



badger  
mountain  
SOUTH

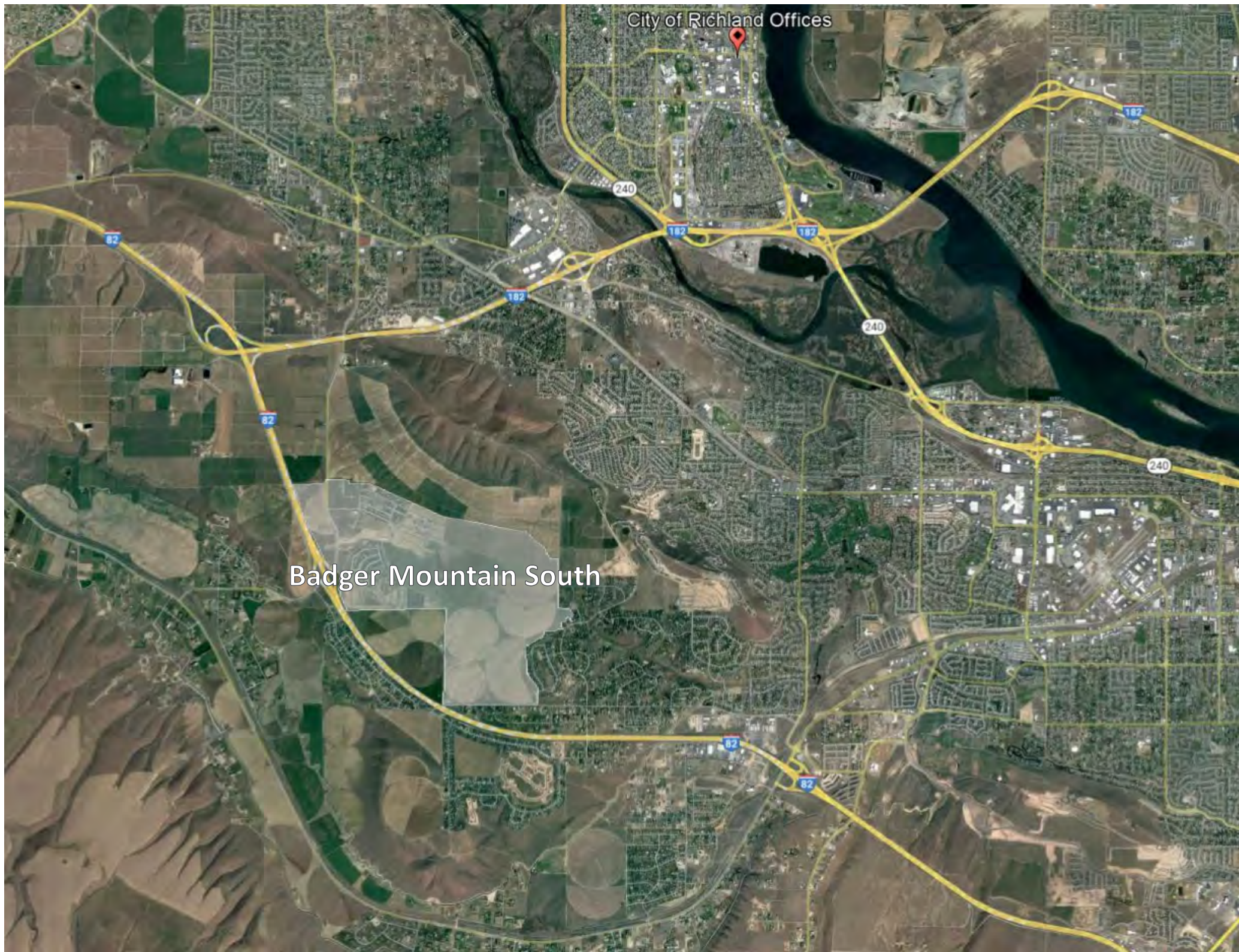
# Veneto Villagio

Hearing Examiner

October 10, 2022

6:00pm



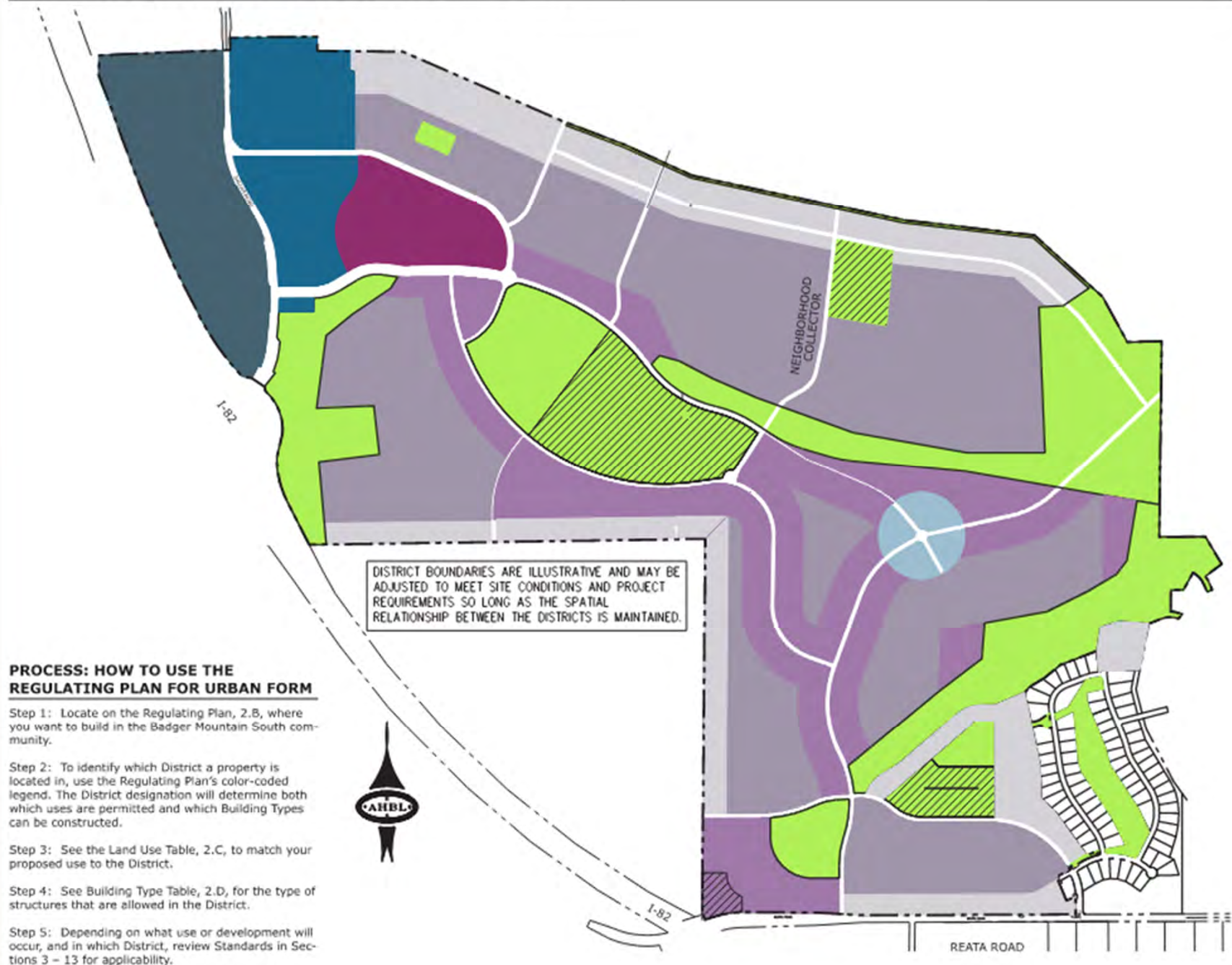


City of Richland Offices

