



City of Richland Economic Development –  
City View

CPA2022-102

Z2022-101



## Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

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

### PROPERTY OWNER/APPLICANT INFORMATION

☒ Contact Person

Owner: City of Richland, Economic Development

Address: 625 Swift Blvd, Richland WA 99352

Phone: 942-7591

Email: darrasmith@ci.richland.wa.us

### OWNER/APPLICANT

☐ Contact Person

Company: Same as Above

Contact:

Address:

Phone:

Email:

### PROPERTY INFORMATION

Legal Description: **See attached Exhibit**

Parcel Number: 1-1698-400-0003-001

Current Zoning: Commercial C-LB

Current Land Use Designation: High Density Residential

### APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee
2. The purpose of the proposed amendment
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A the goals of the Act are listed in 36.70A.020
4. How the amendment is consistent with the adopted countywide planning policies
5. How the amendment furthers the purpose of the City's comprehensive plan
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes
7. If applicable, how the project will meet concurrency requirements for transportation
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator
9. **Comprehensive Plan TEXT AMENDMENT applications must also include:**
  - a. The proposed element, chapter, section and page number of the comp. plan to be amended
  - b. The proposed text change, with new text underlined and deleted text crossed out
10. **Comprehensive Plan MAP AMENDMENT applications must also include:**
  - a. The current land use map designation for the subject parcel s
  - b. The land use map designation requested
  - c. A complete legal description describing the combined area of the subject parcel s
  - d. A vicinity map showing:
    - i. All land use designations within 300 feet of the subject parcel s
    - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels
    - iii. All roads abutting and/or providing access to the subject parcel s including information on road classification arterial, collector, access and improvements to such roads

- iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable
  - v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer
  - vi. The location and uses of existing structures located on the subject parcel s
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet 1:200
- f. The current official zoning map designation for the subject parcel s
- g. A detailed plan which indicates any proposed improvements to:
  - i. Paved streets
  - ii. Storm drainage control and detention facilities
  - iii. Public water supply
  - iv. Public sanitary sewers
  - v. Circulation and traffic patterns for the development and the surrounding neighborhoods
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City s SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact s of the proposed development.

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

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

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

1. I have read and examined this permit application and have documented all applicable requirements on the 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: Darin K. Arrasmith, City of Richland Office of Economic Development

Applicant Signature: 

Date February 22, 2022

Applicant Printed Name:

Applicant Signature:

Date



## Zoning Map Amendment Application

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

### PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: City of Richland - Office of Economic Development

Address: 625 Swift Blvd. , MS-19

Phone: 942.7591

Email: darrasmith@ci.richland.wa.us

### APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Same as above.

UBI#:

Contact:

Address:

Phone:

Email:

### DESCRIPTION OF WORK

Amend the Zoning Map to change the existing Commercial C-LB zoning district to Commercial C-2 for the 10-acre property located in City View along City View Drive and Duportail Street.

### PROPERTY INFORMATION

Parcel #: 1-1698-400-0003-001

Legal Description:

Current Zoning: Commercial C-LB

Current Comp Plan: High Den. Res.

Requested Zoning: Commercial C-2

Current Use: Vacant

Proposed Use: Future Commercial.

Area of Property: 10 acres+

### APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

### ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner: None.

Any hardship that may result in the event the rezone is not granted: Difficulty in marketing the property for future commercial development as the current C-LB zoning is too restrictive for the variety of commercial uses that would best serve the property and the surrounding residential areas.

The manner in which the proposed rezone conforms to patterns in adjacent zones: The City View property is adjacent to and in proximity to retail centers where existing Commercial C-3 uses are located.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones: Granting of the amendment would allow the City to market the property for restaurants and retail uses beyond the limited uses of hotels and apartments that the current C-LB allows, and it will afford the opportunity for this long-time vacant property to be developed with a quality project.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title: None.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit: N/A

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone: The Comprehensive Plan has identified the City View retail center as location for commercial uses. The map amendment to C-2 would allow greater opportunity for this property to be developed with a commercial project.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered: Amending the zoning designation to Commercial C-2 is consistent with the existing Commercial C-3 zoning in the City View retail center.

Identify impacts on the environment and public safety: None.

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: Darin Arrasmith

Applicant Signature:  Date : February 24, 2022

## **City View**

### **Comprehensive Plan Land Use Designation Map Amendment**

#### **APPLICATION -GENERAL REQUIREMENTS**

1. Completed Application and Filing Fee.

**The Filing Fee will be paid by Development Services once it has been processed by the Planning department.**

2. The purpose of the proposed amendment.

**The City is proposing a Comprehensive Plan Map Amendment and a concurrent Zoning Map Amendment on approximately 10 acres of City-owned property in City View. The current land use designation is High Density Residential and the proposed amendment is for a change in land use designation to Commercial. The concurrent proposed Zoning Map Amendment is change the current Commercial C-LB zoning to Commercial C-2.**

ustification:

- **The property was originally being marketed for multi-family development in the early 2000s. However, very little interest has been received by the City in the development of this property for apartment or condominium development. Over the past few years the City has received a number of inquiries in the commercial development of the property, namely restaurants. Hence, the City believes that the Commercial C-2 zoning will afford greater opportunity in developing this longstanding vacant property in City View.**

Why Commercial:

- **The Comprehensive Plan supports and accommodate the proposed change;**
  - **Promote commercial growth that supports the City's economic development goals.**
  - **The Comprehensive Plan supports the development of a variety of commercial land uses including retail and wholesale and services.**



- **Rezoning this portion of the property to Commercial C-2 provides better flexibility for the City to accommodate the projected economic growth while still allowing for the opportunity for apartment and condominium development to support residential growth in the City.**

3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A the goals of the Act are listed 36.70A.020 .

**See Attachment A – Consistency with Growth Management Act Goals**

4. How the amendment is consistent with the adopted countywide planning policies.

**See Attachment B – Consistency with Countywide Policies 2018 Benton County Comprehensive Plan**

5. How the amendment is internally consistent with the City's Comprehensive plan.

**See #2 Purpose of Proposed Amendment, above for the justification of How the proposed amendment furthers the City's comprehensive plan objectives.**

6. How the amendment furthers the purpose of the City's Comprehensive Plan, as well as other adopted City Plans and codes.

**See Attachment C – Consistency with City of Richland Comprehensive Plan Policies**

7. If, applicable, how the project will meet concurrency requirements for transportation.  
**A Traffic Study was performed in February 2022 by JUB Engineers, Inc. . . This Study is attached.**

8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator.

**A SEPA checklist for the potential environmental impact review addressing both the proposed Comprehensive Plan Land Use Map Amendment and concurrent Zoning Map Amendment attached to this application.**

9. Comprehensive Plan TEXT AMENDMENT applications must also include:

- a. The proposed element, chapter, section and page number of the comp. plan to be amended.

**Not Applicable. The proposal is for a Map Amendment.**

- b. The proposed text change, with new text underlined and deleted text crossed out.

**Not Applicable.**

10. Comprehensive Plan MAP AMENDMENT applications much also include:

**See the List of Application Exhibits and supporting Exhibits attached hereto.**

- a. The current land use map designation for the subject parcel s .

**See Current Comprehensive Plan Land Use Designation Map**

- b. The land use map designation requested.

**See Proposed Comprehensive Plan Land Use Designation Map**

- c. A complete legal description describing the combined area of the subject parcel s .

**See Legal Description of Property**

- d. A vicinity map showing:

**See the attached Regional Vicinity Map and Site Map.**

- i. All land use designations within 300 feet of the subject parcel s .

**See Vicinity Map**

- ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels.

**See Vicinity Map**

- iii. All roads abutting and/or providing access to the subject parcel s including information on road classification arterial, collector, access and improvement to such roads.

**See Vicinity Map**

- iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable.

**See Critical Areas Map**

- v. The location of existing utilities serving the subject parcel s , including electrical, water, and sewer.

**See City of Richland Utilities Map**

- vi. The location and uses of existing structures located on the subject parcel s .

**Not Applicable**

- e. Topographical map of the subject parcels and abutting properties at a minimum scale of the one inch represents 200 feet 1:200 .

**See Topographic Map**

- f. The current official zoning map designation for the subject parcel s .

**See Current Zoning Map**

- g. A detailed plan which indicates any proposed improvements to:

- i. Paved Streets
- ii. Storm drainage control and detention facilities
- iii. Public water supply
- iv. Public sanitary sewers
- v. Circulation and traffic patterns for the development and the surrounding neighborhoods.

**Not Applicable**

- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment.

**See corresponding Zoning Map Amendment.**

- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impacts of the proposed development.

**No development proposals are currently associated with this property.**

## City View

### Comprehensive Plan Land Use Designation Map Amendment

#### Attachment A

##### Consistency with Growth Management Act Goals

1. **Urban growth.** *Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

Response: **The subject property for this proposed comprehensive plan amendment is located within the City of Richland where city utilities currently serve the property.**

2. **Reduce sprawl.** *Reduce the inappropriate conversion of undeveloped land into sprawling, low-density.*

Response: **The proposed amendment would promote future development in an area currently planned by the City of Richland for growth.**

3. **Transportation.** *Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with County and city comprehensive plans.*

Response: **The City of Richland City wide Transportation Plan adopted in 2005 supports the City's vision and servicing planned growth within this area, including multimodal elements over the next 20 years.**

4. **Housing.** *Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and house types, and encourage preservation of existing housing stock.*

Response: **The proposed amendment would promote future development of residential housing allowed by the proposed Commercial C-2 zoning.**

5. **Economic development.** *Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing business and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth*

*in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*

Response: **The Comp. Plan Amendment to change the land use designation to promote Commercial and economic growth is consistent with this goal.**

6. **Property rights.** *Private property shall not be taken for public use without just compensation **having** been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

Response: **The proposal does not involve the taking of private lands for public purposes.**

7. **Permits.** *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

Response: **The proposed Comp. Plan Amendment is being filed in accordance with City regulations and processing procedures along with all other Comp. Plan Amendments that have been filed within the City's annual plan review cycle, in accordance with the State Growth Management Act.**

8. **Natural resource industries.** *Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

Response: **The proposed Comp. Plan Amendment does not involve natural resource land, and the current property is zoned Commercial C-LB and has not been used as Park or had a Public Facility on it previously.**

9. **Open space and recreation.** *Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*

Response: **The proposed Comp. Plan Amendment would change the High Density Residential designation to Commercial. The property is vacant and has not been used for open space or recreational uses.**

10. **Environment.** *Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

Response: **Development of the site will be subject to City and State environmental regulations whether developed under either the existing or proposed land use**

designations and zoning. There are no natural water features on-site.

11. **Citizen participation and coordination.** *Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

Response: **The application is filed in accordance with existing City regulations, which will require public notification and hearings before both the planning Commission and City Council.**

12. **Public facilities and services.** *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

Response: **As noted above, the property subject to the proposed Comp Plan Amendment is located within the City of Richland where adequate utilities and services exist. The site abuts City View Drive and Duportail Street. The subject property is located in an existing area that was planned for commercial development and those facilities and services are anticipated in the City's Management Plans for Water Service, Sewer Service, Transportation Planning, etc. The proposed amendment is consistent with this goal.**

13. **Historic preservation.** *Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.*

Response: **There are no structures on the site and no known sites of historical or archaeological significance.**

14. **Shoreline management.** *Develop a Shoreline Master Program (SMP) pursuant to the Shoreline Management Act. The goals and policies of a SMP for a country or city approved under Chapter 90.58 RCW shall be considered a part of the county or city's comprehensive plan.*

Response: **The site does not lie within the jurisdiction of the City of Richland Shoreline Master Program.**



## City View

### Comprehensive Plan Land Use Designation Map Amendment

#### Attachment B

##### Consistency with Countywide Policies

##### 2018 Benton County Comprehensive Plan

**Policy 1:** *The comprehensive plans of Benton County and each of the cities therein shall be prepared and adopted with the objective to facilitate economic prosperity by accommodating growth consistent with the 14 goals of the Growth Management Act.*

**Response:** A specific response as to how the application is consistent with the 14 goals of the Growth Management Act is addressed in Attachment A.

**Policy 2:** *The County shall allocate future projected populations through the use of the latest population projections published by the Washington State Office of Financial Management (OFM). Allocation of future populations shall be based on the following distribution: City of Kennewick 40% of total county populations; City of Richland 28% of total county population; Benton County 19% of total county population; City of West Richland 8% of total county populations; City of Prosser 3% of total county population and City of Benton City 2% of total county population. The County, in consultation with the Cities will review the OFM population projection ranges (Low, Medium, and High) and allocation percentages whenever OFM publishes new GMA population projections.*

**Response:** The proposed Comprehensive plan amendment would provide additional flexibility for the City of Richland to accommodate projected growth in the 2017 Comprehensive Plan. The amendment is consistent with this policy.

**Policy 3:** *The locating of Urban Growth areas within the County shall be accomplished through the use of accepted planning practices which provide sufficient land and service capacity, up to the determined need, to meet project populations at urban densities and service standards within the Cities, and urban densities for those portions of the County located within the urban growth areas.*

**Response:** The subject property is currently within the City of Richland. This amendment is consistent with the policy.

**Policy 4:** *That Urban Growth Areas of each City shall be based upon official and accepted population projections for [a] minimum of 20 years. The gross undeveloped and underdeveloped acreage within the city limits and the Urban Growth Area shall be sufficient*

*to meet all the land requirements, for the following: community and essential public facilities, populations projection, commercial and industrial activities, employment projections, infill and to prevent inflation of land cost due to a limited land supply. (Note: The complex formula for identifying per capita land needs included in this policy has not been reprinted here.).*

**Response:** The proposed Comprehensive Plan Amendment is consistent with the overall intent of the existing plan. It is intended to provide additional flexibility for the City of Richland to accommodate projected population growth in their 2017 Comprehensive Plan. It would not lead to expansion of city limits into the adjacent County Urban Growth areas.

**Policy 5:** *That within the Urban Growth Area, urban uses shall be concentrated in and adjacent to existing urban services or where they are shown on a Capital Improvement Plan to be available within 6 years.*

**Response:** The proposed Comprehensive Plan Amendment occurs within the City limits and is located where urban services exist. The proposed plan amendment is consistent with the intent of the policy.

**Policy 6:** *That cities limit the extension of service district boundaries and water and sewer infrastructure to areas within each jurisdiction's urban growth area contained in their adopted Comprehensive Plan. Utility plans should attempt to reflect possible needs for 50 years.*

**Response:** The proposed Comprehensive Plan Amendment would not involve extending service district boundaries outside of the City of Richland City Limits. The City's Water and Sewer Comprehensive Plans address future growth, utility extension and reserve capacity for the amendment area located within the existing service areas, and therefore the proposed amendment is consistent with this policy.

**Policy 7:** *Within each Comprehensive Plan, the Land Use Plan for urban growth areas should designate urban densities and indicate the general locations of greenbelt and critical areas.*

**Response:** The proposed Comprehensive Plan Amendment is intended to provide additional flexibility for the City of Richland to accommodate projected population growth in the 2017 Comprehensive Plan. There are no known critical areas on the site. Therefore, the proposal is consistent with this policy.

**Policy 8:** *Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

**Response:** The proposed Comprehensive Plan Amendment does not involve revisions to the Urban Growth Boundary. The proposed plan amendment is consistent with this policy.

**Policy 9:** *The appropriate directions for the expansion of urban growth areas are those which are unincorporated land with existing service infrastructure and lands adjacent to corporate limits.*

**Response:** The proposed Comprehensive Plan Amendment doesn't not involve an expansion of an Urban Growth Area boundary. The site is within the corporate limits of the City of Richland. The amendment is consistent with this policy.

**Policy 10:** *All policies within each jurisdiction's Comprehensive Plans shall be modified to be consistent with adopted Countywide Policies.*

**Response:** The proposed Comprehensive Plan Amendment would not require the amendment of any policies within the City of Richland Comprehensive Land Use Plan. The amendment is consistent with this policy.

**Policy 11:** *The County and Cities, along with public participation shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.*

**Response:** The proposed Comprehensive Plan Amendment is not anticipated to impact City planned public facilities.

**Policy 12:** *Support the existing solid waste program that promotes and maintains a high level of public health and safety, protects the natural and human environment of Benton County and encourages public involvement by securing representation of the public in the planning process*

**Response:** The proposed Comprehensive Plan Amendment would not impact the City's solid waste collection program or commitment to public health. The proposed Comprehensive Plan Amendment would not impact existing solid waste programs and is consistent with this policy.

