) 208-4590
crosepacoordinator@ecy.wa.gov

Stevens, Mike

From: Buechler, Ken
Sent: Wednesday, July 20, 2022 6:23 PM
To: Stevens, Mike
Subject: RE: S2022-101 Preliminary Plat of Veneto Villagio

Mike,
This look good by fire. The review did not pull up any concerns.



Kenneth L Buechler
Fire Marshal
625 Swift Blvd., MS-16 | Richland, WA 99352
(509) 942-7556
(509) 578-9321

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Wednesday, July 20, 2022 11:10 AM
To: Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodders@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcsbane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Paul Gonseth <gonsetp@wsdot.wa.gov>; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Sarah Gates <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDeFoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>
Subject: S2022-101 Preliminary Plat of Veneto Villagio

Attention:

Attached to this email is a copy of the Public Notice, Application, Preliminary Plat Map and related information for a proposed 13-lot preliminary plat referred to as Veneto Villagio. The proposed lots are being created in the Badger Mountain South area of South Richland and the lots are proposed to be utilized for commercial purposes. Please review the attached information and respond back with any comments that you may have by 5:00 PM, Friday, August 5, 2022.

Please be aware that this proposal is exempt from SEPA review as 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 Veneto Villagio preliminary plat (included in the Referral Packet).

Thank you,



Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

Stevens, Mike

From: Brett Flippo <BFlippo@kid.org>
Sent: Tuesday, August 2, 2022 2:13 PM
To: Stevens, Mike
Subject: RE: S2022-101 Preliminary Plat of Veneto Villagio

Mr. Stevens,

The subject property is located outside of the boundaries of the Kennewick Irrigation District. KID has no comments.

Thanks,

Brett Flippo, PLS, CFedS
Kennewick Irrigation District

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Wednesday, July 20, 2022 11:10 AM
To: Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodders@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <JMcShane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; M. Deklyne <mjdekllyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Sarah Gates <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>
Subject: S2022-101 Preliminary Plat of Veneto Villagio

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention:

Attached to this email is a copy of the Public Notice, Application, Preliminary Plat Map and related information for a proposed 13-lot preliminary plat referred to as Veneto Villagio. The proposed lots are being created in the Badger Mountain South area of South Richland and the lots are proposed to be utilized for commercial purposes. Please review the attached information and respond back with any comments that you may have by 5:00 PM, Friday, August 5, 2022.

Please be aware that this proposal is exempt from SEPA review as 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 Veneto Villagio preliminary plat (included in the Referral Packet).

Thank you,



Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

**CITY OF RICHLAND
PUBLIC WORKS ENGINEERING
DEVELOPMENT COMMENTS**

DATE: August 5, 2022

TO: MIKE STEVENS, PLANNING MANAGER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
PETE ROGALSKY, PUBLIC WORKS DIRECTOR
CARLO D'ALESSANDRO, TRANSPORTATION & DEVELOPMENT MANAGER

PROJECT NAME: VENETO VILLAGIO (S2022-101)

PROJECT LOCATION: NORTH OF TROWBRIDGE BLVD., EAST OF DALLAS ROAD. SOUTH OF AVA WAY

The Public Works Engineering Division has reviewed the preliminary plat received in this office on July 20 for the above referenced property and has the following conditions.

Pre-Plat Specific Conditions

1. The preliminary plat is not showing any phase lines. Phasing is not required but if the project is to be phased during construction, phasing lines need to be shown on the pre-plat map.
2. On sheet C001 please make the border of the preliminary plat more prominent. As submitted it's difficult to discern what the boundaries are.

General Conditions:

3. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in full size (and electronic) format. Electronic copies of the construction plans are required prior to the pre-con meeting along with the multiple sets of paper drawings. When construction of the public infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's published "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's standard CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
4. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
5. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a

project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the approved plan submittal.

6. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final plat acceptance.
7. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
9. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

10. Public improvement design shall follow the following general format:
 - A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - B. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - C. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - D. The minimum centerline finish grade shall be no less than 0.30% and the maximum centerline finish grade shall be no more than 10.0% for local streets. 12% can be allowed for local streets for short distances.
 - E. The minimum centerline radius for local streets shall be 100-feet.
 - F. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - G. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - H. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
11. If the project will be built in phases the applicant shall submit a comprehensive master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.

12. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVAs only).
 - B. 2% cross-slope, maximum.
 - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - D. Be 20-feet in width.
 - E. Have radii that are accommodating with those needed for City Fire apparatus.

Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

Traffic & Streets:

13. The Badger Mountain South Traffic Impact Analysis (TIA) was completed in draft form on February 16, 2022. The TIA recommends mitigation measures that meet the level of service standard "D" on Dallas Road at the I-82 EB ramps, I-82 WB ramps, Trowbridge Boulevard and Ava Way by year 2025. The analysis performed set the timeline for the "Veneto Villagio" development at 5-10 years. The trips generated from this development will impact Dallas Road on a shorter timeline than that anticipated in the TIA. Therefore, the following mitigation measures shall be completed as described below:
- a) Dallas Road / Trowbridge Boulevard: Roundabout. Completed before 25% of the lots are built and occupied.
 - b) Dallas Road / Ava Way: left and right turn lanes for northbound and southbound Dallas Road. Completed before 25% of the lots are built and occupied.
 - c) Dallas Road / I-82 EB Ramps: Roundabout. Completed before 75% of the lots are built and occupied.
 - d) Dallas Road / I-82 WB Ramps: Roundabout. Completed before 75% of the lots are built and occupied.
 - e) Widening of Dallas Road to 5-lane principal arterial road section from Trowbridge Roundabout to I-82 EB Ramps Roundabout. Completed before 75% of the lots are built and occupied.

The design of such improvements is subject to the approval of the City Engineer. Completion of the finalized TIA is not anticipated to generate recommendations for mitigations to other offsite intersections. The Master Agreement transportation trigger for full completion of Trowbridge Boulevard (aka Badger Mountain Parkway in the Master Agreement) is also activated by this development. However, since there are no developments to be served by the completion of this street to the east at the time of plat, and there exists no additional network connectivity to gain benefit of redistributing traffic volumes, it is not recommended that this improvement be completed with this plat. It is anticipated that the finalized TIA will also result in an amendment of transportation triggers in the Master Agreement to align with mitigations proposed in the TIA.

14. Improvements shall be completed, as a condition of the Veneto Villagio final plat, to the existing 2-lane Dallas Road meeting the City's 5-lane principal arterial cross-section along the frontage of this plat. This includes curb, gutter, and path as indicated in the LUDR edge treatments, an additional 22 feet width of paved road from existing east painted edge line of the road to the face of curb, and stormwater drainage as required.
15. The "Veneto Villagio" preliminary plat is subject to the City's traffic impact fee program (RMC 12.03).

16. Notes will be needed on the face of the final plat stating that Dallas Road and Trowbridge Boulevard are classified as a "Minor Arterial", and Ava Way is classified as a "Major Collector street". Subsequently, no driveways will be allowed directly onto them.
17. Sidewalks shall be installed along all public right-of-way frontages that building lots do not front on during construction (e.g., storm drainage ponds, parks, HOA tracts, etc.).
18. The developer and his engineer shall demonstrate on the construction plans that all future driveway entrances, sidewalks and pedestrian ramps will meet City and ADA requirements.
19. The shared access easements need to be perpendicular to the roadway.
20. Pedestrian ramps shall be designed to current City standard details and A.D.A. standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profile shall be designed to accommodate this.
21. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
22. The existing access points onto Gateway Ave. and Sotto Street are acceptable for this project, but any proposed changes to said driveways will be subject to approval by the City Engineer.
23. Any roads narrower than 32-feet shall have parking restricted on one side, and any roads narrower than 27-feet shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developer's expense. The restricted parking areas shall be indicated on the construction plans and the final plat. All signage will be installed by the developer prior to final platting.
24. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
25. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turnarounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

26. The proposed preliminary plat is located within the Tapteal III water pressure zone. The closest watermain is located in Ava Way to the north, and Trowbridge Blvd. to the south. It shall be the responsibility of the developer to extend a watermain to and through this property to serve domestic water at the time of plat construction. This water main shall be sized to adequately supply domestic water and fire flows to the entire proposed development.
27. Looping of the water system provides redundancy and helps to eliminate stagnant water. The water main may need to be extended from outside the project boundaries in order to accomplish this.