Badger Mountain South

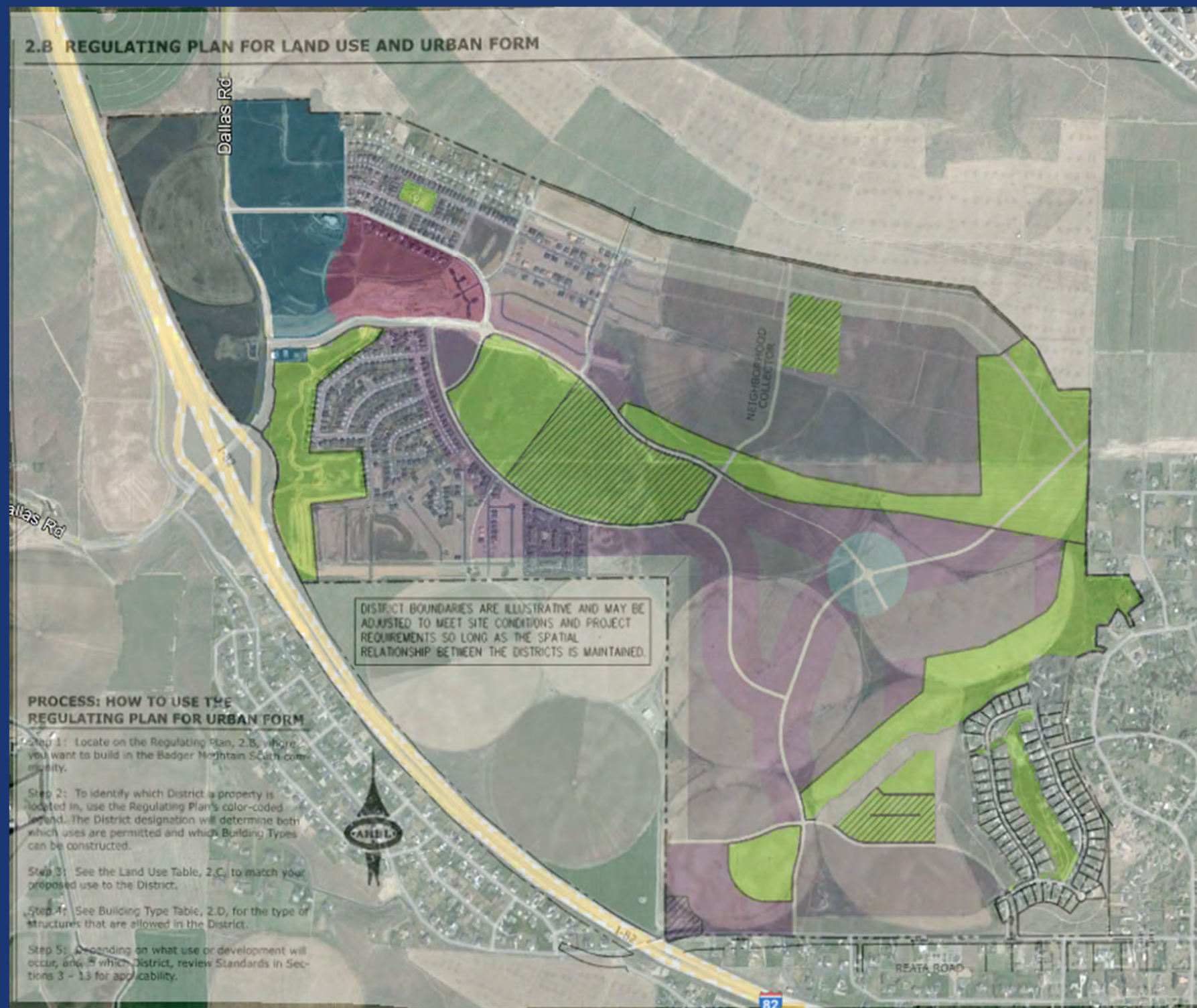


## 2.B REGULATING PLAN FOR LAND USE AND URBAN FORM





## 2.B REGULATING PLAN FOR LAND USE AND URBAN FORM





## 2.B REGULATING PLAN FOR LAND USE AND URBAN FORM



### **BMS-SD-CMU: COMMERCIAL MIXED-USE (4.C)**

The Commercial Mixed-Use Special District is a local destination for employment, shopping, dining, entertainment and recreation.