**Policy 13:** *Encourage and expand coordination and communication among all jurisdictions and solid waste agencies/firms in Benton and Franklin Counties in order to develop consistent and cost-effective programs that avoid duplication of effort and gaps in programs activities.*

**Response:** The proposed Comprehensive Plan Amendment would not impact existing solid waste programs and is consistent with this policy.

**Policy 14:** *Maintain active County-City participation in the Regional Transportation Planning Organization in order to facilitate City, County and State coordination in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties.*

**Response:** The proposed Comprehensive Plan Amendment would not impact existing City, County or regional transportation plans. Rather, the proposal completely relies on the existing street network..

**Policy 15:** *The County and Cities within shall work together to proceed the housing for all economic segments of the population. All jurisdictions shall see to create the conditions necessary for the construction of affordable housing, as the appropriate densities within the cities and count. The following actions should be accomplished:*

- a. *Jointly quantify and project total countywide housing needs by income level and housing type (i.e. rental, ownership, senior, farm worker housing, group housing.)*
- b. *Establish a mechanism whereby the housing efforts/programs of each jurisdiction address the projected countywide need.*
- c. *Address the affordable housing needs of very low, low- and moderate-income households, and special needs individuals through the Comprehensive Housing Affordability Strategy (CHAS).*
- d. *Develop design standards for implementation within the Comprehensive Plan with special attention to be given to the residential needs of low to moderate income families.*

**Response:** The proposed plan amendment would not impact the City's Plans and Policies by still allowing affordable housing under the proposed map amendments.

**Policy 16:** *Urban growth areas may include territory located outside of a city if such territory may be characterized by urban growth or is adjacent to territory already characterized by urban growth. Within urban growth areas, only urban development may occur. (Note: the definition of “urban” included in the policy language has not been reprinted here.)*

**Response:** The proposed Comprehensive Plan Amendment is located within the incorporated City of Richland city limits the amendment is consistent with this policy.

**Policy 17:** *To encourage logical expansion of corporate boundaries into urban growth areas, and to enable the most cost-efficient expenditure of public funds for the provision of urban services into newly annexed areas. The County and each City shall jointly develop and implement development, land division and building standards, and coordinated permit procedures for the review and permitting of new subdivision within Urban Growth Areas.*

**Response:** The proposed Comprehensive Plan Amendment site is located within the City of Richland city limits. The amendment is consistent with this policy.

**Policy 18:** *Consistent with the protection of public Health, safety, welfare and the use of natural resources on a long-term sustainable basis, the ability of service capacity to accommodate demands, and the expressed desires of each community, Comprehensive Plans shall jointly and individually support the County and region’s economic prosperity in order to promote employment and economic opportunity for all citizens.*

**Response:** The proposed comprehensive plan amendment would still provide for additional housing within the City’s core area. The proposal would not result in the loss of natural resources. The proposed Plan Amendment is consistent with the intent of this policy.

**Policy 19:** *The County and Cities have historically partnered with each other as well as with other organizations to achieve economic development throughout the region. It is the intention of the County and Cities to continue to actively pursue mutually beneficial partnerships that promote growth in all sectors of business and industry, including but not limited to areas of agriculture, agri-business, industrial, commercial, public schools, recreation and tourism. Key strategies will include promoting family wage jobs, increasing business formation, expansion and retention and creating jobs and financial investment to improve the economics of our communities. Note: specific economic development policies a-g are note reprinted here .*

**Response:** The proposed Comprehensive Plan Amendment is intended to facilitate the City's planned expansion of commercial, businesses and associated job creation; support economic growth and development opportunities; and create of a variety of housing options. It is consistent with this policy.

**Policy 20:** *Capital Improvement Plans and Land Use Plans, shall conduct fiscal analyses which identify and refine the most cost-effective use of regional and local public services.*

Note: specific policies a-c to accomplish this goal have not been reprinted here.

**Response:** The proposed Comprehensive Plan Amendment is within the City limits. The existing City Management Plan(s) anticipate providing infrastructure and public services necessary to support future development within this area. It is consistent with this policy.

**Policy 21:** *Support the development of public schools in areas where utilities are present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety and the school locations are consistent with the analysis recommended by WAC 365-196-425(3)(b).*

**Response:** The proposed Comprehensive Plan Amendment property is in an area anticipated to accommodate future housing if the development market supports residential development of this property. The amendment is consistent with this policy.

**Policy 22:** *The Growth Management Act requires counties planning under the Act to adopt a countywide planning policy in cooperation with the cities located in the county. The countywide planning policy is to be a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this (GMA) chapter.*

*The purpose for the Benton County Wide Planning Policies is to meet the requirement of the Act. This document is a tool that will provide the necessary guidance to achieve consistency during the updating of comprehensive plans for the county and the cities.*

**Response:** The proposed Comprehensive Plan Amendment is consistent with the framework and cooperation between the County and City Comprehensive plans. The amendment is consistent with this policy.

## City View

### Comprehensive Plan Land Use Designation Map Amendment

#### Attachment C

Consistency with City of Richland Comprehensive Plan Policies

#### ECONOMIC DEVELOPMENT ELEMENT

**ED Goal 1:** *Build the diversity, resiliency, and equity of the City's economy to ensure opportunities for growth and shared prosperity.*

**Policy 1:** *Support the growth of a balanced mix of companies in the following sector: high technology, professional service, personal service. Retail trade. Agricultural processing, energy industries, manufacturing, and tourism.*

**Policy 2:** *Support expansion and improvement of business recruitment, retention and expansion programs to provide outreach and assistance to startup and existing businesses.*

**Policy 3:** *Encourage educational institutions and non-profits to train a skilled future workforce.*

**Policy 4:** *Recognize that infrastructure, including transportation and utility planning are vital to economic development and attracting businesses.*

**Response:** The amendment would provide and support development compatible with the City's growth projection in the area for retail development that would in turn support the residential uses in the surrounding area, encourage regional economic growth and provide and opportunity for a variety of new jobs. The proposed plan amendment is consistent with this economic development goal.

**ED Goal 5:** *Ensure that Richland's economic development goals are aligned with regional economic development and marketing efforts.*

**Policy 1:** *Coordinate with local, regional, and state economic development organizations in activities to attract new businesses and industries to the community.*

**Policy 2:** *Facilitate collaboration with Tri-City Development Council (TRIDEC) and the Tri-Cities Visitor and Convention Bureau to develop and implement seamless, collaborative, low-cost, and effective marketing efforts designed to recruit new businesses, expand existing businesses, and build a positive national image.*

***Policy 3:*** Accommodate the continued use of the Port of Benton barging facilities in north Richland, consistent with the City's Shoreline Master Program (SMP).

***Policy 4:*** Market the newly transferred 1,341 acre land from DOE to the City, the Port of Benton, and Energy Northwest for large industrial developments.

**Response:** The proposed Comprehensive Plan Amendment occurs within the City limits in an area where existing streets and utilities serve the area. The proposed plan amendment is consistent with the intent of this policy.

**ED Goal 6:** Encourage vibrant mixed-use areas in Tri-Cities as destinations to live, work, and visit.

***Policy 1:*** Stimulate the development of quality retail and entertainment venues through incentives and infrastructure investments.

***Policy 2:*** Assist small business owners to enhance their skills and profit opportunities.

***Policy 3:*** Work with public and private groups to expand the range of tourist attractions within the city.

***Policy 4:*** Facilitate retail development and Business District, Uptown, and nearby commercial areas.

***Policy 5:*** Promote performing arts venue and activates through partnerships with regional economic development agencies.

***Policy 6:*** Expand the range of options for housing in areas planned for higher density development.

***Policy 7:*** Support development of higher density housing.

***Policy 8:*** Attract young professionals by promoting their preferred types of job, housing, and entertainment options.

**Response:** The proposed amendment would provide continuity of the commercial development of the City View area. The commercial development will also support the residential areas that is located within the surrounding area.



## **LAND USE ELEMENT**

**LU Goal 1:** *Plan for growth within the urban growth area and promotes compatible land use.*

**Policy 1:** *Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View Area.*

**Policy 2:** *Facilitate planned growth and infill developments within the City.*

**Response:** The proposed Comprehensive Plan Map Amendment consists of a land use designation and zoning map change on a site located within the City Limits providing flexibility to accommodate projected growth.

**LU Goal 2:** *Establish land uses that area sustainable and create a livable and vibrant community.*

**Policy 1:** *Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.*

**Policy 2:** *Ensure that adequate public services are provided in a reasonable time frame for new developments.*

**Policy 3:** *Ensure that the intent of the land use and districts are maintained.*

**Response:** The proposed Comprehensive Plan Amendment will result in additional flexibility to provide living and working environments for existing residential communities in the area. The proposed zoning will also support commercial and residential development in the area. The proposed amendment is consistent with this goal and policies.

**LU Goal 3:** *Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.*

**Policy 1:** *Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.*

**Policy 2:** *Encourage higher residential densities especially in and near the Central Business Center area.*

**Policy 3:** *Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.*

**Response:** The proposed comprehensive plan amendment would still provide for future development of high density residential. The proposed amendment is consistent with the land use goal.

**LU Goal 4:** *Promote commercial and industrial growth that supports the City's economic development goals.*

**Policy 1:** *Accommodate a variety of commercial land uses including retail and whole sale sales and services, and research and professional services.*

**Policy 2:** *Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities, and other types for high-tech uses.*

**Policy 3:** *Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.*

**Policy 4:** *Encourage the use of buffers or transition zones between non-compatible land uses.*

**Policy 5:** *In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standard should be used in industrial or commercial developments to mitigate the impacts on residential uses.*

**Policy 6:** *Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and Port of Benton.*

**Response:** The proposed Comprehensive Plan Amendment would provide for the commercial development of City View supporting the residential communities in the area. The proposed amendment is consistent with the intent of this land use goal.

**Policy 1:** *Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.*

**Policy 2:** *Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.*

**Response:** The proposed Comprehensive Plan Amendment site is in the City View commercial center. It is bounded by City View Drive and Duportail Street, and is adjacent to the Vintner Square commercial center anchored by Target, and is located in proximity to a number of residential communities in the area. The proposed Comprehensive Plan Amendment is consistent with this land use goal.

**LU Goal 6:** *Develop an attractive and vibrant Central Business District that displays the unique character of Richland.*

**Policy 1:** *Revitalize declining commercial areas by promoting clean, safe, and pedestrian-and bicycle-friendly environments.*

**Policy 2:** *Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.*

**Policy 3:** *Encourage infill development and redevelopment in the Central Business District. Public Facilities.*

**Response:** The site is not located near the Central Business District, so this goal would not directly apply to this proposal

**LU Goal 7:** *Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.*

**Policy 1:** *Locate municipal facilities within their services areas and ensure the grouping of facilities within neighborhoods, whenever feasible.*

**Policy 2:** *Ensure that the scale, and location of public facilities are compatible with or buffered from existing and planned surrounding areas.*

**Policy 3:** *Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.*

**Policy 4:** *Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.*

**Response:** Comprehensive Plan Amendment is not anticipated to impact the City's plan for public facilities as the proposed land designation would support the continued commercial development of the area.

**LU Goal 8:** *Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses without infringing on private property rights.*

**Policy 1:** *Ensure that land designated Urban Reserve remain in this holding category to serve future demand for land.*

**Policy 2:** *Apply the Agricultural designation in the Yakima River floodplain.*

**Policy 3:** *At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP.*

**Policy 4:** *Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

**Policy 5:** *Define and identify mineral resources lands located within its boundaries that are not already compromised by on-site, immediate, or adjacent urban growth and that have long-term significance for the extraction of minerals on a commercially-viable basis.*

**Policy 6:** *Property and/or mineral rights owners should work with the City and appropriate agencies for protection of these sites. Designate mineral resource lands located in the City of Richland that meet the Criteria for Classification of Mineral Resources (WAS 365-190-070).*

**Policy 7:** *Ensure that land uses surrounding the Richland Airport area compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Coordinate with the Port of Benton to restrict land uses in airport areas that would create conflict or negatively impact the safe and effective airport operations.*

**Response:** The unique circumstances addressed in these land use policies do not apply to this application, as the site is not used for agricultural production; is not within any shoreline; is without any known historical or archeological significance; is not a mineral resource area or in close proximity to the Richland Airport.

**LU Goal 9:** *Within Island View, that City will implement a Single-Family Overlay land use designation for clusters of property that are currently used as single-family residences which have high probability of being redeveloped with non-residential land uses.*

**Policy 1:** *The city will use the Single-Family Overlay concept only in those instances where the majority of property owners have expressed a preference for its use.*

**Policy 2:** *Areas designated as Single-Family Overlay will be zoned for single-family residential uses, as identified in the city's R-2 Medium Density Residential zoning district.*

**Policy 3:** *Areas designated as Single-Family Overlay will remain as such until property owner(s) bring forward a request to remove the overlay and change the zoning to the designation contained in the Island View Subarea Plan. In such cases, an amendment to the comprehensive plan is not necessary.*

**Policy 4:** *Applicants bringing forward a request to change the zoning of property designate Single Family Overlay should demonstrate that the land proposed for amendment is: a) large enough to support redevelopment for non-single-family residential land uses; and b) will have sufficient access to City streets and utility systems to support redevelopment.*

**Policy 5:** *Whenever properties designated with Single-Family Overlay are rezoned for non-single-family residential uses in accordance with Policy 4 above, the Single-Family Overlay designation should be removed from the subject property.*

**Response:** **The site is not located within the Island View area, so these land use policies do not apply.**

**LU Goal 10:** **Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.**

**Policy 1:** *Monitor evolving state and federal statutory amendments and judicial precedent so that timely amendments or changes can be made in the process of implementing the comprehensive plan policies and development regulations.*

**Policy 2:** *Process comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all due process rights.*

**Policy 3:** *Process timely, fair, and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.*

**Response:** **The application has been prepared and filed in compliance with City regulations that are in place to facilitate a fair and open hearing process and prove the public with adequate note. The proposed plan amendment is consistent with this Land Use goal.**

## **HOUSING ELEMENT**

**HE Goal 1: *Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.***

**Policy 1:** *Ensure that the comprehensive plan development regulations allow for a variety of housing types, sized, densities, and lot configurations such as small lot single family housing, multi-family housing, mixed use development, cluster development, live/work housing co-housing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, and planned unit developments.*

**Policy 2:** *Encourage mixed-use developments with apartments and condominiums above commercial uses in the City's urban core. Where redevelopment or infill opportunities arise, allow for increased housing density in residential-designate areas that immediately surround the CBD, while respecting the character and scale of the existing neighborhood.*

**Policy 3:** *Support the development of senior housing care/assisted living facilities in the City in close proximity to commercial uses and medical services and facilities.*

**Policy 4:** *Promote and prove incentives (such as zoning/rezoning, revised regulations, and provision of infrastructure) for infill development and redevelopment, while respecting the character and scale of the existing neighborhood.*

**Policy 5:** *Allow and regulate manufactured homes in the same way as site-built homes.*

**Policy 6:** *Plan for an adequate supply of land appropriate land designations and zoning categories to accommodate household growth, accommodating other commercial, industrial, and open space needs of the City.*

**Response:** **The proposed Comprehensive Plan Amendment would still allow for future development of high density residential uses. The proposed amendment is consistent with the land use goal.**

**HE Goal 2: *Improve affordable housing opportunities for lower-income individuals, households, and first-time homebuyers.***

**Policy 1:** *Expand the supply of affordable units by proposing owner-and renter-occupied housing throughout the City, consistent with Comprehensive Plan.*

**Policy 2:** *Promote the use of mixed-income, housing developments and mixed-use developments that provide both affordable housing and economic opportunities throughout the City consistent with the Comprehensive Plan.*

*Policy 3: Sustain or improve the quality of existing affordable housing stock by encouraging rehabilitation of housing units by current owners.*

**Response:** The amendment would not impact the City's goals and policies for the promotion of affordable housing.

## **TRANSPORTATION ELEMENT**

**TE Goal 1:** *Provide an efficient and multi-model transportation network including road, trail, rail, water, and air, to support the City's land use vision and existing needs.*

**Policy 1:** *Plan new street segments and consider modifying existing streets to provide comfortable and safe elements for bicyclists, pedestrians, and transit users in addition to vehicles.*

**Policy 2:** *Identify and secure the rights of way for new and/or expanded transportation corridors.*

**Policy 3:** *Support rail services for industries and commerce within the area.*

**Policy 4:** *Support regional planning efforts for roadway, rail, air, and non-motorized travel.*

**Policy 5:** *Plan and implement transportation system improvements that meet the needs of all areas and residents.*

**Policy 6:** *Plan transportation facilities that are compatible with adjacent land uses.*

**Policy 7:** *Plan and implement an appropriately classified and designed roadway system that provides for efficient movement of people and goods and the comfort and safety of residential neighborhoods.*

**Response:** The City of Richland City-wide Transportation Plan adopted in 2005 supports the City's vision and servicing planned growth within this area, including multimodal elements over the next 20 years.

