



Teresa Reents & Ken Hofstad
Reata Ridge Tract C

CPA2022-104

Z2022-103

Teresa Reents & Ken Hofstad
2853 Sunshine Ridge Road
Richland, WA 99352

2/24/2022

Mike Stevens
Planning Manager
Development Services
City of Richland
mstevens@ci.richland.wa.us

RE: Proposed Comprehensive Plan and Rezone Applications for Tract C of the Plat of Reata Ridge

Dear Mike:

Attached, please find the following documents necessary to change the land use designation and zoning of Tract C of the plat of Reata Ridge:

- a. Comprehensive Plan Amendment Application Form;
- b. Comprehensive Plan Amendment – Supplemental Sheets;
- c. Comprehensive Plan Amendment – Maps
- d. Rezone Application Form;
- e. Rezone Application Supplemental Sheets;
- f. Rezone Application Maps
- g. Environmental Checklist

Note that the rezone application and accompanying materials are identical to the materials that we submitted to your office last spring. They are included with this submittal for your convenience. According to the fee schedule found on the City website, the application fee for comprehensive plan amendments and rezones are \$1,305 and the fee for filing an environmental checklist is \$405. Fees for the rezone application were paid last year at the time the application was originally filed, so our assumption is that a total of \$1,710 is necessary to complete the filing of this application.

We believe our application is consistent with the submittal requirements set forth by the City. If you are in need of additional information or clarification, please advise us as soon as possible.

Thank you for your review of this application. We look forward to working with you toward approval of our application.

Sincerely,



Teresa Reents



Ken Hofstad



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 INFORMATION

☐ Contact Person

Owner: Reents, Hofstad, Rosas, Benavides, Bryant, Kluse, Leaumont, Corkill

Address: various - see attached supplemental sheet

Phone: 509.521.1055

Email: teresarealty@gmail.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Teresa Reents & Ken Hofstad

UBI#:

Contact: Teresa Reents

Address: 2853 Sunshine Ridge Road, Richland, WA 99352

Phone: 509.521.1055

Email: teresarealty@gmail.com

PROPERTY INFORMATION

Legal Description:

Tract C of the Plat of Reata Ridge, a portion of E1/2 of Sec. 4, T8N, R28E.W.M., Benton County, Washington

Parcel Number: 7 parcels: 10488403000-9000; -5007; -5011; -4001; -4005; -4010; -4011

Current Zoning: BMS

Current Land Use Designation: Badger Mountain South

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.

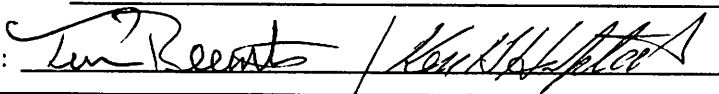
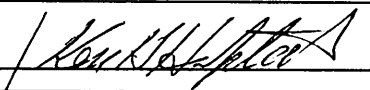
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation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

Applicant Signature:  /  Date 2-24-2022

SUPPLEMENTAL SHEET
REENTS/HOFSTAD ET AL. COMPREHENSIVE PLAN AMENDMENT APPLICATION
FOR TRACT C OF THE PLAT OF REATA RIDGE
February 2022

The following is a summary of the information required in the comprehensive plan amendment application form. (Item #1 is the application form itself.) The attached slides are also numbered correspond to the required elements listed on the application form.

2. The purpose of the proposed amendment:

Intent

The property owners petition to have a 12.9-acre open space tract (Tract C of the Plat of Reata Ridge) removed from its present land use classification of Civic (Parks, Trails and Open Space) as set forth under the provisions of the Badger Mountain South Subarea Plan (refer to slide 10a.1 and 10a.2) and into a land use classification of Low Density Residential. Accompanying this application is a petition to rezone the site from its open space classification under the Badger Mountain South Land Use and Development Regulations (LUDR) to R1-12 zoning, which is the same zoning as all the surrounding properties refer to slide 10.b) In effect, the request would remove the site from the LUDR and replace it with the City's standard land use designation and zoning.

Once these applications are approved, the property owners would complete a series of boundary adjustments to enlarge the back yards of the adjacent lots (refer to slide 10g). A narrow strip of property running along the center of the tract would be retained to provide for an informal walking path for the benefit of the Reata Ridge residents.

The proposed rezone acknowledges that retaining the site as open space does not and would not benefit the residents of Badger Mountain South. It provides for property owners to increase their lot sizes and still retain a smaller open space tract that can be developed with a private walking trail for the benefit of the Reata Ridge residents. This makes sense for both the residents of the Reata Ridge plat and is consistent with the proposed amendment to the LUDR that NorAm Investments has previously submitted to the City.