28. In accordance with municipal code, domestic water mains shall be extended to the adjoining properties adjacent to the preliminary plat, provided they are in the correct pressure zone.
29. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
30. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

31. The closest sanitary sewer available for this development is located in Trowbridge Blvd. and Ava Way. It shall be the responsibility of the developer to extend a sewer main to and through this property to serve sanitary sewer at the time of plat construction.
32. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.
33. Sanitary sewer may need to be extended to the adjoining properties adjacent to this preliminary plat.

Storm Water:

34. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
35. The proposed storm drainage and grading of all parcels within the proposed development shall be shown on the plans (most grading and drainage plans must be prepared by a licensed civil engineer). If site contains at least 1,000 sq.ft. of new asphalt, and/or contains 30% or more impervious surfaces, storm drainage calculations from a licensed civil engineer are required. Stormwater shall be kept on-site (on the developing property that generated it). Stormwater shall not be flowed onto adjacent properties, or to the public Right-of-Way, without first obtaining written permission.
36. The "private", on-site storm drainage systems constructed within each parcel shall be designed following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". Calculations shall be stamped by a registered professional Civil Engineer. Prior to discharging any storm drainage waters from paved surfaces into drainage ditches, groundwater or a public system, an oil/water separator must be installed. The applicant's design shall provide runoff protection to downstream property owners.

37. All public storm drainage systems shall have their flow rate and storage capacity designed by a professional engineer following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". The storm water calculations shall be stamped by a professional engineer and shall include a profile of the storm system showing the hydraulic grade line. The calculations should include an accurate delineation of the contributing drainage area to accurately size the stormwater facilities. Passing the storm water downhill to an existing storm system will require an analysis of the downstream storm system to determine its capability of accepting the storm water without being overwhelmed. The applicant's design shall provide runoff protection to downstream property owners.
38. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
39. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.
40. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any public storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 72 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not percolate within 72 hours.
41. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity. The storm drainage system for this development, both its conveyance and retention / infiltration components, shall be designed to effectively manage runoff from upstream properties that can be anticipated to convey stormwater onto this property because of a pre-development runoff condition, or as a result of flows discharged that are in excess of the design storm from the upstream property. Additionally, as this property is upslope of developed properties the stormwater system shall include provisions for possible discharge of runoff onto downslope properties from storms in excess of the design storm as described above. Those provisions may be required to include off-site downslope conveyance facilities and/or flowage easements allowing for the conveyance of stormwater to and across downslope properties.
42. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.
43. Stormwater collection pipes may need to be extended to the adjoining properties adjacent to the plat.
44. The parcel occupied by the public stormwater basin shall be identified as a separate parcel or tract on the final plat and shall be dedicated to the City stormwater utility. The design of the basin shall include access features meeting the city's needs for maintenance.
45. The developer shall consider the long-term appearance of the public storm water basin, particularly if it will occupy a prominent location in the development. The City's typical storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal. If the pond location is deemed by City staff as being in a prominent location the developer shall design and install fencing and/or landscaping to mitigate the pond's visible character for the

surrounding properties. If the City requires this type of treatment to the pond site the developer may propose landscaping treatments consistent with the development and establish maintenance responsibilities to remain with the development. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation unless the developer intends to maintain an irrigated pond site. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above.

46. The developer shall be responsible for landscaping the storm pond and for its maintenance and the plantings through the one-year infrastructure warranty period. At 11 months after the final acceptance date the developer shall clean the storm system and basin of all accumulated oil, sediment, and debris. After this maintenance is completed and inspected the City will begin routine maintenance of the system and basin. The developer shall replace any plantings that have failed to survive the warranty period. The developer shall also perform trimmings required to control weeds in excess of 18-inches in height for the 12-months following the date of final plat acceptance.