### **SPECIAL DISTRICT LEGEND**

#### **BMS-SD-SR: SPECIALTY RETAIL (4.B)**

The Specialty Retail Special District is intended to support the growing interest in local and regional agricultural products, in particular the local wine industry.



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# SUBDIVISION/PLAT

REQUIRED PRIOR TO SITE PLAN REVIEW AS REQUIRED PER LUDR

Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.

Prepare Preliminary Plat application using LUDR and Master Agreement standards and RMC Chapter 24.12 requirements.

**FOR SUBDIVISIONS**  
Compliance with the LUDR and Master Agreement substantive standards for subdivision and short plats shall be deemed to meet the approval criteria set forth in RMC 24.13.060 for short plats, and RMC 24.12.050 and 1.053

Submit Preliminary Plat application to City; City forwards a copy to MPA for Level 1 BMS-MACR.

MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.

Follow City Preliminary Plat Process.

Submit Final Plat application to City; City forwards a copy to MPA for Level 2 BMS-MACR

MPA reviews application for consistency with Master Agreement and LUDR; Level 2 BMS MACR issued to applicant and City.

Follow City Final Plat Process.

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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

#### 24.12.050 Preliminary plat – Public hearing, hearing examiner decision.

A. The hearing examiner shall consider any preliminary plat application and shall conduct an open record public hearing in accordance with Chapter 19.60 RMC. After public hearing and review the hearing examiner shall decide whether the preliminary plat is in accordance with the comprehensive plan and other applicable code requirements.

A decision of approval of the preliminary plat shall not be given by the hearing examiner without the prior review and approval of the city manager or designee with respect to the engineering elements of said plat, including the following:

1. Adequacy of proposed street, alley, right-of-way, easement, lighting, fire protection, drainage, and utility provisions;
2. Adequacy and accuracy of land survey data;
3. The submittal by the applicant of a plan for the construction of a system of street lights within the area proposed for platting, including a timetable for installation; provided, that in no event shall such a plan be approved that provides for the dedication of such a system of lighting to the city later than the occupancy of any of the dwellings within the subdivision.

B. The hearing examiner decision shall be final, subject to judicial appeal as provided for in RMC 19.70.060. [Ord. 73 § 3.05; Ord. 715 § 1.03; Ord. 54-75 § 1.04; Ord. 53-94; Ord. 13-96; Ord. 27-14 § 1.01; Ord. 01-18 § 1; Ord. 51-19 § 8].

#### 24.12.053 Preliminary plat – Required findings.

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

- A. The preliminary plat conforms to the requirements of this title;
- 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 that 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. [Ord. 03-00; Ord. 27-14 § 1.01; Ord. 01-18 § 1; Ord. 51-19 § 9].

**BMS-SD-CMU: COMMERCIAL MIXED-USE (4.C)**

The Commercial Mixed-Use Special District is a local destination for employment, shopping, dining, entertainment and recreation.

**SPECIAL DISTRICT LEGEND****BMS-SD-SR: SPECIALTY RETAIL (4.B)**

The Specialty Retail Special District is intended to support the growing interest in local and regional agricultural products, in particular the local wine industry.