**TE Goal 2:** *The City of Richland Citywide Transportation Plan adopted in 2005 supports the City's vision and planned growth and development of this area, including multimodal opportunities over the next 20 years.*

**Policy 1:** *Implement appropriate access control for arterial collectors and aerial streets.*

**Policy 2:** *Link local street networks through subdivisions to provide efficient local circulations, as appropriate, and provide additional collector arterial access for major residential areas.*

**Policy 3:** *Evaluate, Plan, and install traffic control device and intersection designs to improve travel safety and efficiency.*

**Response:** The City of Richland City wide Transportation Plan adopted in 2005 supports the City's vision and servicing planned growth within this area, including multimodal elements over the next 20 years. The proposed Comprehensive Plan Amendment is located in City View where existing transportation services exist. The proposed Plan amendment is consistent with this transportation goal.

**TE Goal 3:** *Encourage the use of transportation modes that promote energy conservation, circulation efficiency, and an active lifestyle.*

**Policy 1:** *Support increased use of transit, bicycling, and pedestrian travel.*

**Policy 2:** *Plan facilities for non-motorized travel across jurisdictional boundaries.*

**Policy 3:** *Require sidewalks, improved shoulders, appropriate signage, or off-street trails within new developments to accommodate internal bicycle and pedestrian circulation within and between neighborhoods.*

**Policy 4:** *Encourage new developments to be pedestrian-friendly and compatible with the public transportation system.*

**Policy 5:** *Design a circulation system to become a bicycle-friendly community with complete streets.*

**Response:** As noted in TE Goal 2 above, the City's City-wide Transportation Plan adopted in 2005 supports the City's vision and servicing planned growth within this area, including multimodal elements over the next 20 years. The proposed plan amendment is consistent with this transportation goal.

**TE Goals 4:** *Ensure that the road network is sensitive to the natural and built environment and offers a sense of community.*

**Policy 1:** *Use appropriate streetscape and gateway features along the major entryways into the City.*



**Policy 2:** *Implement landscaping and other types of buffers along major transportation corridors.*

**Policy 3:** *Construct street system improvements to reduce traffic congestion as a measure to improve quality.*

**Policy 4:** *Plan new streets and consider modifying existing streets to include storm water management best practices to reduce pollution from stormwater runoff.*

**Policy 5:** *Plan and implement new streets and consider modifying existing streets to improve access control to sensitive areas.*

**Response:** The amendment would not impact the City's goals and policies for road networks.

## **URBAN DESIGN ELEMENT**

**UD Goal 3:** Development through appropriate design, should protect natural features such as rivers, shorelines, ridgelines, steep slopes, and archaeological and historical resources.

**Policy 1:** *Development should be sensitive to existing topography and landscape, and should minimize environmental impacts.*

**Policy 2:** *Hillside development should, as much as practical, blend with the natural shape and texture of the land.*

**Policy 3:** *Lighting should be designed so as to promote "Dark Sky" principals.*

**Response:** The site of the proposed plan amendment is located adjacent to property that is along shoreline areas, steep slopes, ridgelines to the north of the property. There are no known archeological or historical resources on site. Any development would be setback from these resources, and the future sale of this property would not include any of these resources for private ownership.

## **UTILITIES ELEMENT**

**UE Goal 2:** *Maintain existing service levels to current customers and ensure that public facilities and services necessary to support development are planned, sized, and constructed to service new development.*

**Policy 3:** *Promote the efficient use of land and minimize environmental disturbance by requiring that the facilities of various utilities be located together in the City right of way wherever possible.*

**Response: The proposed Comprehensive Plan Amendment occurs within the City limits where existing utilities serve the property and surrounding area.**

**Horn Rapids Future Fire Station**  
**Comprehensive Plan Map Amendment**

**LIST OF EXHIBITS**

Map 1	Site Map
Map 2	Legal Descrsiption of Property
Map 3	Existing Comprehensive Land Use Designation
Map 4	Proposed Comprehensive Land Use Designation Map
Map 5	Topographical Map
Map 6	City Utilities Map
Map 7	Street Functional Classification Map
Map 8	Local Vicinity Map
Map 9	Topographic Map 1 1,000

# City of Richland

## COMPREHENSIVE PLAN AMENDMENT

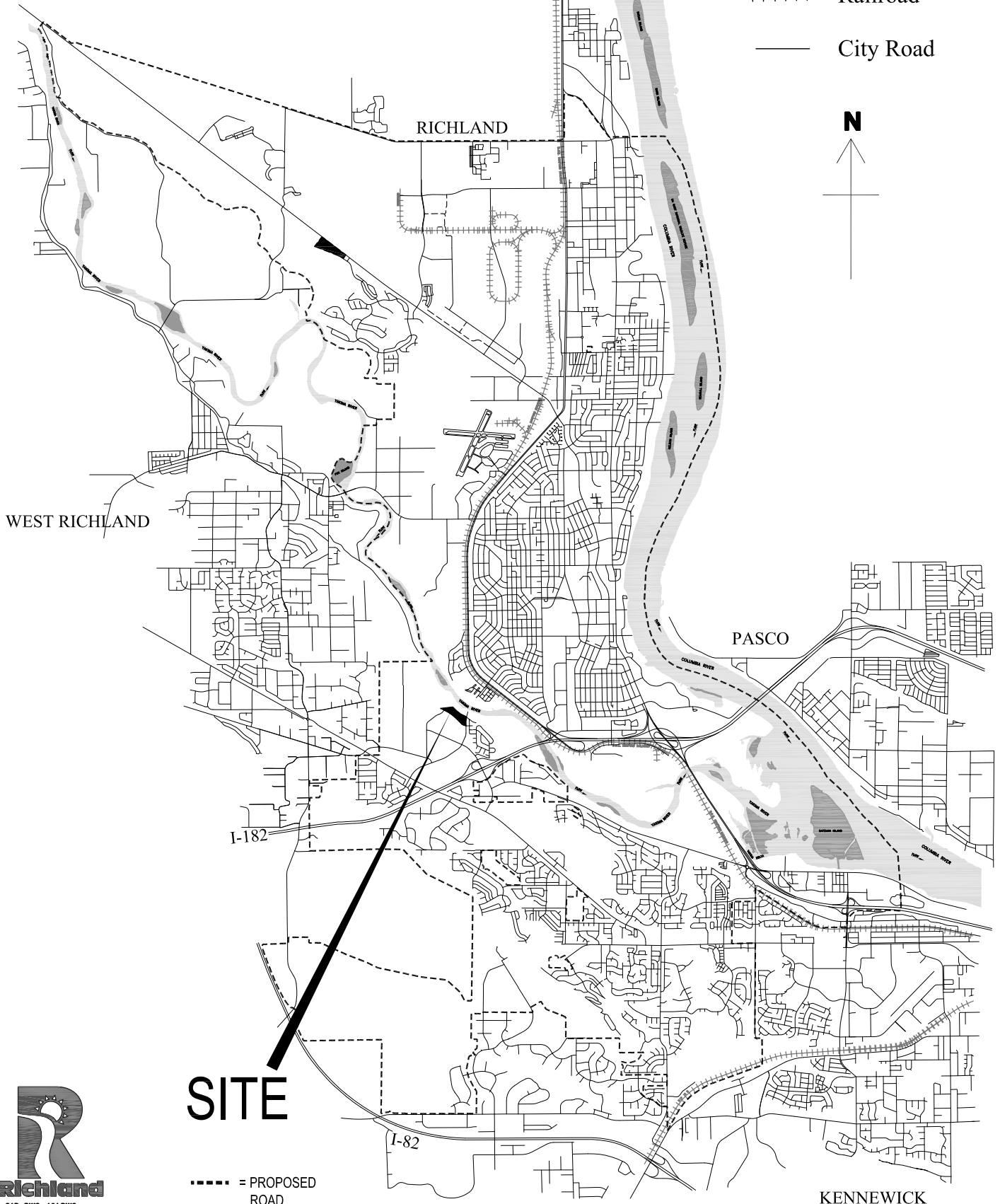
### Legend

----- City Limits

+++++ Railroad

—— City Road

N



CAD DWG: VALDWG  
DATE: 19.01.2021  
DRAWN BY: DMM  
SCALE: NTS

## DESCRIPTION of PROPERTY:

The land in the County of Benton, State of Washington, described as follows:

THOSE PORTIONS OF GOVERNMENT LOTS 3, 4, 6, & 7 LYING SOUTHWESTERLY OF CANAL RIGHT OF WAY LYING WITHIN THE FOLLOWING DESCRIBED PARCEL;

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER LYING NORTHERLY OF THE NORTHERLY MARGIN OF S.R. 1214, AND GOVERNMENT LOT 7, ALL IN SECTION 16, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., EAST, BENTON COUNTY, WASHINGTON, EXCEPT THOSE LANDS DESCRIBED IN ORDER DATED MARCH 17, 1955 IN CASE NO. 683 AND IN ORDER DATED FEBRUARY 25, 1954, IN CASE NO. 722 IN THE DISTRICT COURT OF THE UNITED STATES FOR THE EASTERN DISTRICT OF WASHINGTON, SOUTHERN DIVISION, ACCORDING TO THAT WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES SURVEY DATED OCTOBER 12, 1984, REVISED DECEMBER 12, 1989, RECORDED IN BOOK 1 OF SURVEYS AT PAGE 1318 UNDER AUDITOR'S FILE NO. 90-10415, BENTON COUNTY RECORDS, AND EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 28 EAST., W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 16 BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°57'01" WEST ALONG THE SOUTH LINE OF SAID SECTION 16 A DISTANCE OF 0.80 FEET TO A POINT OF CURVE; THENCE ALONG A NON-RADIAL CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 81°14'11", A RADIUS OF 525.00 FEET, A CHORD BEARING OF NORTH 89°12'59" WEST, AN ARC DISTANCE OF 744.37 FEET; THENCE SOUTH 50°09'54" WEST A DISTANCE OF 15.53 FEET TO THE SOUTH LINE OF SAID SECTION 16; THENCE SOUTH 89°57'01" WEST ALONG SAID SOUTH LINE A DISTANCE OF 215.22 FEET TO A POINT OF CURVE; THENCE ALONG A NON-RADIAL CURVE TO THE LEFT SAID CURVE HAVE A CENTRAL ANGLE OF 22°19'40", A RADIUS OF 1140.00 FEET, A CHORD BEARING OF NORTH 35°00'34" EAST, AN ARC DISTANCE OF 444.25 FEET; THENCE NORTH 23°50'44" EAST A DISTANCE OF 105.77 FEET TO A POINT ON CURVE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.54 FEET; THENCE NORTH 66°09'16" WEST A DISTANCE OF 160.00 FEET; THENCE NORTH 23°50'44" EAST A DISTANCE OF 53.50 FEET; THENCE NORTH 66°09'16" WEST A DISTANCE OF 1747.04 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 24°05'28", A RADIUS OF 600.75 FEET, AN ARC DISTANCE OF 252.60 FEET; THENCE SOUTH 89°45'16" WEST A DISTANCE OF 30.00 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°14'44" WEST ALONG SAID WEST LINE A DISTANCE OF 905.81 FEET; THENCE NORTH 89°27'39" EAST A DISTANCE OF 398.89 FEET; THENCE SOUTH 37°45'41" EAST A DISTANCE OF 149.55 FEET; THENCE NORTH 52°45'23" EAST A DISTANCE OF 39.92 FEET; THENCE SOUTH 37°14'37" EAST A DISTANCE OF 60.00 FEET TO A POINT OF CURVE; THENCE ALONG A NON-RADIAL CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 20°53'09", A RADIUS OF 515.00 FEET, A CHORD BEARING OF NORTH 63°11'58" EAST, AN ARC DISTANCE OF 187.73 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 04°03'37", A RADIUS 510.00 FEET, A CHORD BEARING OF NORTH 71°36'43" EAST, AN ARC DISTANCE OF 36.14 FEET; THENCE SOUTH 18°35'52" EAST A DISTANCE OF 266.44 FEET; THENCE NORTH 72°54'08" EAST A DISTANCE OF 656.89 FEET, TO A POINT OF CURVE THENCE ALONG A NON-RADIAL CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 05°51'37", A RADIUS OF 1450.00 FEET, A CHORD BEARING OF SOUTH 48°24'41" EAST, AN ARC DISTANCE OF 148.31 FEET; THENCE SOUTH 45°28'52" EAST A DISTANCE OF 550.31 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 31°42'43", A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 210.32 FEET, TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 76°35'15", A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 40.10 FEET; THENCE NORTH 00°36'19" WEST A DISTANCE OF 180.55 FEET; THENCE NORTH 89°23'41" EAST A DISTANCE OF 120.00 FEET TO A POINT OF CURVE; THENCE ALONG A NON-RADIAL CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 16°20'47", A RADIUS OF 1819.24 FEET, A CHORD BEARING OF NORTH 07°34'05" EAST, AN ARC DISTANCE OF 519.02 FEET; THENCE SOUTH 69°29'41" EAST A DISTANCE OF 24.84 FEET; THENCE SOUTH 35°44'11" EAST A DISTANCE OF 396.71 FEET TO THE EAST LINE OF SAID SECTION 16; THENCE SOUTH 00°36'19" EAST ALONG SAID EAST LINE A DISTANCE OF 1949.59 FEET TO THE SOUTH EAST CORNER OF SAID SECTION 16 AND THE TRUE POINT OF BEGINNING;

EX-2A

EXCEPT ANY PORTION LYING WITHIN CITY VIEW DRIVE AND TRUMAN AVENUE AS DEDICATED BY CITY OF RICHLAND

OF 99.43 FEET, WITH A DELTA ANGLE OF  $10^{\circ}08'11''$ , A CHORD BEARING OF SOUTH  $69^{\circ}25'25''$  EAST, AND A CHORD LENGTH OF 99.30 FEET;

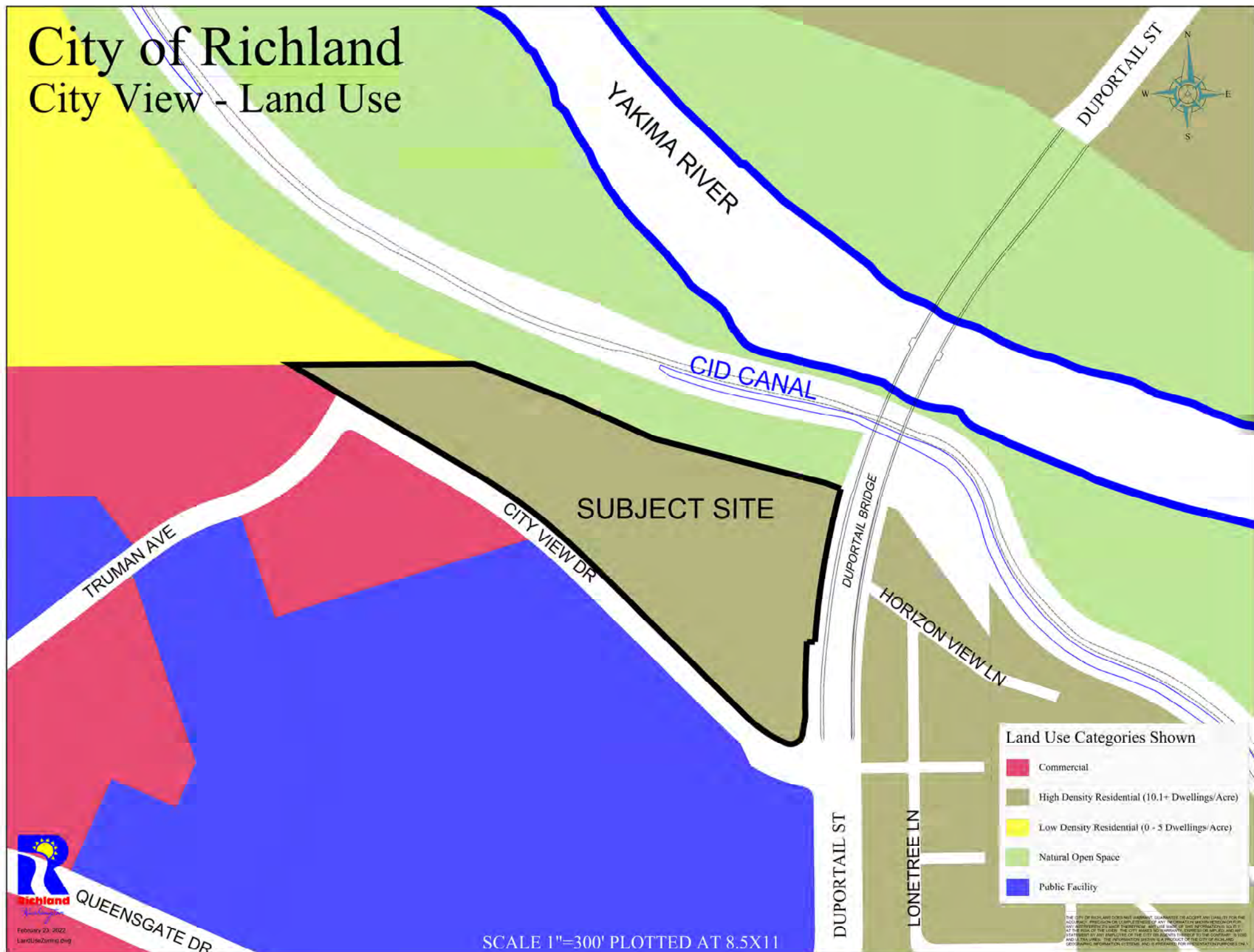
THENCE SOUTH  $64^{\circ}21'20''$  EAST A DISTANCE OF 378.80 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 458.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 80.39 FEET, WITH A DELTA ANGLE OF  $10^{\circ}03'26''$ , A CHORD BEARING OF SOUTH  $69^{\circ}23'02''$  EAST, AND A CHORD LENGTH OF 80.29 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF SAID TRACT D OF THE PLAT OF QUAIL RIDGE PHASE 1 & 2;