Final Platting / Project Acceptance Requirements:

47. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
48. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
49. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
50. Ten-foot wide public utility easements will be required on the final plat along both sides of all right-of-ways within the proposed plat. They will also be required where the plat is adjacent to an existing right-of-way.
51. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
52. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association. A note shall be added to the face of the final plat that states: "*The private roads are for the use and benefit of the homeowners that abut said roads, and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for said roads*".

53. A note shall be added to the face of the plat that states: "*The private drives within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable.*"
54. Any roads narrower than 34-feet shall have parking restricted on one side, and any roads narrower than 27-feet shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats.
55. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.
56. A one-foot "No access easement" will be required along the Dallas Road Right of Way.
57. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
58. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
59. Any restricted parking areas shall be indicated on the final plats.



**City of Richland
Development Services**

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

DATE: July 20, 2022
TO: Mike Stevens, Planning Manager
REVIEW BY: Nichole Westphal, Permit Technician II
PROJECT NAME: S2022-101 – Veneto Villagio

1. Addressing brackets [] are needed on all lots and tracts.

August 5, 2022

City of West Richland
625 Swift Boulevard
Richland, WA 99352

Attn: Mike Stevens, Planning Manager

RE: S2022-101 – Veneto Villagio Preliminary Plat
I-82 Exit 104 (Dallas Rd) vicinity – Badger Mountain South subarea

We have reviewed the preliminary plat and have the following comments.

- The subject property is in the vicinity of Interstate 82 (I-82) and the Dallas Road (Exit 104) interchange and within the Badger Mountain South (BMS) subarea. I-82, including the interchange, is a fully-controlled limited access facility, Highway of Statewide Significance (HSS), and part of the National Highway System (NHS). It is to the benefit of the city, county, and state to preserve this interchange's safety and efficiency.
- We acknowledge the plat condition that requires the proponent to implement the mitigation measures identified in the latest project traffic impact analysis (TIA). WSDOT reviewed and concurred with this TIA in our letter to the city dated March 17, 2022. Of particular concern to the department are the impacts and necessary improvements at the Exit 104 ramp terminals. As outlined in the study, the proponent is required to construct a traffic signal or roundabout at both ramp terminals by the year 2025. We strongly urge the city and developer to not underestimate the time and effort involved in gaining approval for projects on the Interstate system. In order to avoid any potential delays, the developer must begin coordinating these projects with WSDOT at this time.

Further, it should be noted all work must follow current WSDOT and FHWA design documentation and approval processes and the state's preferred alternative for intersection control is the roundabout.

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

Sincerely,



Paul Gonseth, P.E.
Region Planning Engineer

PG: jjp
cc: SR 82, File #2022_020

Stevens, Mike

From: Cichy, Katherine <katherine.cichy@ziply.com>
Sent: Friday, August 5, 2022 11:45 AM
To: Stevens, Mike
Subject: RE: S2022-101 Preliminary Plat of Veneto Villagio

Hello Mike,

Ziply does not have any services in this area. We do have conduit just north of the project going down the east side of Dallas Rd and the north side going down Ava Way. It stops at the NE corner of Dallas Rd and Ava Way.

Thank you,

Katherine Cichy
OSP Engineer
509-410-5035
[Katherine.cichy@ziply.com](mailto:katherine.cichy@ziply.com)



From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Wednesday, July 20, 2022 11:10 AM
To: Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodders@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcsbane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Cichy, Katherine <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Tovey, Michael <michael.tovey@ziply.com>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Paul Gonseth <gonsetp@wsdot.wa.gov>; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Sarah Gates <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDeFoe@kid.org>; South Central Region

Planning <scplanning@wsdot.wa.gov>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezla@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

Subject: S2022-101 Preliminary Plat of Veneto Villagio

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Attention:

Attached to this email is a copy of the Public Notice, Application, Preliminary Plat Map and related information for a proposed 13-lot preliminary plat referred to as Veneto Villagio. The proposed lots are being created in the Badger Mountain South area of South Richland and the lots are proposed to be utilized for commercial purposes. Please review the attached information and respond back with any comments that you may have by 5:00 PM, Friday, August 5, 2022.

Please be aware that this proposal is exempt from SEPA review as 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 Veneto Villagio preliminary plat (included in the Referral Packet).

Thank you,



Mike Stevens

Planning Manager

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7596

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.