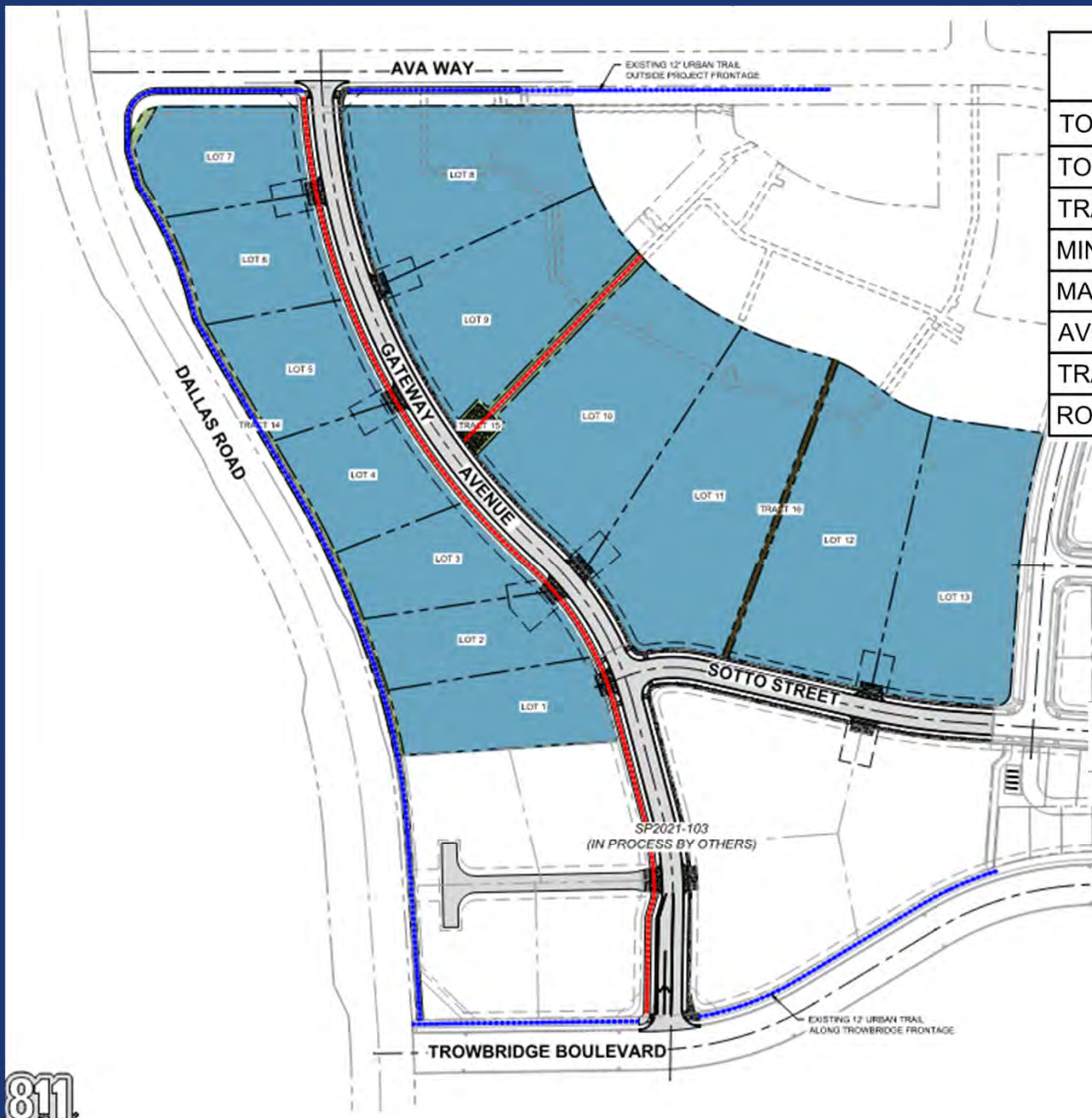
**LAND USES ALLOWED BY DISTRICT**

Land Use Types	<i>P= Permitted by right P+Number = see Land Use Notes</i>	BMS-VMU	BMS-NC	-P	BMS-NG	BMS-NE	BMS-CIVIC	-P	BMS SD-SR	BMS SD-CMU
<b>Residential</b>	Single-family	-	P		P	P	-	P-29	P	-
	Multi-family	P-1	P-2, 3		P-3	-	-	P-29	P-4	P-4
	Senior Housing	P-5	P		-	-	-	P-29	-	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	-	-
<b>Retail</b>	Neighborhood Retail	P	P		-	-	-	P-29	P	P
	General Retail	P	P		-	-	-	P-29	P	P
	Large Scale Retail	-	-		-	-	-	P-29	P-11	P-10
	Parking Structures	P-13	-		-	-	-	P-29	P	P
<b>Services</b>	Neighborhood Personal Services	P	P/P-12		P-12	P-12	-	P-29	P	P
	General Services	P	P		-	-	-	P-29	P-11	P
	Eating and Drinking Establishments	P	P-14		-	-	-	P-29	P	P
	Child Care	P-15	P-15/P-16		P-16	P-16	-	P-29	-	P-15
	Vehicular Services	P-17	-		-	-	-	P-29	-	P-18
	Storage	-	-	P-19	P-19	-	-	P-29	-	P-13
	Hospitality/Lodging	P	-		-	P-20	-	P-29	P	P
<b>Office</b>	Neighborhood Office	P	P/P-12		P-12	P-12	-	P-29	P	P
	General Office	P	P		-	-	-	P-29	P	P
	Accessory Office	P	-		-	-	-	P-29	P	P