THENCE NORTH  $37^{\circ}24'49''$  EAST ALONG SAID NORTHWESTERLY BOUNDARY A DISTANCE OF 262.27 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

# City of Richland

## City View - Land Use



### Land Use Categories Shown

- Commercial
- High Density Residential (10.1+ Dwellings/Acre)
- Low Density Residential (0 - 5 Dwellings/Acre)
- Natural Open Space
- Public Facility

SCALE 1"=300' PLOTTED AT 8.5X11



February 23, 2022  
LandUseZoning.dwg

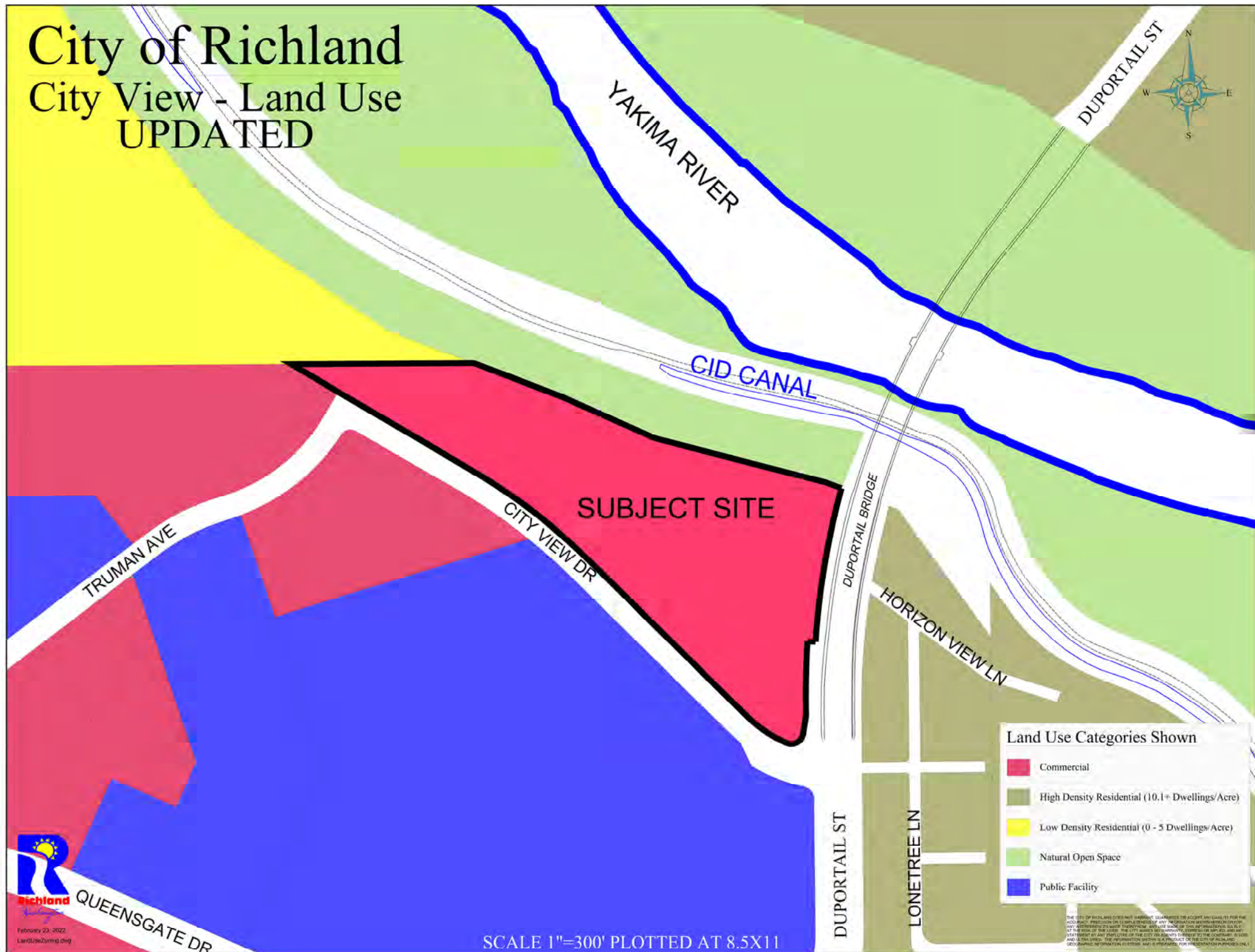
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# City of Richland

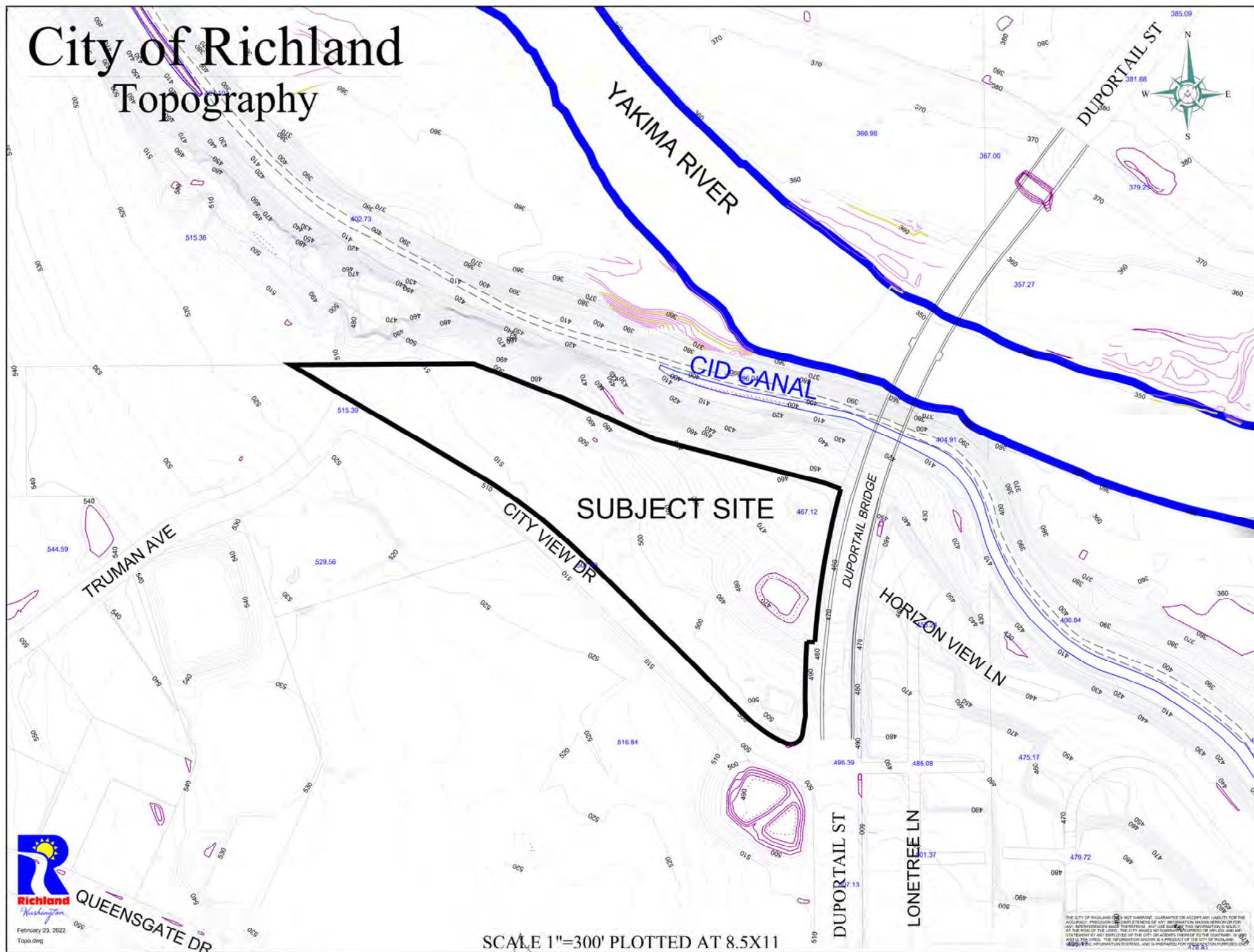
## City View - Land Use

### UPDATED





# City of Richland Topography



SCALE 1"=300' PLOTTED AT 8.5X11

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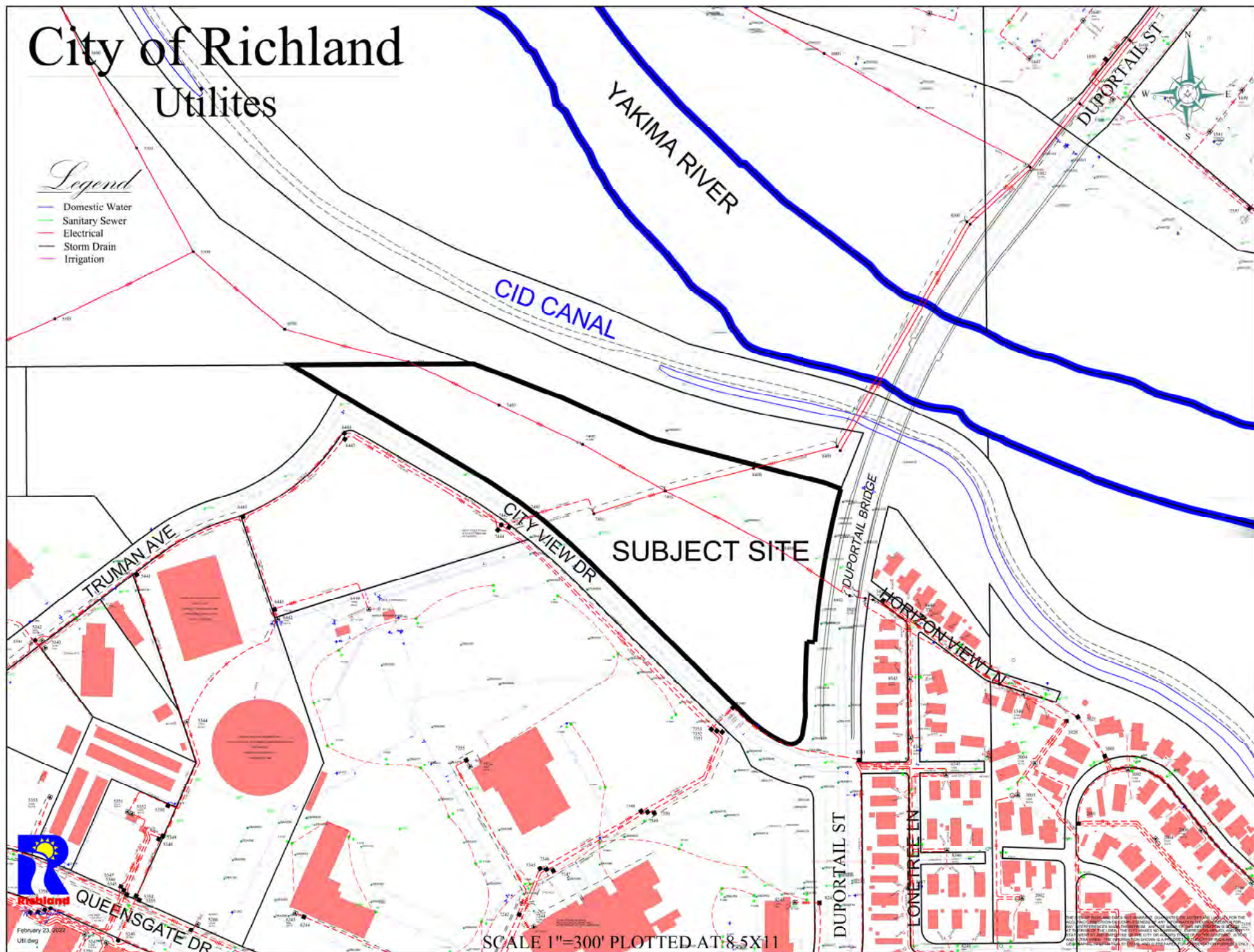


# City of Richland

## Utilites

### Legend

- Domestic Water
- Sanitary Sewer
- Electrical
- Storm Drain
- Irrigation



SCALE 1"=300' PLOTTED AT 8.5X11

# City of Richland

## Street Functional Classification



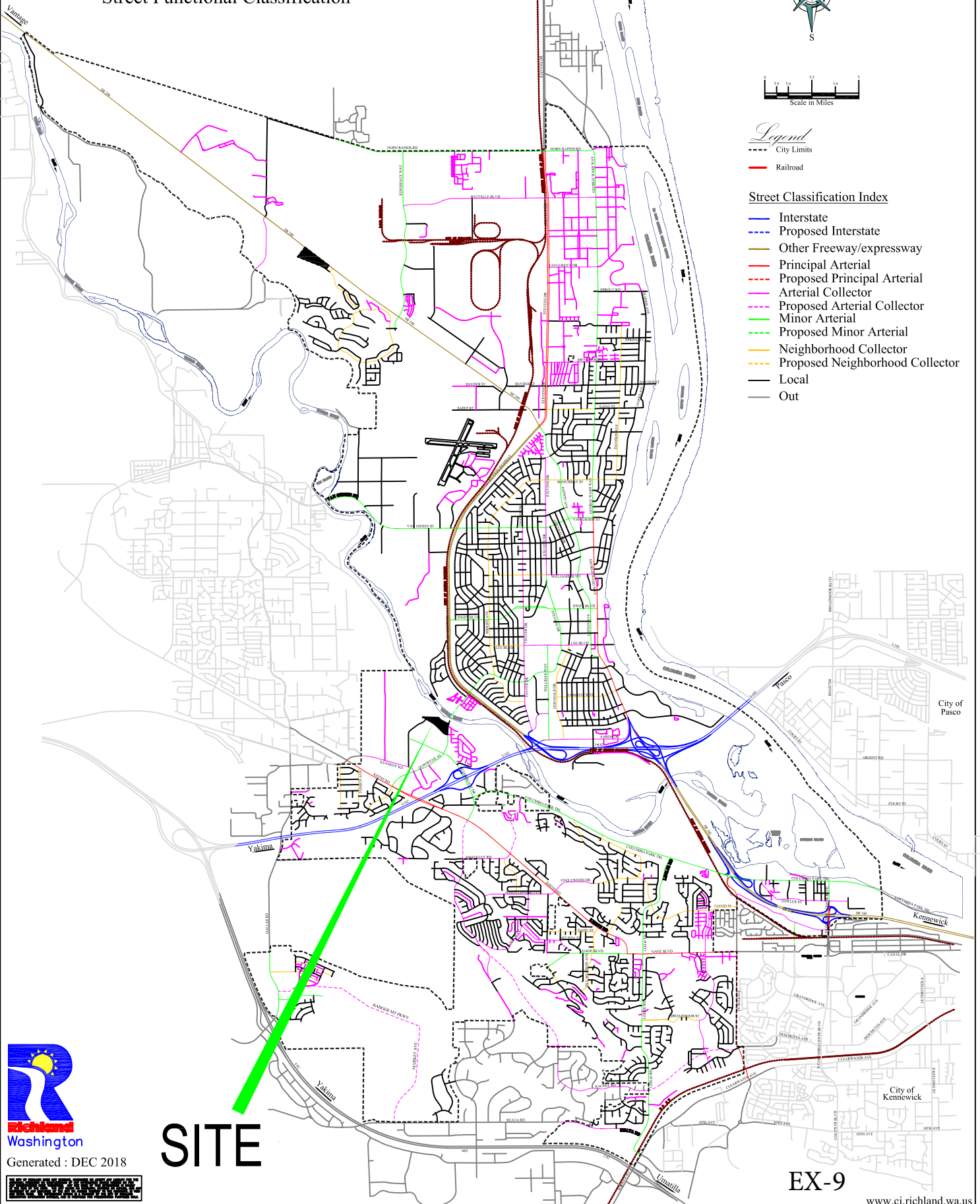
### Legend

--- City Limits

— Railroad

### Street Classification Index

- Interstate
- - - Proposed Interstate
- Other Freeway/expressway
- Principal Arterial
- - - Proposed Principal Arterial
- Arterial Collector
- - - Proposed Arterial Collector
- Minor Arterial
- - - Proposed Minor Arterial
- Neighborhood Collector
- - - Proposed Neighborhood Collector
- Local
- Out



Generated : DEC 2018



**SITE**

**EX-9**

[www.ci.richland.wa.us](http://www.ci.richland.wa.us)





## Comprehensive Plan Amendment Application

### SUPPLEMENT

APPLICATION REQUIREMENTS — Submit as required or attach written statements explaining the following:

**1. Completed application and filing fee;**

Planning Dept. will IDB Office of Economic Development after the application has been processed.