Ownership

Reents and Hofstad purchased Tract C and subsequently transferred ownership of portions of Tract C to adjacent residential lot owners as follows:

Owner Name	Parcel ID #	Mailing Address	Acreage*
Ken Hofstad & Teresa Reents	104884030009000	2853 Sunshine Ridge Rd Richland, WA 99352	10.74
Teresa Reents	104884030004007	2853 Sunshine Ridge Rd Richland, WA 99352	0.30
Jeremy & Yesica Rosas	104884030005007	2894 Karlee Drive Richland, WA 99352	0.23
Nicholas Benavides	104884030005011	2950 Karlee Drive Richland, WA 99352	0.23

David & Elizabeth Bryant	104884030004001	2931 Sunshine Ridge Rd Richland, WA 99352	0.36
Blake & Brittney Kluse	104884030004005	2877 Sunshine Ridge Rd. Richland, WA 99352	0.25
Jeffrey & Renee Leaumont	104884030004010	2831 Sunshine Ridge Rd. Richland, WA 99352	0.25
Tony Henson & Kelli Corkill	104884030004011	2829 Sunshine Ridge Rd. Richland, WA 99352	0.29
John & Lisa Demetreon	102884030004004	2889 Sunshine Ridge Rd. Richland, WA 99352	0.25
*Acreage reported consists only of lands included in the open space Tract C, not the adjoining residential lot.			

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

The goals of the Washington State Growth Management Act (RCW 36.70A.020) are reprinted below with a brief statement identifying how the proposed comprehensive plan amendment relates to the GMA goal.

- (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 proposed comprehensive plan amendment would occur in an area that is entirely located within the Richland urban growth area, within an existing neighborhood that is served by an existing street network.

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

Response: The proposed comprehensive plan amendment site is located within the City and surrounded by the existing fully developed Reata Ridge subdivision. The proposed amendment could not be reasonably described as sprawl.

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

Response: The proposed comprehensive plan would not result in the development of any additional street extensions. In the future a walking path may be constructed from one end of the site to the other, providing an additional opportunity for a pedestrian route.

- (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 housing types, and encourage preservation of existing housing stock.*

Response: The proposed comprehensive plan amendment would not impact housing affordability. No decrease in the land area available for housing would result from approval of the application.

- (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 businesses 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 proposed comprehensive plan amendment would neither increase or decrease the amount of land available for the expansion or retention of businesses and so does not have an impact on 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. However, denial of the application would preclude the reasonable use of private property by those individuals who have purchased portions of the site as an expansion to their back yards to enable the construction of accessory buildings, or recreational amenities such as swimming pools or for the expansion of lawns and/or landscaping.

- (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 comprehensive plan amendment has been filed in accordance with City regulations.

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

Response: The proposed comprehensive plan does not involve natural resource land or agricultural lands.

- (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 comprehensive plan amendment would eliminate 12.9 acres as public open space. Both the City and NorAm Investments, the developers of Badger Mountain South, have determined to focus their efforts to build parks, trails and other open space amenities in other locations. In fact, NorAm Investments sold this property to the applicants in 2017 for the very reason that they did not intend to develop the site for park use. The proposed amendment would provide for the private development of open space, through the expansion of adjacent lots. The central portion of the site would be retained for the future installation of a privately maintained walking path. The existing Badger Mountain South Subarea Plan designated this site as a part of the open space plan for the development of Badger Mountain South, but the location of the site is far removed from Badger Mountain South neighborhoods and lacks connection to Badger Mountain South trails and/or roads. Therefore, retaining the open space designation of the site would not benefit the residents of Badger Mountain South. The current property owners would benefit from the proposed plan amendment.

- (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: The proposed comprehensive plan amendment would not negatively impact the environment. The site has been disturbed in the past and is surrounding by residential development. Consequently, it lacks natural vegetation and viable wildlife habit. The proposed plan amendment would not result in either impacts to air and water quality.

(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 was 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: The proposed comprehensive plan amendment would not result in increased demands for City water, sewer or power. Some additional irrigation water use may be desired by those property owners who wish to expand their backyard lawns and/or landscaped areas. The Badger Mountain Irrigation District will have to approve any increased use of irrigation water.

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

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

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

The Benton County Wide Planning Policies most recently adopted by the Benton County Commission on February 7, 2017, are reprinted below with a brief statement identifying how the proposed comprehensive plan amendment relates to the adopted County Wide Planning Policies.

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 12 goals of the Growth Management Act.*

Response: A specific response as to how the application is consistent with the goals of the Growth Management Act is addressed in response to question #3 above.

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 population; City of Richland 28% of total county population; Benton County 19% of total county population; City of West Richland 8% of total county population; 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 not have any direct impacts on population projections for either the County or the City and would not involve any changes to the population allocation formula.

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 proposed comprehensive plan amendment would not alter population projections, urban densities or service standards and therefore does not impact this policy.

Policy 4: *That Urban Growth Areas of each City shall be based upon official and accepted population projections for 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, population projection, commercial and industrial activities, employment projections, infill and to prevent inflation of land cost due to a limited land supply. (Note: The formula for identifying per capita land needs included in this policy has not been reprinted here.)*

Response: The proposed comprehensive plan amendment would not impact population projections, nor the amount of land allocated for various future land uses.

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 in an area where urban services and development already exist.

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 does not involve the extension of service district boundaries and occurs in an area where existing utility infrastructure is already in place and is located inside the City urban growth area.