<b>Civic</b>	Public Facilities	P	-		P-30	-	P	P-29	P	P
	Recreation and Cultural Facilities, Public and Private	P	-		P	-	P	P-29	P	P
	Place of Worship	P	P-21		P	-	P-33	P-29	-	-
	Solar Panels or Arrays	P	P		P	P	P-22	P-29	P	P
<b>Other</b>	Vineyards and Other Agricultural Uses	-	-		-	P-23	P	P-29	P-24	-
	Telecommunications Facilities	P-25	-		-	-	P-32	P-29	-	P-32
	Parking lots	P	P		-	-	P-33	P-29	P	P
	Drive-through Window Service	P-26	P/P-26		-	-	-	P-29	P-26	P-26
	Vending Carts	P-27	-		-	-	-	P-29	P-27	P-27
	Temporary Uses	P-28	-		-	-	-	P-29	P-28	P-28
	Special Events	P	-		-	-	P	P-29	P	P
	Gambling Premises	-	-		-	-	-	P-29	-	-



# Veneto Villagio Preliminary Plat Layout

## 13 lots, 5 Civic Park Tracks, Trails



### LAND USE TABLE

TOTAL SITE AREA	20.80 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

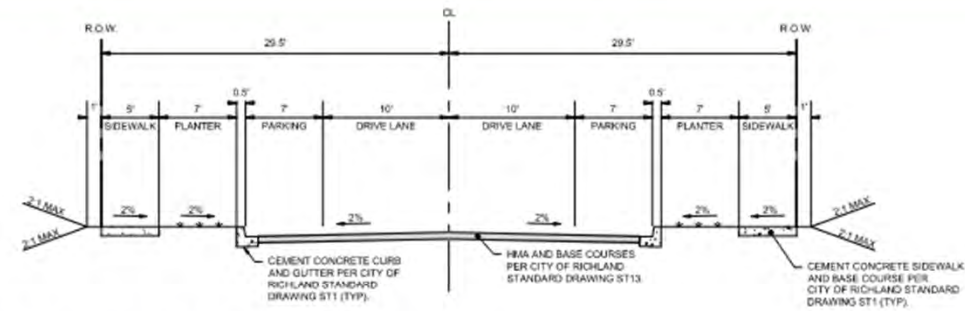
### TRAIL LEGEND

TYPE	
PRIMARY	-----
SECONDARY	-----
URBAN	-----

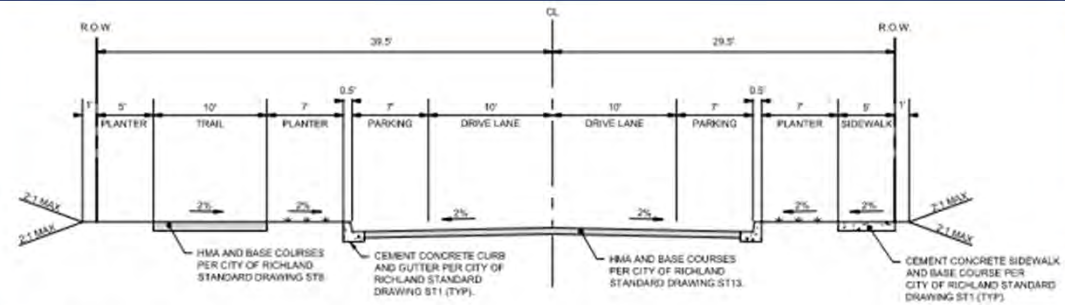
TRACT	AREA (SF)	AREA (ACRES)
14 - TRAIL/LANDSCAPING	17,015	0.39
15 - PLAZA/TRAIL/LANDSCAPING	10,568	0.24
16 - TRAIL/LANDSCAPING	5,036	0.11
<b>TOTAL</b>	<b>32,619</b>	<b>0.74</b>