**2. The purpose of the proposed amendment;**

The Office of Economic Development is proposing an an amendment to the Comprehensive Land Use Map and a concurrent amendment to the Zoning Map on approximately 10 acres in City View. The property is currently owned by the City of Richland. The current land use designation is High Density Residential, and the current zoning is Commercial C-LB.

**3. Describe how the amendment is consistent with Washington State Growth Management Act—RCW 36.70A (the goals of the Act are listed in 36.70A.020);**

The following is a list of the GMA topics and the applicability of each to the proposed map change.

(1) **Urban growth.** The requested change will accommodate development in an urban growth area (and within city limits as of an annexation in 1956) where adequate public facilities and services exist or can be provided in an efficient manner.

(2) **Reduce sprawl.** The proposal will not induce sprawl but instead will to create an opportunity for infill development and the option to introduce a higher and better use in an area with existing infrastructure, and within valuable proximity to existing housing and commercial uses.

(3) **Transportation.** The subject parcel has direct access to City View Drive/Duportail Street and is proximate to:

- Automobile and truck routes on SR 240 and I-182;
- Existing Ben Franklin Transit stops along Duportail Street in the adjacent Vintner Square commercial center;
- The Richland Airport (approximately two miles north);
- Rail services (to the northeast, although only used for freight);
- Paved bike and pedestrian paths along Duportail Street; and
- Signalized intersection at Duportail Street and Queensgate (performing at an acceptable Level of Service), with pedestrian crosswalks connecting all four corners.

(4) Housing. N/A

(5) Economic development. The requested change will foster economic development consistent with Richland's adopted Comprehensive Plan.

(6) Property rights. We are exercising our rights as property owners in seeking this map change.

(7) Permits. N/A

(8) Natural resource industries. N/A

(9) Open space and recreation. The proposal to change the land use map and to rezone would result in an opportunity for additional commercial uses to exist in a currently developed area. The proposal would potentially development on a property that has otherwise remained unbuilt since City View commercial center was first marketed in the early 2000s.

(10) Environment. The infill development where existing infrastructure is already in place increases the efficiency of the infrastructure and protects the environment by avoiding sprawling development in greenfield sites.

(11) Citizen participation and coordination. The proposal will be considered during a public hearing.

(12) Public facilities and services. We have included with this application a traffic analysis to ensure that those public facilities and services necessary to support development will be adequate to serve the development at the time the development is available for occupancy, and use without decreasing current service levels below locally established standards.

(13) Historic preservation. Future development will adhere to applicable guidelines established by the City and/or the Washington Department of Archeology and Historic Preservation.

(14) Shoreline Management. N/A

#### **4. How the amendment is consistent with the adopted countywide planning policies;**

First, the Vision for Richland, as listed in the Community Vision chapter of the Plan states that the "dynamic city....actively supports opportunities for economic development..." In that same section, the importance of creating and sustaining jobs while growing small and large vibrant businesses is emphasized. Community Goal # 10 calls on the community to "achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy."

The proposed amendment will align with the City's desire to foster commercial land uses in the City View area.

In summary, amending the commercial land use designation for this parcel will further economic development (expansion of the tax base, job creation, availability of consumer services) by raising the enterprise opportunities of this under-utilized property positioned within a developed area, consistent with the city's Comprehensive Plan.

#### **5. How the amendment furthers the purpose of the City's comprehensive plan;**

First, the Vision for Richland, as listed in the Community Vision chapter of the Plan states that the "dynamic city....actively supports opportunities for economic development..." In that same section, the importance of creating and sustaining jobs while growing small and large vibrant businesses is

emphasized. Community Goal # 10 calls on the community to “achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy.”

The proposed amendment will align with the City’s desire to foster commercial land uses in the City View area where feasible.

In addition, the amendment will resolve an undesirable situation where the Comprehensive Land Use Map features two different designations on the same parcel (which is less than seven acres).

In summary, expanding the commercial land use designation to the entire parcel will further economic development (expansion of the tax base, job creation, availability of consumer services) by raising the enterprise opportunities of this under-utilized property positioned within a developed area, consistent with the city’s Comprehensive Plan.

**6. How the amendment is internally consistent with the City’s comprehensive plan, as well as other adopted City plans and codes;**

The proposed Land Use map change - and subsequent re-zone to commercial - will encourage economic development that is consistent with Richland’s adopted comprehensive plan. Moreover, the proposal supports many of City’s goals, policies or objectives as expressed in the Plan, and does not come into conflict with them.

Under Economic Development (ED) Goal 1: “Build the diversity , resiliency, and equity of the City’s economy to ensure opportunities for growth and shared prosperity” and ED Goal 3: “Support businesses of all sizes” support this request.

On Page 16 the Plan highlights that planning for urban infill development is a key opportunity for the city, and the Plan details that “to ensure zoning is responsive to market conditions, it should be monitored periodically to evaluate potential hindrances. Working to concentrate development in areas with existing infrastructure and near job centers will be instrumental to optimize the City’s funding.” This request aligns with that concept.

**7. If applicable, how the project will meet concurrency requirements for transportation;**

We have included with this application a Technical Memorandum by J-U-B Engineers "City View Comprehensive Plan Amendment Traffic Study, dated XXXXXXXX, 2022, addressing potential traffic impacts and mitigation that could be triggered at various development levels, based on different types of development.

**8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;**

SEPA checklist - *enclosed*

**9. Comprehensive Plan TEXT AMENDMENT applications must also include:**

- a. The proposed element, chapter, section and page number of the comp. plan to be amended;**
- b. The proposed text change, with new text underlined and deleted text crossed out;**

Not applicable.

**10. Comprehensive Plan MAP AMENDMENT applications must also include:**

- a. The current land use map designation for the subject parcel(s);**

HDR - High Density Residential

- b. The land use map designation requested;**

COM-Commercial

- c. A complete legal description describing the combined area of the subject parcel(s);**

PORTION OF NE 1/4 OF SE 1/4 OF SECTION 4 TOWNSHIP 9 N RANGE 28 E, W.M.

- d. A vicinity map showing:**

- i. All land use designations within 300 feet of the subject parcel(s);**
- ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;**
- iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;**
- iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;**
- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;**
- vi. The location and uses of existing structures located on the subject parcel(s);**

A vicinity map is enclosed.

**e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);**

A topographical map is enclosed.

**f. The current official zoning map designation for the subject parcel(s);**

Commercial C-LB

**g. A detailed plan which indicates any proposed improvements to:**

- i. Paved streets;**
- ii. Storm drainage control and detention facilities;**
- iii. Public water supply;**
- iv. Public sanitary sewers;**
- v. Circulation and traffic patterns for the development and the surrounding neighborhoods;**

Not applicable at this time.

**h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;**

The application is submitted.

**i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.**

No Development is proposed for the property at this time.





## Comprehensive Plan Amendment Application

### SUPPLEMENT

APPLICATION REQUIREMENTS — Submit as required or attach written statements explaining the following:

**1. Completed application and filing fee;**

Planning Dept. will IDB Office of Economic Development after the application has been processed.

**2. The purpose of the proposed amendment;**

The Office of Economic Development is proposing an an amendment to the Comprehensive Land Use Map and a concurrent amendment to the Zoning Map on approximately 10 acres in City View. The property is currently owned by the City of Richland. The current land use designation is High Density Residential, and the current zoning is Commercial C-LB.

**3. Describe how the amendment is consistent with Washington State Growth Management Act—RCW 36.70A (the goals of the Act are listed in 36.70A.020);**

The following is a list of the GMA topics and the applicability of each to the proposed map change.

(1) **Urban growth.** The requested change will accommodate development in an urban growth area (and within city limits as of an annexation in 1956) where adequate public facilities and services exist or can be provided in an efficient manner.

(2) **Reduce sprawl.** The proposal will not induce sprawl but instead will to create an opportunity for infill development and the option to introduce a higher and better use in an area with existing infrastructure, and within valuable proximity to existing housing and commercial uses.

(3) **Transportation.** The subject parcel has direct access to City View Drive/Duportail Street and is proximate to:

- Automobile and truck routes on SR 240 and I-182;
- Existing Ben Franklin Transit stops along Duportail Street in the adjacent Vintner Square commercial center;
- The Richland Airport (approximately two miles north);
- Rail services (to the northeast, although only used for freight);
- Paved bike and pedestrian paths along Duportail Street; and
- Signalized intersection at Duportail Street and Queensgate (performing at an acceptable Level of Service), with pedestrian crosswalks connecting all four corners.

(4) Housing. N/A

(5) Economic development. The requested change will foster economic development consistent with Richland's adopted Comprehensive Plan.

(6) Property rights. We are exercising our rights as property owners in seeking this map change.

(7) Permits. N/A

(8) Natural resource industries. N/A

(9) Open space and recreation. The proposal to change the land use map and to rezone would result in an opportunity for additional commercial uses to exist in a currently developed area. The proposal would potentially development on a property that has otherwise remained unbuilt since City View commercial center was first marketed in the early 2000s.

(10) Environment. The infill development where existing infrastructure is already in place increases the efficiency of the infrastructure and protects the environment by avoiding sprawling development in greenfield sites.

(11) Citizen participation and coordination. The proposal will be considered during a public hearing.

(12) Public facilities and services. We have included with this application a traffic analysis to ensure that those public facilities and services necessary to support development will be adequate to serve the development at the time the development is available for occupancy, and use without decreasing current service levels below locally established standards.

(13) Historic preservation. Future development will adhere to applicable guidelines established by the City and/or the Washington Department of Archeology and Historic Preservation.

(14) Shoreline Management. N/A

#### **4. How the amendment is consistent with the adopted countywide planning policies;**

First, the Vision for Richland, as listed in the Community Vision chapter of the Plan states that the "dynamic city....actively supports opportunities for economic development..." In that same section, the importance of creating and sustaining jobs while growing small and large vibrant businesses is emphasized. Community Goal # 10 calls on the community to "achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy."

The proposed amendment will align with the City's desire to foster commercial land uses in the City View area.

In summary, amending the commercial land use designation for this parcel will further economic development (expansion of the tax base, job creation, availability of consumer services) by raising the enterprise opportunities of this under-utilized property positioned within a developed area, consistent with the city's Comprehensive Plan.

#### **5. How the amendment furthers the purpose of the City's comprehensive plan;**

First, the Vision for Richland, as listed in the Community Vision chapter of the Plan states that the "dynamic city....actively supports opportunities for economic development..." In that same section, the importance of creating and sustaining jobs while growing small and large vibrant businesses is

emphasized. Community Goal # 10 calls on the community to “achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy.”

The proposed amendment will align with the City’s desire to foster commercial land uses in the City View area where feasible.

In addition, the amendment will resolve an undesirable situation where the Comprehensive Land Use Map features two different designations on the same parcel (which is less than seven acres).

In summary, expanding the commercial land use designation to the entire parcel will further economic development (expansion of the tax base, job creation, availability of consumer services) by raising the enterprise opportunities of this under-utilized property positioned within a developed area, consistent with the city’s Comprehensive Plan.

**6. How the amendment is internally consistent with the City’s comprehensive plan, as well as other adopted City plans and codes;**

The proposed Land Use map change - and subsequent re-zone to commercial - will encourage economic development that is consistent with Richland’s adopted comprehensive plan. Moreover, the proposal supports many of City’s goals, policies or objectives as expressed in the Plan, and does not come into conflict with them.

Under Economic Development (ED) Goal 1: “Build the diversity , resiliency, and equity of the City’s economy to ensure opportunities for growth and shared prosperity” and ED Goal 3: “Support businesses of all sizes” support this request.

On Page 16 the Plan highlights that planning for urban infill development is a key opportunity for the city, and the Plan details that “to ensure zoning is responsive to market conditions, it should be monitored periodically to evaluate potential hindrances. Working to concentrate development in areas with existing infrastructure and near job centers will be instrumental to optimize the City’s funding.” This request aligns with that concept.

**7. If applicable, how the project will meet concurrency requirements for transportation;**

We have included with this application a Technical Memorandum by J-U-B Engineers "City View Comprehensive Plan Amendment Traffic Study, dated XXXXXXXX, 2022, addressing potential traffic impacts and mitigation that could be triggered at various development levels, based on different types of development.

**8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;**

SEPA checklist - *enclosed*

**9. Comprehensive Plan TEXT AMENDMENT applications must also include:**

- a. The proposed element, chapter, section and page number of the comp. plan to be amended;
- b. The proposed text change, with new text underlined and deleted text crossed out;

Not applicable.

**10. Comprehensive Plan MAP AMENDMENT applications must also include:**

- a. The current land use map designation for the subject parcel(s);

HDR - High Density Residential

- b. The land use map designation requested;

COM-Commercial

- c. A complete legal description describing the combined area of the subject parcel(s);

PORTION OF NE 1/4 OF SE 1/4 OF SECTION 4 TOWNSHIP 9 N RANGE 28 E, W.M.

- d. A vicinity map showing:

- i. All land use designations within 300 feet of the subject parcel(s);
- ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
- iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
- iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;
- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
- vi. The location and uses of existing structures located on the subject parcel(s);

A vicinity map is enclosed.

**e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);**

A topographical map is enclosed.

**f. The current official zoning map designation for the subject parcel(s);**

Commercial C-LB

**g. A detailed plan which indicates any proposed improvements to:**

- i. Paved streets;**
- ii. Storm drainage control and detention facilities;**
- iii. Public water supply;**
- iv. Public sanitary sewers;**
- v. Circulation and traffic patterns for the development and the surrounding neighborhoods;**

Not applicable at this time.

**h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;**

The application is submitted.

**i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.**

No Development is proposed for the property at this time.

## Stevens, Mike

---

**From:** Spencer Montgomery <smontgomery@JUB.com>  
**Sent:** Friday, April 29, 2022 9:25 AM  
**To:** Arrasmith, Darin  
**Cc:** Follett, Lynne; Stevens, Mike; Wallner, Amanda  
**Subject:** RE: City View Comp Plan Traffic Study  
**Attachments:** GraphicofDevelopableAcres.pdf; TripGenerationComparisonForCityViewParcel.pdf; HighwayCapacityTrafficControlExhibit.pdf

Darrin and Mike,

We have completed an analysis of the City View parcel Comprehensive Plan traffic analysis. Attached is a graphic determining the developable acreage as well as a sheet with comparative trip generation scenarios for the existing zoning and the proposed zoning along with some stand alone-single use trip generation scenarios for comparative purposes. A third attachment shows the potential traffic control needed at the intersection of City View Drive/Duportail Street.

A little discussion on our approach to coming up with the assumptions included in the tables may help in your decision making process.

### Background

- An existing 16.43 acre parcel west of Duportail Street is split by City View Drive. The portion north of City View Drive is 12.52 acres. The northern most portion of the parcel is undevelopable due to steep slopes, leaving approximately 9.63 acres. These areas are shown in the attached graphic.
- The City desires to modify the zoning, and therefore the Comprehensive Plan to allow stand-alone restaurants which have been requested by potential developers..
- The current Comprehensive Plan land-use designation is High-Density Residential and zoning is C-LB, Commercial Limited Business.
- The proposed Comprehensive Plan land-use designation is Commercial and zoning as C-2.

### Allowed Land Uses

- Examination of the Richland Zoning Code section 23.22.030 section on commercial use districts to compare the uses allowed in both the C-LB and C-2 zones was performed. There are many uses that are allowed in both, such as a bank, convenience market, offices including medical/dental, hospital, hotels. Restaurants are allowed in the C-LB if they are an accessory use such as would occur with a hotel, but not as stand-alone function.
- Uses allowed in the C-2 that are not included in the C-LB include automotive repair, health/fitness center, restaurants such as fast food or sit-down, shopping center, food stores, movie theater and coffee/donut shop.
- Residential uses are also allowed. Municipal Code section 23.22.040 provides density and height limitation requirements.
  - In the C-LB zone one apartment is allowed for every 1,500 sq ft of a parcel, subject to a height limitation of 55 feet, amounting to 29 units.
  - The C-2 zone has no maximum density, but does have a height limitation of 80'. For the purposes of this evaluation it is assumed that with the additional height limitation that an additional 45% (80/55) of apartment units could be accommodated, reaching a total of 42 apartment units.
  - It must be understood that no effort has been expended to determine the financial feasibility of constructing the maximum number of apartments while still providing the required parking. It may be necessary to construct a parking garage in order to provide the required parking.

### Trip Generation

- A “worst case” scenario with respect to trip generation was requested. It became obvious that the highest trip generation land uses allowed would not be reasonable to assume. For example among the highest trip generation land use of those identified in the ITE 10<sup>th</sup> Edition of *Trip Generation Manual* is fast food restaurant, coffee/donut shop, or convenience market. Clearly it is not practical to assume that the full 9.63 acres could be developed with these uses or even a combination of them. Therefore two scenarios, one with the existing zoning and one for the proposed zoning were developed that seemed to provide a fair comparison as described below.
- Existing C-LB zoning:
  - It was assumed that two-thirds of the 9.63 acres would develop as apartments and one-third as commercial
  - Apartments at 29 units per acre. This would be similar to the Regency Park Development less than ½ mile to the southwest which has 196 units on 8 acres.
  - Commercial uses include a bank, medical-dental office, convenience store with fueling and a health/fitness club.
  - The trip generation for these uses is shown on the attached table and amounts to approximately 4,236 daily trips with 386 PM peak hour trips.
- Proposed C-2 Zoning:
  - It was assumed that one-third of the 9.63 acres would develop as apartments, one-third as commercial uses allowed under both the C-LB zone and C-2 zone identical to the list above, and one-third would develop as restaurants.
  - Apartments at 42 units per acre. This would essentially add floors up to the 80' height limitation.
  - Commercial uses include a bank, medical-dental office, convenience store with fueling and a health/fitness club.
  - It would also include fast food restaurants with a total of 7,500 sq ft and quality restaurants with a total of 7,500 sq ft (presumably four total restaurants). It may be important to note that there are over 20 restaurants in the City View area along Queensgate Drive and Duportail Street.
  - The trip generation for these uses is shown on the attached table and amounts to approximately 8,846 daily trips with 785 PM peak hour trips.
- A third table showing a comparison of land uses if the parcel were developed as a single use under residential in the current and proposed zoning, as well as other stand alone uses. Essentially a Supermarket commercial department store could be placed on the site, similar in size to the Target nearby, although the shape of the parcel would be a bit more challenging. Regardless of the feasibility, it would be allowed but the trip generation would not be significantly different than the uses currently allowed.

#### Traffic Implications

- The C-2 zone has the potential to generate potentially twice as many PM peak hour trips under the scenarios described above, up from 386 trips to 785 PM peak hour trips. Conceivably there could be some of these trips that might be reduced due to the proximity of the residential to the restaurants. Approximately half of these trips would be outbound trips which would be the likely cause for the need for traffic mitigation.
- Although this may sound like a significant number of trips, a valid question could be asked as to what the difference would be with respect to potential traffic mitigation.
- The Regional traffic model maintained by the Benton Franklin Council of Governments was reviewed as well as the Highway Capacity Manual. The regional model indicates that by year 2045 the traffic on City View Drive approaching Duportail Street is anticipated to be over 500 vehicles (land use assumptions were unavailable) while traffic volumes in both directions combined on Duportail Street are anticipated to be over 1,000 in each direction. An attached plot of volumes using a planning level assessment from the Highway Capacity Manual indicates that traffic signalization under the existing or proposed zoning is likely. The City has a Traffic Impact Fee (TIF) that includes this parcel and the TIF could be amended to include this mitigation for either the existing or proposed zoning.
- It would appear that the Comprehensive Plan and Zoning change amendment requests should not be significantly influenced by the traffic differences of the two zoning classifications. In other words, it does not seem reasonable to deny this request because of a significant difference in traffic impacts between the C-LB and

C-2 zones. There may be other things to consider, but the traffic mitigation is likely to be the same under either scenario.

I hope this analysis helps with the decision-making process of whether to approve the Comprehensive Plan and Zoning amendment requests.

If you have any additional questions please let me know.

Sincerely,

SPENCER MONTGOMERY

Transportation Planner/Project Manager

**J-U-B ENGINEERS, Inc.**

3611 South Zintel Way, Kennewick, WA 9933

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p 509 783-2144 c 509 378-2312



---

**From:** Arrasmith, Darin <darrasmith@CI.RICHLAND.WA.US>

**Sent:** Tuesday, April 19, 2022 10:03 AM

**To:** Spencer Montgomery <smontgomery@JUB.com>

**Cc:** Follett, Lynne <lfollett@CI.RICHLAND.WA.US>; Stevens, Mike <mstevens@CI.RICHLAND.WA.US>; Wallner, Amanda <awallner@CI.RICHLAND.WA.US>

**Subject:** [EXTERNAL] RE: City View Comp Plan Traffic Study

**External Email - This Message originated from outside J-U-B ENGINEERS, Inc.**

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Thanks Spencer,

Much appreciated. We just wanted to make sure we didn't need to consider an extension of the contract for this project. So all is good.

On behalf of Economic Development and the City, my condolences to you and your family on the passing of your mother. We wish you all the best.

Darin



**Darin K. Arrasmith**

Planner | Economic Development

625 Swift Blvd., MS-19 | Richland, WA 99352

(509) 942-7591

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**From:** Spencer Montgomery <[smontgomery@JUB.com](mailto:smontgomery@JUB.com)>

**Sent:** Tuesday, April 19, 2022 9:36 AM

**To:** Arrasmith, Darin <[darrasmith@CI.RICHLAND.WA.US](mailto:darrasmith@CI.RICHLAND.WA.US)>



**Cc:** Follett, Lynne <[lfollett@CI.RICHLAND.WA.US](mailto:lfollett@CI.RICHLAND.WA.US)>; Stevens, Mike <[mstevens@CI.RICHLAND.WA.US](mailto:mstevens@CI.RICHLAND.WA.US)>

**Subject:** RE: City View Comp Plan Traffic Study

Hi Darrin,

I'm working on the traffic study as we speak. I meant to e-mail you last week to give you an update. My mother passed away the day after we met and I've been playing catch-up since. I hope to finish up today or early tomorrow. Sorry for the delay.

SPENCER MONTGOMERY

Transportation Planner/Project Manager

**J-U-B ENGINEERS, Inc.**

3611 South Zintel Way, Kennewick, WA 9933

e [smontgomery@jub.com](mailto:smontgomery@jub.com) w [www.jub.com](http://www.jub.com)

p 509 783-2144 c 509 378-2312



---

**From:** Arrasmith, Darin <[darrasmith@CI.RICHLAND.WA.US](mailto:darrasmith@CI.RICHLAND.WA.US)>

**Sent:** Tuesday, April 19, 2022 9:21 AM

**To:** Spencer Montgomery <[smontgomery@JUB.com](mailto:smontgomery@JUB.com)>

**Cc:** Follett, Lynne <[lfollett@CI.RICHLAND.WA.US](mailto:lfollett@CI.RICHLAND.WA.US)>; Stevens, Mike <[mstevens@CI.RICHLAND.WA.US](mailto:mstevens@CI.RICHLAND.WA.US)>

**Subject:** [EXTERNAL] RE: City View Comp Plan Traffic Study

**External Email - This Message originated from outside J-U-B ENGINEERS, Inc.**

Hello Spencer,

Can you please give me an update on the status of the traffic study.

Thanks,

Darin



**Darin K. Arrasmith**

Planner | Economic Development

625 Swift Blvd., MS-19 | Richland, WA 99352

(509) 942-7591

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---

**From:** Spencer Montgomery <[smontgomery@JUB.com](mailto:smontgomery@JUB.com)>

**Sent:** Tuesday, March 15, 2022 2:00 PM

**To:** Arrasmith, Darin <[darrasmith@CI.RICHLAND.WA.US](mailto:darrasmith@CI.RICHLAND.WA.US)>; Stevens, Mike <[mstevens@CI.RICHLAND.WA.US](mailto:mstevens@CI.RICHLAND.WA.US)>

**Cc:** Follett, Lynne <[lfollett@CI.RICHLAND.WA.US](mailto:lfollett@CI.RICHLAND.WA.US)>

**Subject:** RE: City View Comp Plan Traffic Study

Hello, I didn't realize that I hadn't heard back from Mike on whether he was available for this kick-off meeting. Does 3:00 today work for you Mike? Hopefully you got the invite with a link to join a Teams meeting.

Thanks!

SPENCER MONTGOMERY

Transportation Planner/Project Manager

J-U-B ENGINEERS, Inc.

3611 South Zintel Way, Kennewick, WA 9933

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-----Original Appointment-----

**From:** Spencer Montgomery

**Sent:** Tuesday, March 8, 2022 5:01 PM

**To:** Spencer Montgomery; Arrasmith, Darin; Stevens, Mike

**Cc:** 'Follett, Lynne'

**Subject:** City View Comp Plan Traffic Study

**When:** Tuesday, March 15, 2022 3:00 PM-4:00 PM (UTC-08:00) Pacific Time (US & Canada).

**Where:** Microsoft Teams Meeting

Let's discuss the City View Comp Plan traffic study at 3:00 next Tuesday.

Mike, if that time doesn't work for you, let us know and we can switch this up. Darrin and I are also available on Thursday from 3 – 4 if that works for you.

Thanks,

SPENCER MONTGOMERY

Transportation Planner/Project Manager

J-U-B ENGINEERS, Inc.

3611 South Zintel Way, Kennewick, WA 9933

e [smontgomery@jub.com](mailto:smontgomery@jub.com) w [www.jub.com](http://www.jub.com)

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## Microsoft Teams meeting

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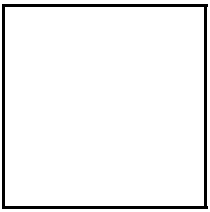
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Comparative Trip Generation Scenarios for the CityView Parcel (9.63 developable acres) northeast of City View Drive and Duportail Street

Scenario 1: Existing Zoning (CL-B)

Description	Land Use Codes	Units	Setting / Location	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips Based on Average Rate	Calculated PM Trips Based on Average Rate
Drive-in Bank	912	1,000 Sq. Ft. GFA	General Urban/Surburban	100.03	20.45	50%	50%	4	400	82
Medical-Dental Office Building	720	1,000 sq Ft. GFA	General Urban/Surburban	34.80	3.46	28%	72%	7	244	24
Health/Fitness Club	492	1,000 sq Ft. GFA	General Urban/Surburban	N/A	3.45	57%	43%	4	N/A	14
Multi Family Housing (Mid-Rise)	221	DU	General Urban/Surburban	5.44	0.44	61%	39%	186	1,012	82
Convenience Market with Gasoline Pumps	853	Vehicle Fueling Poitions	General Urban/Surburban	322.50	23.04	50%	50%	8	2,580	184
TOTAL TRIPS									4,236	386

- Assumptions:
- 2/3 develops as apartments, with 1 unit per 1,500 square feet
  - 1/3 develops as commercial with a bank, Health/Fitness Club, Medical/Dental Office and a Convenience Store, using roughly a 20% Floor Area Ratio

Scenario 2: Proposed Zoning (C-2))

Description	Land Use Codes	Units	Setting / Location	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips Based on Average Rate	Calculated PM Trips Based on Average Rate
Coffee/Donut Shop with Drive-Through Window	937	1,000 Sq. Ft. GFA	General Urban/Surburban	820.38	43.38	50%	50%	1.0	820	43
Fast-Food Restaurant with Drive-Through Window and N	935	1,000 Sq. Ft. GFA	General Urban/Surburban	459.20	42.65	51%	49%	7.5	3,444	320
Quality Restaurant	931	1,000 Sq. Ft. GFA	General Urban/Surburban	83.84	7.80	67%	33%	7.5	629	59
Drive-in Bank	912	1,000 Sq. Ft. GFA	General Urban/Surburban	100.03	20.45	50%	50%	4	400	82
Medical-Dental Office Building	720	1,000 sq Ft. GFA	General Urban/Surburban	34.80	3.46	28%	72%	7	244	24
Health/Fitness Club	492	1,000 sq Ft. GFA	General Urban/Surburban	N/A	3.45	57%	43%	4	N/A	14
Multi Family Housing (Mid-Rise)	221	DU	General Urban/Surburban	5.44	0.44	61%	39%	134	729	59
Convenience Market with Gasoline Pumps	853	Vehicle Fueling Poitions	General Urban/Surburban	322.50	23.04	50%	50%	8	2,580	184
TOTAL TRIPS									8,846	785

- Assumptions:
- 1/3 develops as apartments, with 1 unit per 1,500 square feet
  - 1/3 develops as commercial with a bank, Health/Fitness Club, Medical/Dental Office and a Convenience Store, using roughly a 20% Floor Area Ratio
  - 1/3 develops as restaruants, with 2 Fast Food and 2 Quality Restaurants and a coffee/donut shop

Other stand alone scenarios, single use, for comparison

Multi Family Housing (Mid-Rise) (1)	221	DU	General Urban/Surburban	5.44	0.44	61%	39%	279	1,518	123
Medical-Dental Office Building (2)	720	1,000 sq Ft. GFA	General Urban/Surburban	34.80	3.46	28%	72%	84	2,923	291
Multi Family Housing (Mid-Rise) (3)	221	DU	General Urban/Surburban	5.44	0.44	61%	39%	404	2,198	178
Shopping Center (4)	820	1,000 Sq. Ft. GFA	General Urban/Surburban	37.75	3.81	48%	52%	123	4,643	469
Movie Theater (5)	444	1,000 Sq. Ft. GFA	General Urban/Surburban	78.09	6.17	94%	6%	43	3,358	265

- Notes
- (1) Existing Zoning of CL-B, one unit per 1,500 sq ft of land area
  - (2) Assumes Floor Area Ratio of 20%
  - (3) Assumes Proposed Zoning of C-2 which has a height limitation of 80' as opposed to current zone which has a height limiation of 55', as such assumes 42 units per acre
  - (4) Similar in size to Target nearby that is on a parcel slightly larger than 9 acres
  - (5) Simiilar to the Fairchild Cinema which sits on approximately 6 acres

## Peak-Hour Factor

Refer to the peak-hour factor discussion in this chapter under Section II, Urban Streets, Required Input Data and Estimated Values.