# Veneto Villagio Preliminary Plat

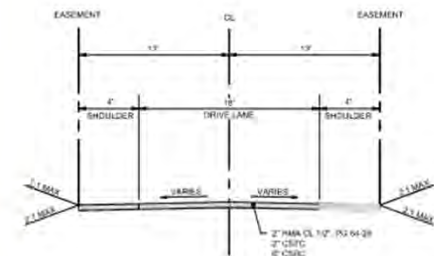
## Road Cross Sections



**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



# Veneto Villagio Preliminary Plat

## Conceptual Grading, Storm & Utilities





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mountain  
SOUTH

# SITE PLAN REVIEW

REQUIRED PRIOR TO BUILDING PERMIT FOR MULTIFAMILY WITH 7 OR MORE DWELLING UNITS, COMMERCIAL BUILDINGS & COMPLEX'S, ALL CIVIC BUILDINGS AND ALL DEVELOPMENT IN A SPECIAL DISTRICT.

Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.

Prepare Site Plan application using LUDR and Master Agreement standards and RMC Chapter 23.48 requirements for optional administrative review and approval.

Site Plan application to City; City forwards a copy to MPA for Level 1 BMS-MACR.

MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS MACR issued to applicant and City.

Follow City Site Plan Review Process.

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# Veneto Villagio

Hearing Examiner

October 10, 2022

6:00pm

In response to the Mr. Schults, attorney for Noram:

1- We are all held hostage by the LUDR. The LUDR has caused endless problems for me as the developer re-patted my lot to be single family, but left the alley. I bought knowing I was bound by this LUDR and Noram should be held to it as well.

2-The solution to where they can build has been previously stated by resident Dan Sanner-on the 1000 acres of raw land that is open to them.

In response to Mr. Stevens with the planning department:

1-Specialty retail is not commercial. As a Realtor I can attest that people don't like to live next to commercial, such as big box stores. However, homes near boutiques area different story.

I propose a compromise:

Looking at the overall master plan of the community, and how it will connect roads over Badger Mountain, I propose the developer be required to continue with the commercial and specialty retail lots on Trowbridge. The LUDR allows for apartments above the retail stores, so there will still be housing in this area. With the addition of the park, school, and fire station, along with eventual connection to other major roads will make Trowbridge an attractive area for future retail.

The Veneto Villagio commercial area will support future Specialty Commercial in the current "wine village" area.

I would allow Noram to build a 55+ community, or any other community, in the proposed location. Ava will not have the traffic that Trowbridge will, making it less attractive to businesses. In addition, we do not have any 55+ or affordable housing Badger South, and this would fill a need in the market. It will be particularly successful should Providence/Kadlec choose to build a facility.



Veneto Villagio

Heather Nicholson 4717 Barbera St. Richland WA 99352

City Hearing Examiner Mclean,

Badger Mountain South was designed to be a sustainable community.

The importance of our sustainability goes beyond walking trails and open space.

Our business districts were created to stimulate economic development and capture additional tax revenue for the City of Richland. This revenue provided assurance to the City that they could afford to maintain our 30 acre city park, our streets, our lighting and our emergency services.

Slowly losing our 3 business districts to housing developments would not only be a significant loss to the Badger Mountain South Community, but also to the City of Richland.

Tonight, we've already discussed the potential fate of the Specialty Retail District.

Now, we turn our attention to the Commercial Mixed use district.

Nor Am has publicly shared their plans for turning the Northern part of the Commercial Mixed-use district into a retirement community.

Veneto Villagio looks at dividing up a large chunk of the remaining Southern portion of the Commercial Mixed-use district.