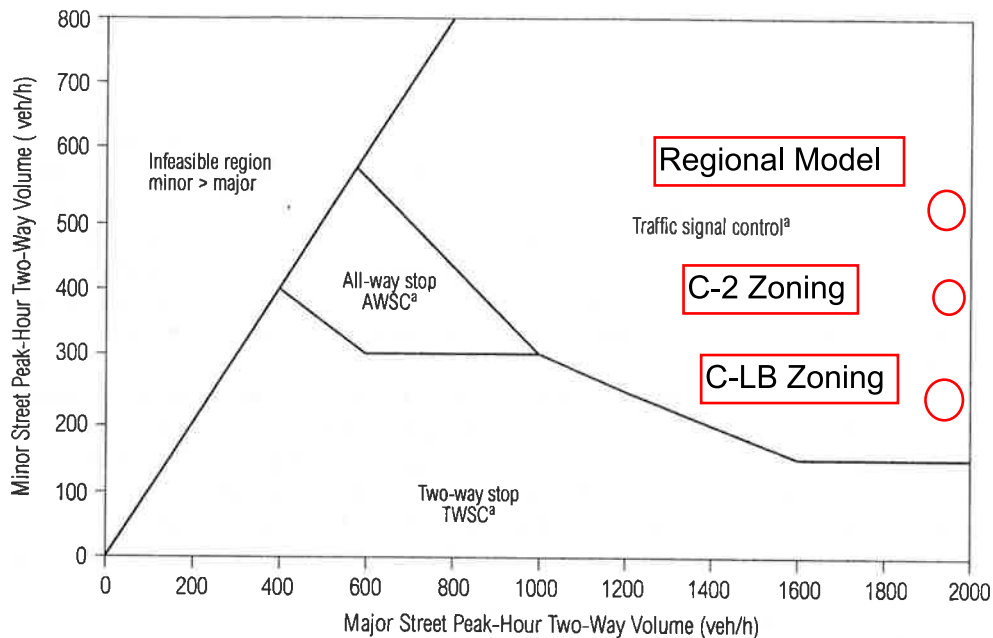
## Length of Analysis Period

Refer to the length of analysis period discussion in this chapter under Section II, Urban Streets, Required Input Data and Estimated Values.

## Intersection Control Type

The intersection control type for an existing facility is known, by definition. In the case of future facilities, the likely intersection control types can be forecast using Exhibit 10-15 and the forecast two-way peak-hour volumes on the major and minor streets. Note that this exhibit is based on a set of specific assumptions, which are identified in a footnote.

EXHIBIT 10-15. INTERSECTION CONTROL TYPE AND PEAK-HOUR VOLUMES  
(SEE FOOTNOTE FOR ASSUMED VALUES)



### Notes

a. Roundabouts may be appropriate within portion of these ranges.

Source: Adapted from *Traffic Control Devices Handbook* (8, pp. 4-18) - peak-direction, 8-h warrants converted to two-way peak-hour volumes assuming ADT equals twice the 8-h volume and peak hour is 10 percent of daily. Two-way volumes assumed to be 150 percent of peak-direction volume.

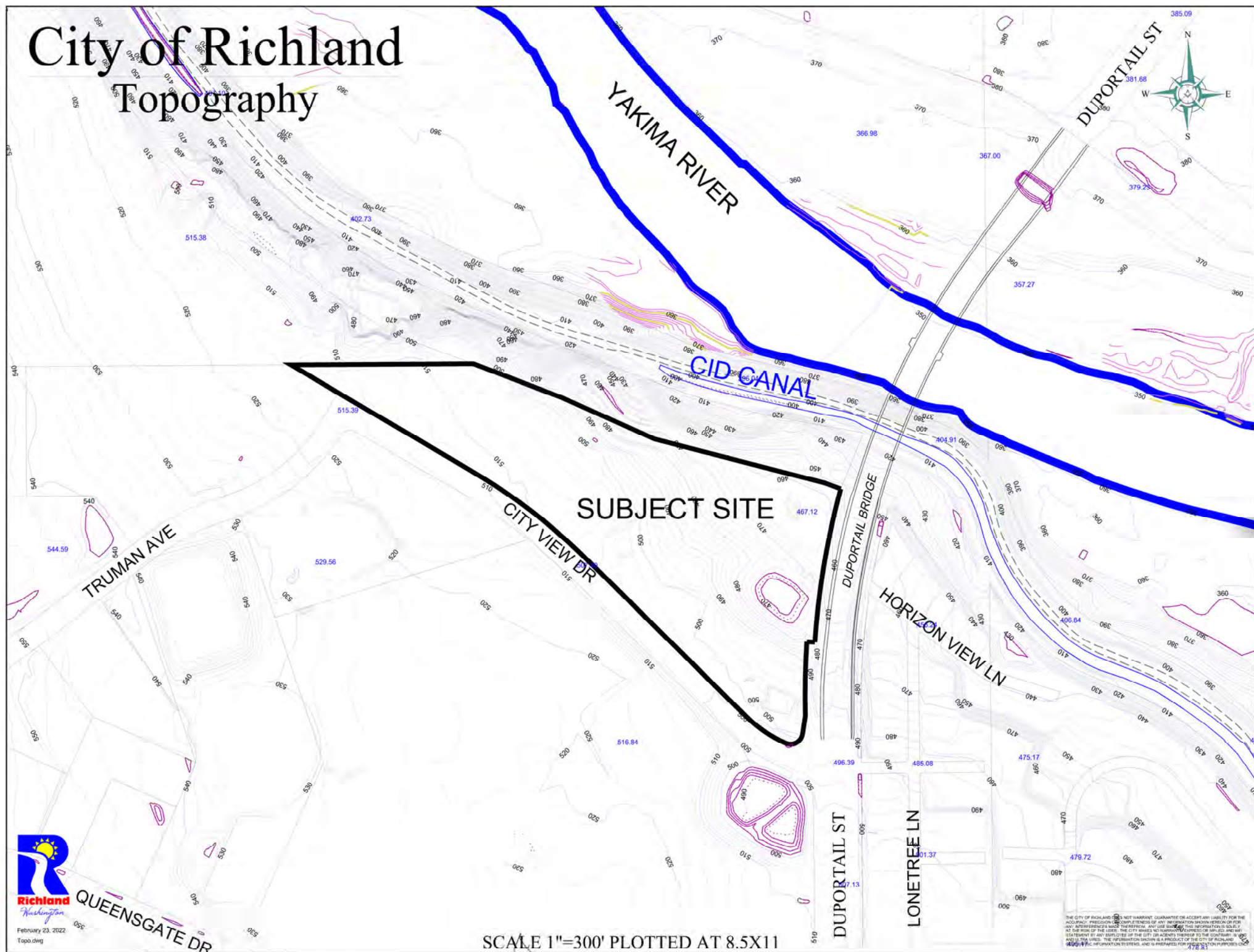
## Cycle Length

Greater accuracy can be achieved when using the computational methodology if the cycle length for each intersection along the urban street is known or can be calculated on the basis of intersection-specific data. In the absence of a known cycle length or intersection-specific data, the cycle lengths for signalized intersections along an urban street can be estimated using the default values in Exhibit 10-16.

EXHIBIT 10-16. DEFAULT CYCLE LENGTHS BY AREA TYPE

Area Type	Default (s)
CBD	70
Other	100

# City of Richland Topography



February 23, 2022  
Topo.dwg

SCALE 1"=300' PLOTTED AT 8.5X11

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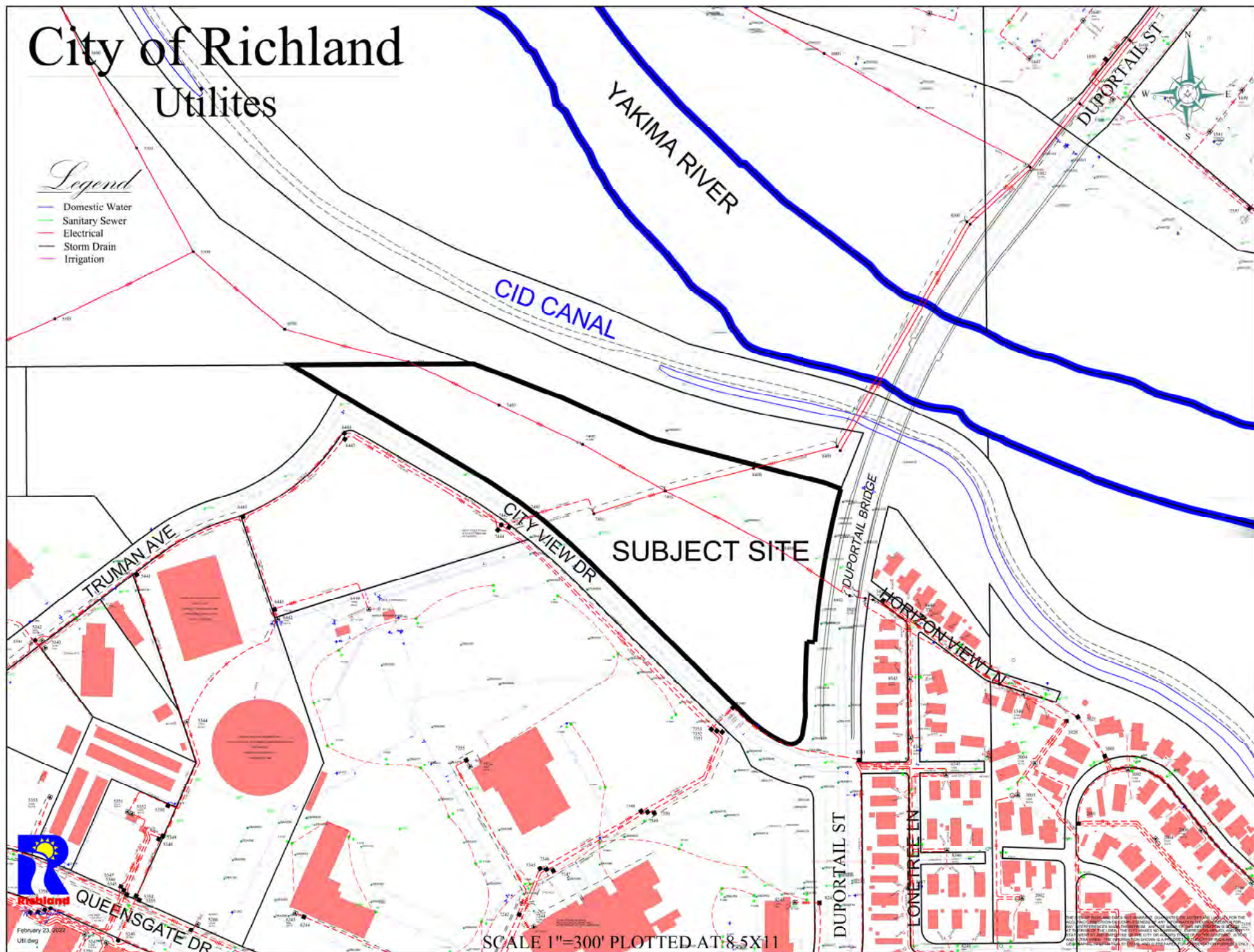


# City of Richland

## Utilites

### Legend

- Domestic Water
- Sanitary Sewer
- Electrical
- Storm Drain
- Irrigation

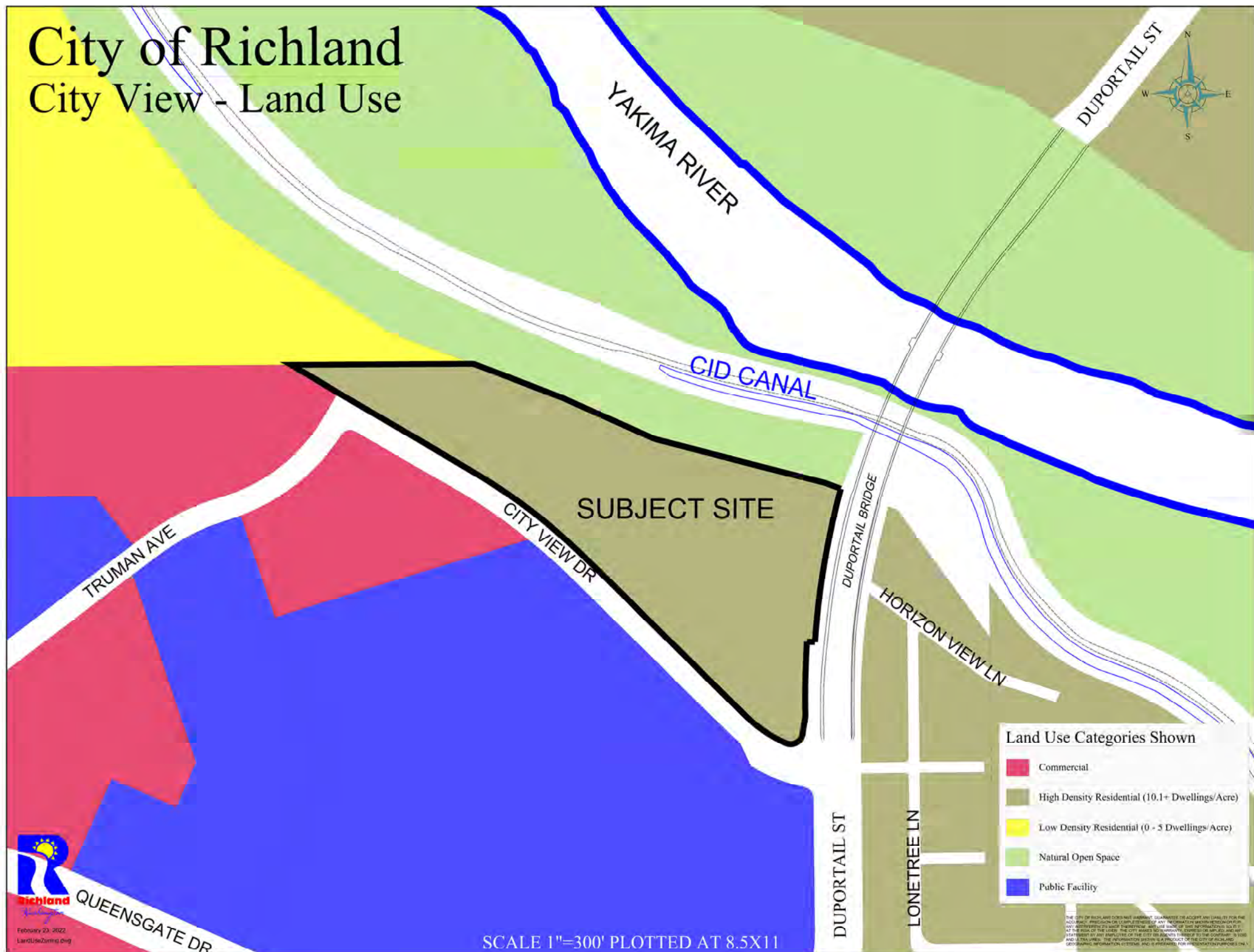


SCALE 1"=300' PLOTTED AT 8.5X11



# City of Richland

## City View - Land Use

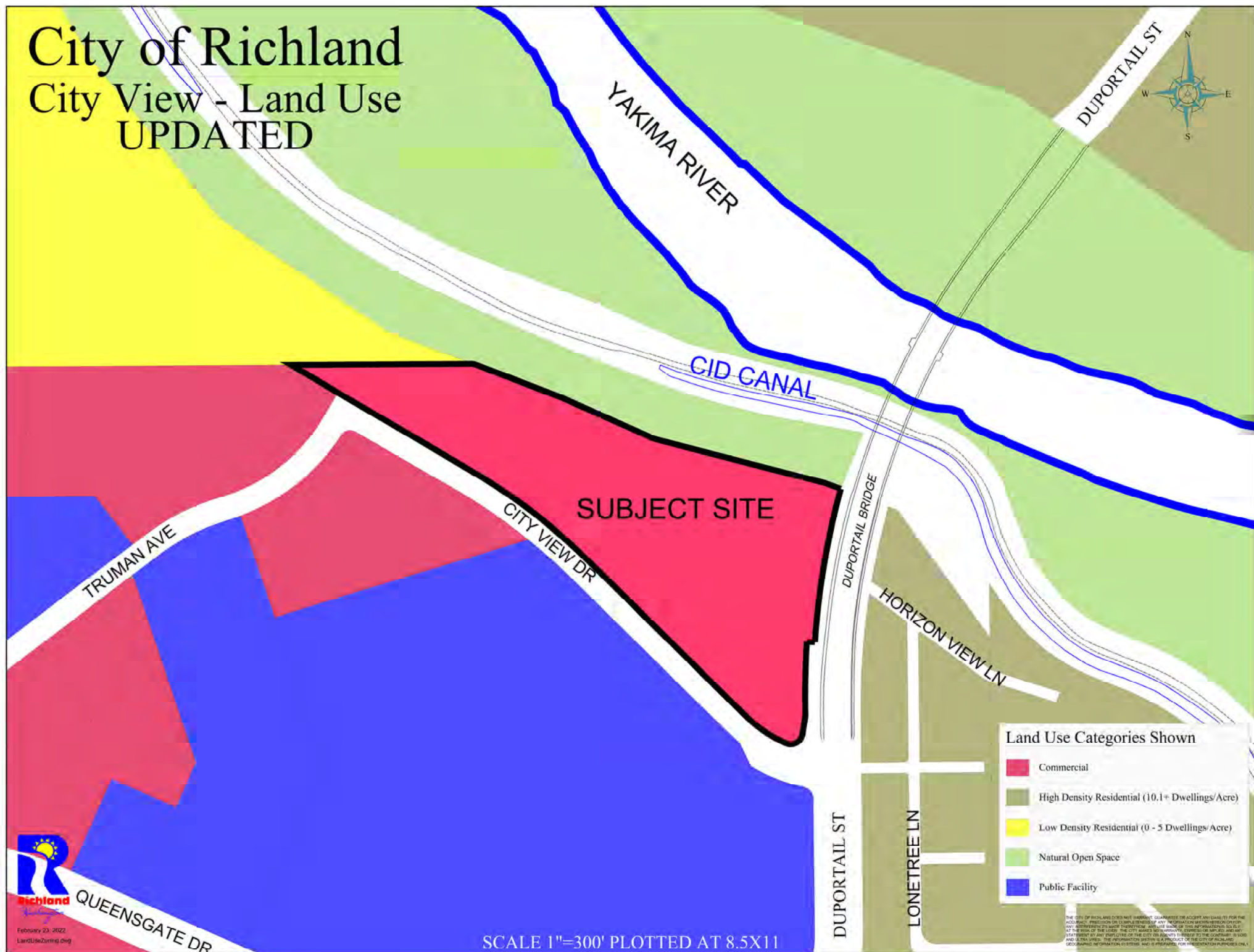


February 23, 2022  
LandUseZoning.dwg

# City of Richland

## City View - Land Use

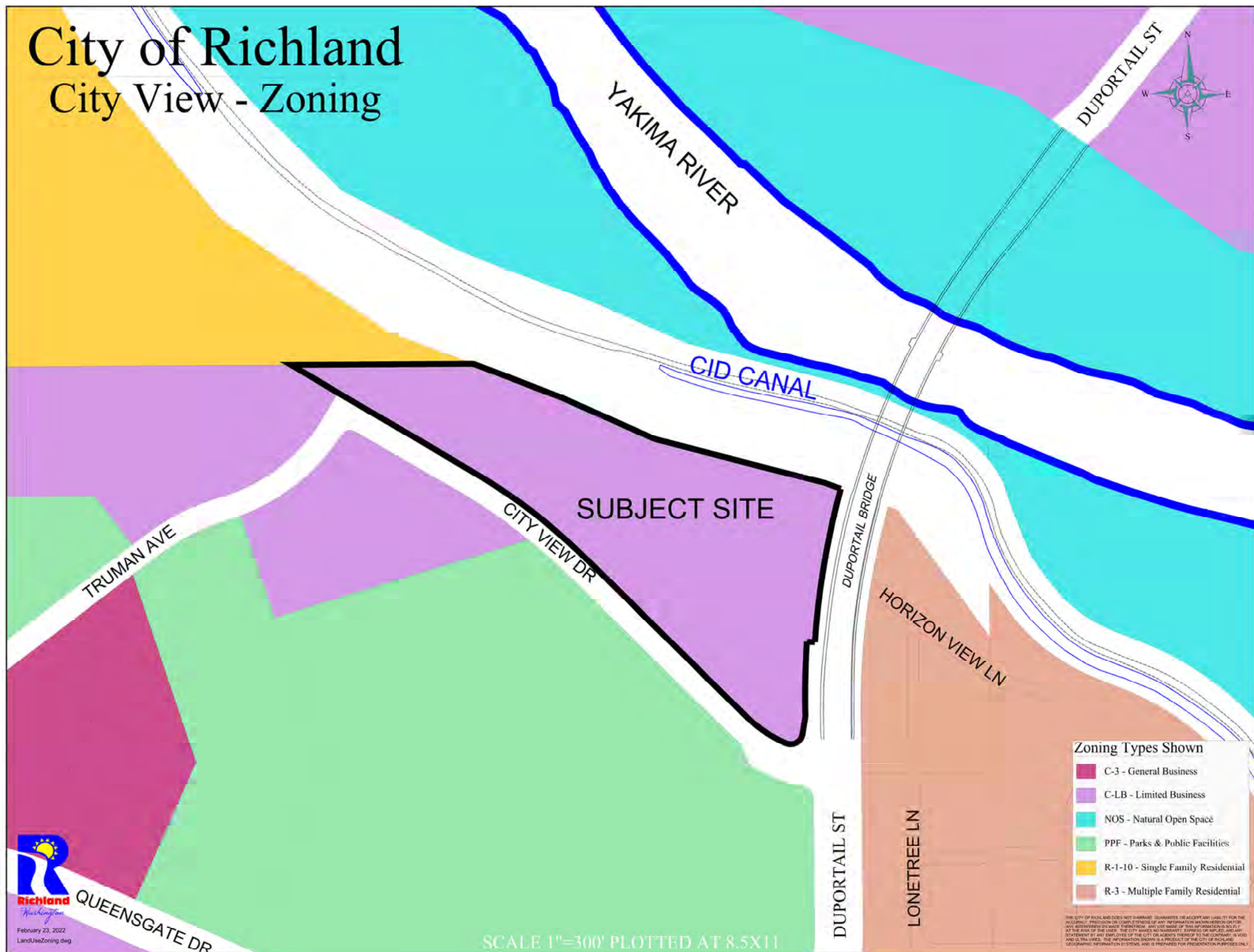
### UPDATED





# City of Richland

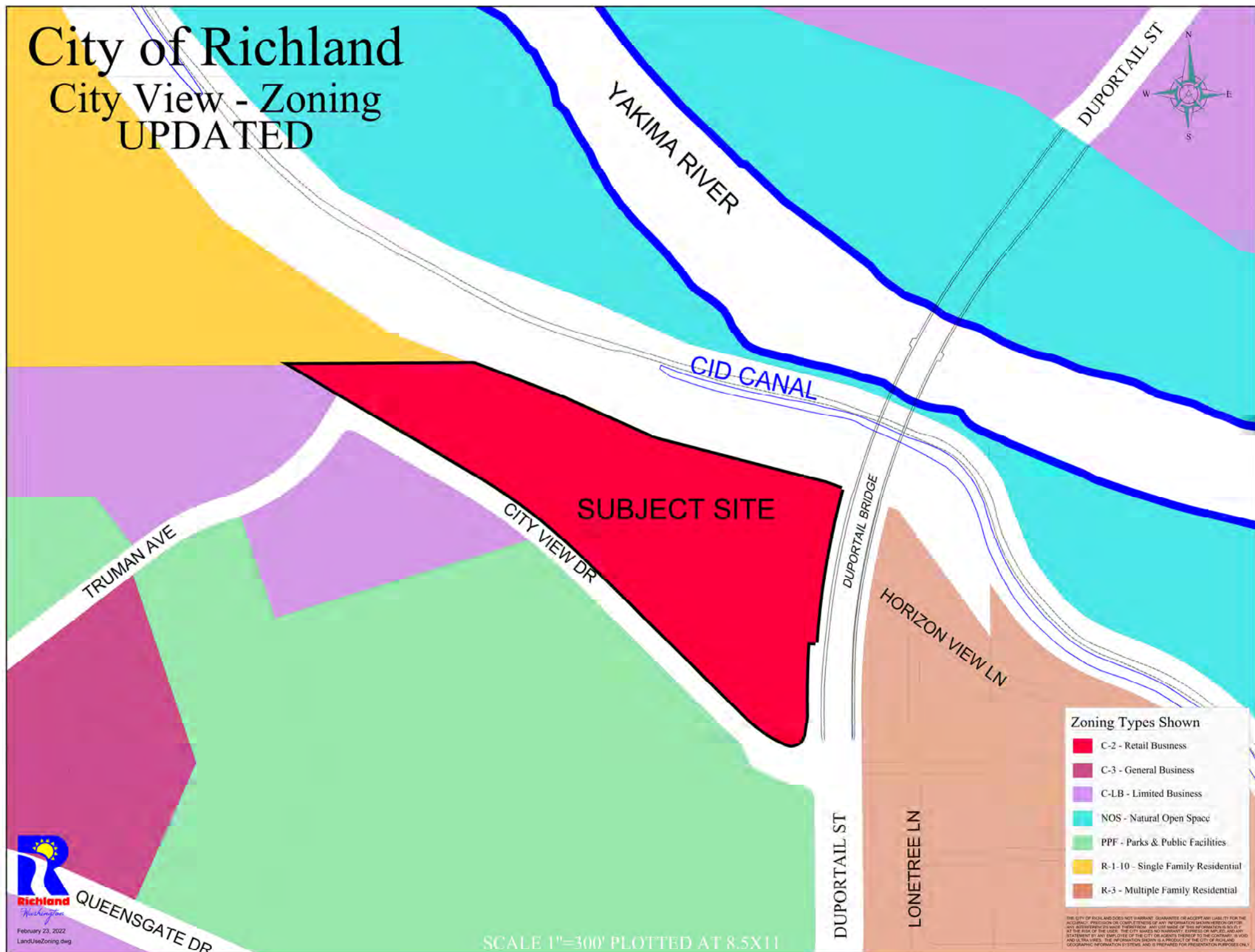
## City View - Zoning



# City of Richland

## City View - Zoning

### UPDATED



#### Zoning Types Shown

- C-2 - Retail Business
- C-3 - General Business
- C-LB - Limited Business
- NOS - Natural Open Space
- PPF - Parks & Public Facilities
- R-1-10 - Single Family Residential
- R-3 - Multiple Family Residential

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February 23, 2022  
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QUEENSGATE DR

SCALE 1"=300' PLOTTED AT 8.5X11

# **SEPA ENVIRONMENTAL CHECKLIST**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background [HELP]***

1. Name of proposed project, if applicable: Comprehensive Plan Amendment and Zoning Map Amendment.
2. Name of applicant: City of Richland, Office of Economic Development
3. Address and phone number of applicant and contact person: 625 Swift. Blvd., Richland, WA 99352  
Contact: Darin Arrasmith, 509.942.7591

4. Date checklist prepared: February 16, 2022
5. Agency requesting checklist: City of Richland Development Services Dept.
6. Proposed timing or schedule (including phasing, if applicable): Amendment of the Comprehensive Plan Map will allow for greater variety of commercial uses better suited for the subject property. There is no schedule or timeframe for development at this time
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Future development of this property will be completed by future purchaser.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. No known environmental issues.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. N/A
10. List any government approvals or permits that will be needed for your proposal, if known. N/A
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) The proposed Comprehensive Plan Map Amendment and Zoning Map Amendment are to support future commercial development of the subject property.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. NW corner of City View Drive and Duprtail Street.

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

#### **a. General description of the site:**

(circle one): **Flat, rolling, hilly, steep slopes, mountainous, other** \_\_\_\_\_

#### **b. What is the steepest slope on the site (approximate percent slope)? 40%+ at north end of the property not planned for development.**

#### **c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Medium-dense, silty sand to sandy silt.**



- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None known.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. None for this map amendment.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. None from this amendment application. Clearing will occur during future development.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Not known at this time as no development is currently proposed. Future development is planned to be commercial with associated parking.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None at this time. Future development will be required to comply with all erosion control regulations.

## **2. Air** [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. None during this application phase.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: N/A

## **3. Water** [\[help\]](#)

### **a. Surface Water:** [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. N/A
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. N/A
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. N/A
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. N/A

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. N/A

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. N/A

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. N/A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. No runoff will occur during this application phase.

2) Could waste materials enter ground or surface waters? If so, generally describe. N/A

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. N/A

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: N/A

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:



- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☒ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? None under this application.
- c. List threatened and endangered species known to be on or near the site. None known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: None under this application.
- e. List all noxious weeds and invasive species known to be on or near the site. None known.

## 5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, heron, eagle, songbirds, other:  
 mammals: deer, bear, elk, beaver, **other: rabbit**  
 fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site. No threatened or endangered species have been observed or encountered on the property.
- c. Is the site part of a migration route? No. If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any: None.
- e. List any invasive animal species known to be on or near the site. N/A

## **6. Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. None under this application. Electrical power and Natural Gas will be provided to the property upon development.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: None under this application.

## **7. Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No.

1) Describe any known or possible contamination at the site from present or past uses.  
N/A

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity None.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None.

4) Describe special emergency services that might be required. N/A

5) Proposed measures to reduce or control environmental health hazards, if any: None.

### **b. Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Surrounding commercial development, Richland Fire Station, City Public Shops, Duportail Street traffic.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. None under this application.

3) Proposed measures to reduce or control noise impacts, if any: None.

**8. Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Property is vacant. Surrounding uses include City Shops, Richland Fire Station, restaurants, Hills Mobile Home Park, Duportail Street. Proposed map amendments will not affect on-site or surrounding properties.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No.
- c. Describe any structures on the site. Property is vacant.
- d. Will any structures be demolished? No. If so, what?
- e. What is the current zoning classification of the site? Commercial C-LB.
- f. What is the current comprehensive plan designation of the site? High Density Residential.
- g. If applicable, what is the current shoreline master program designation of the site? N/A
- h. Has any part of the site been classified as a critical area by the city or county? No. If so, specify.
- i. Approximately how many people would reside or work in the completed project? None under this application.
- j. Approximately how many people would the completed project displace? None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Proposed map amendments are reviewed by the City Development Services Dept.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: N/A

## **9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Approval of the map amendments would permit multi-family residential dwellings, assisted living and nursing facilities.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Property is vacant. However, both the current and proposed zoning for the property permit residential uses.
- c. Proposed measures to reduce or control housing impacts, if any: N/A

## **10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Proposed Commercial C-2 zoning district permits a maximum height of 80 feet for structures.
- b. What views in the immediate vicinity would be altered or obstructed? None. Uphill property is the City Shops laydown yard. And the City Shops facility does not have any views overlooking the subject property.
- b. Proposed measures to reduce or control aesthetic impacts, if any: None.

## **11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None under this application. Future development will have street lights and parking lot lights.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No. Future development will be required to comply with City lighting and safety requirements.
- c. What existing off-site sources of light or glare may affect your proposal? None.
- d. Proposed measures to reduce or control light and glare impacts, if any: None under this application.

## **12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? None.
- b. Would the proposed project displace any existing recreational uses? No. If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A

## **13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. N/A
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. N/A
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. N/A
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. N/A

## **14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Property is located at the NW corner of the intersection of City View Drive and Duportail Street. Primary access will be via City View Drive.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Property is in the service area of Ben-Franklin Transit.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Property is vacant. None under this application.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Not during this amendment application but when development of the site occurs.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. Not under this application phase.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No.
- h. Proposed measures to reduce or control transportation impacts, if any: Proposed measures to reduce transportation impacts will be required by developer at time of development.

#### **15. Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. Not under this application phase. But services demand will be needed upon development of the property in the future.
- b. Proposed measures to reduce or control direct impacts on public services, if any. None at this time of application.

#### **16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site:  
**electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,**  
 other \_\_\_\_\_
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. No utilities required for map amendment application.

### **C. Signature** [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Darin Arrasmith

Position and Agency/Organization Planner

Date Submitted: February 17, 2022

### **D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? The proposed map amendments will not increase discharge to water or emissions to air.

Proposed measures to avoid or reduce such increases are: N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life? No affect to plants or animals through this application phase. Future development will result in clear of vegetation and the potential displacement of some animals.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: N/A

3. How would the proposal be likely to deplete energy or natural resources? No depletion of energy or natural resources will result through this application.

Proposed measures to protect or conserve energy and natural resources are: N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Future development of this property will permit commercial development that could have an impact on environmentally sensitive areas in the northern segment of the property, but impacts will be minimal.

Proposed measures to protect such resources or to avoid or reduce impacts are: Future sale of this property will not include any areas designated as environmentally sensitive. Future development of the property will be required to comply with City and State regulations protecting environmentally sensitive areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? Property not included within a shoreline area.

Proposed measures to avoid or reduce shoreline and land use impacts are: N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities? The proposed map amendments will allow for a greater variety of commercial development of the site. Future commercial development will require the improvement of City View Drive and increase demand for public transportation services.

Proposed measures to reduce or respond to such demand(s) are: The City View business center has been planned for commercial development by the City for the past 20 years, and has been included in the City's Level of Service forecasting to meet the anticipated increase in demand for these services in this area.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. The proposed amendment will comply with environmental requirements. And future development will be required to comply with all environmental protection regulations.