Our community has concerns, based on Nor Am's precedent discussed here tonight, about the next step in this process.

When the 13 parcels of Veneto Villagio go to final plat there is no longer room for public input. Nor Am and the City Planning office are responsible for making sure the plats meet the intent and standards in the LUDR.

The planning office stated in their Villa Vista Staff report that they feel their hands are tied when it comes to enforcing specialty district intent. As they said, "without a disclaimer limiting the amount of Specialty...District that can be used for residential purposes... staff concludes the standards shall serve as the governing section for future development of the properties."

Such a disclaimer has been proposed during the most recent LUDR amendment process. However, to the commission's knowledge, further discussion of the topic was promptly tabled by Nor Am's representative.

Badger Mountain South is an agreement between the City of Richland and Nor Am and there needs to be room for compromise.

So, we ask you: What can be done to protect the intent of the Commercial Mixed use district when these parcels reach final plat?

Thank you again for your time tonight, Heather

-----end of prepared remarks---added in during the meeting based off of comments from the Staff and Nor Am:

The Badger Mountain South Subarea plan goes over why they allowed multifamily houses in the specialty districts. They needed those high density living spaces to help sustain the businesses. Nowhere, in any of the documents, does it say it would revert back to housing if one of the specialty districts failed.

Nor Am said tonight that they were concerned about being told how to use their land. I thought that was the whole point of this agreement? I thought Nor Am proposed to the City that they were going to buy this huge swath of land and sit down with the City to make agreements on how it will be used going forward? If Nor Am is concerned about being told how to use their land, I hope the City is just as concerned about the costs of maintaining thousands of residential units without the support of extra commercial income.

There needs to be compromise to get back to the original purpose of Badger Mountain South. So that way we don't have to go through this every time a new plat comes up.

(Veneto Villagio- Heather Nicholson)



## **Stevens, Mike**

---

**From:** Damrell, Kevin  
**Sent:** Tuesday, October 11, 2022 8:17 AM  
**To:** Stevens, Mike  
**Subject:** Speakers at HE meeting

Hi,

Speakers for Villa Vista:

**Applicant team:**

Reuben Schutz  
Darrin Sweeney  
Daniel Bruchman  
Cheryl Ebsworth

**Public comments:**

Daniel Sanner  
Staci West  
Kelly Montebianco  
Heather Nicholson  
Charles Jackson  
Bennette Camacho-Sanner  
Melissa Kasper  
Grant Howard  
Kelly Knurbein  
Tera Gibson  
Jennifer Parker

Speakers for Veneto Villagio:

**Applicant Team:**

Reuben Schultz  
Cheryl Ebsworth  
Darrin Sweeney

**Public Comments:**

Heather Nicholson  
Kelly Montebianco  
Daniel Sanner  
Holly Hansen

Thank you,



**Kevin Damrell**

Permit Technician

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

(509) 942-7771

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Holly Hansen 4285 Potlach Street, Richland WA 99352  
-then spell

-destination wine village  
multi gener. dev.

Oath: I do

City Hearing Examiner Mclean:

The Veneto Villagio report mentions that this development will trigger the completion of Trowbridge as part of a traffic mitigation requirement found in the Master Agreement.

The transportation office has suggested there is no additional value to be gained from building out Trowbridge at this time and recommends postponing the build out of Trowbridge.

Presently, there are two entrances to the Badger Mountain South Community, one on Ava Way and Dallas Road and the other on Trowbridge and Dallas Road.

(As you can decern from the staff report, and in the transportation improvement plan,) a lot of construction is set to take place at these two intersections within the next few years. Furthermore, Exit 84, which connects Badger Mountain South to I-82 and the rest of the Tri-Cities, is set to go under construction as well.

Though Trowbridge may not connect to another community in the near term, it is set to connect to another road in South Orchard which would then connect to Reata Road.

Access to Reata Road would allow residents of Badger Mountain South to get to Kennewick without navigating through Richland, especially if I-82's construction is prolonged and exit access is restricted.

Additionally, providing this additional exit to our community will help ease the pain of construction coming our way over the next few years.

Thank you for your time and consideration,