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

Response: The proposed comprehensive plan amendment would not result in the change of any urban growth area boundaries or alter urban densities or impact critical areas. The amendment would change 12.9 acres of open space area from public use to private use but would still retain an existing open space area.

Policy 8: *Wherever possible, given consideration of all other variables, such as existing unused service infrastructure, the placement of an urban growth line into an area of existing commercial agriculture shall be avoided.*

Response: The proposed comprehensive plan amendment does not involve either the movement of an urban growth boundary or the conversion of commercial agricultural lands.

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 does not involve an expansion of an urban growth area boundary. The site is located within the existing urban growth area and falls within the corporate limits of the City of Richland.

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.

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 does not involve the siting of essential 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 existing solid waste programs.

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 program activities.*

Response: The proposed comprehensive plan amendment would not impact existing solid waste programs.

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 or result in any traffic increase on the existing street network.

Policy 15: *The County and Cities within shall work together to provide housing for all economic segments of the population. All jurisdictions shall seek to create the conditions necessary for the construction of affordable housing, at the appropriate densities within the cities and county. 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 comprehensive plan amendment would not impact housing needs as the existing land use designation does not provide for housing and the proposed land use designation is not intended to result in additional housing on the site.

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 in an area that is incorporated within the City of Richland and is already part of Richland’s Urban Growth Area. Therefore, the proposed amendment would not impact urban growth area boundaries.

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: As the proposed comprehensive plan amendment site is located within the City, it does not impact City/County efforts to establish joint development standards.

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 not impact the region’s economic prosperity or affect the use of natural resources on a sustainable basis.

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 not reprinted here.)*

Response: Neither the existing land use designation nor the proposed comprehensive plan amendment contemplate any economic related development of the site, so the application does not impact 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 would not impact regional and local public services.

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 would not result in significant numbers of new housing units and therefore would not impact public schools.

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 this 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 would not directly impact this County Wide Planning Policy.

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

The goals and policies of the City's land use plan are reprinted below followed by a brief response describing how the application is consistent with the goals and policies.

LU Goal 1: Plan for growth within the urban growth area and promote 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 areas.

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

Response: The proposed comprehensive plan amendment would provide for adjacent property owners to expand their lot boundaries and would maintain a central corridor of open space to accommodate the future installation of a walking path. As such, the application is compatible with existing Reata Ridge development.

LU Goal 2: Establish land uses that are 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 provide for the expansion of back yards for existing residents within the Reata Ridge plat. The amendment would be a benefit to those residents and so would help to maintain a livable and vibrant neighborhood.

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 District 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 enable existing low density residential lots to enlarge their lot boundaries. It would not expand the variety of lifestyle and housing opportunities available in the City but would enhance housing for the existing residents of Reata Ridge.

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 wholesale 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 standards 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 the Port of Benton.

Response: The proposed comprehensive plan amendment only involves residential lands and does not have a direct impact on this goal relating to commercial/industrial lands.

LU Goal 5: Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

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 would provide for a walking path through the Reata Ridge neighborhood and so does promote the overall well-being of neighborhood residents. Reata Ridge does not have sidewalks so this path would provide a safe place for homeowners to walk and ride their bikes.

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: This proposed comprehensive plan amendment is not located near the Central Business District or other commercial areas, does not involve commercial, high density residential or mixed use zoning and so does not impact this goal.

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 service 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: The proposed comprehensive plan amendment would eliminate 12.9 acres of open space in a location that both the City and the Badger Mountain South developers have declined to make the financial investments needed to develop a public park. The conclusion is that the site is not appropriately sited to provide for efficient public open space. It is physically isolated from the Badger Mountain South neighborhoods that it is intended to serve.

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 lands 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 resource 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 (WAC 365-190-070).

Policy 7: Ensure that land uses surrounding the Richland Airport are 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 near the waterfront; is without any known historical or archeological significance; is not a mineral resource area; or near the Richland Airport.

LU Goal 9: Within Island View, the 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 designated 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 the 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 provide the public with adequate notice.

Natural Environment NE Goal 1: Promote the protection, conservation, and restoration of natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use.

Policy 1: Use the critical areas ordinance, SMP, the state environmental policy act (SEPA), and other ordinances, as applicable, to designate and protect the critical areas and natural environment.

Policy 2: Consider the goals and policies of the SMP as part of this Comprehensive Plan. Encourage development of water-oriented recreational, cultural, and commercial facilities in certain Columbia River locations, consistent with the SMP and its criteria of no net loss of ecological functions, to enhance and diversify Richland's community recreational resources and its attractiveness to tourists.

Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.

Policy 4: Encourage the public and/or private acquisition of the prominent ridges in the south Richland area to preserve views, protect shrub- steppe habitat, and to provide public access. Consider the preservation of the ridges and hillside areas through various standards.

Policy 5: Develop an integrated pedestrian trail system to provide access through the City's important natural features, such as prominent ridges and rivershore areas and provide necessary trail linkages between these natural features.

Response: Shoreline policies do not apply to the site which is well removed from any rivershore area. Neither does this site include prominent ridges, shrub-steppe habitat, sensitive habitat areas or wildlife habitat areas. The site has not been identified as a critical area on City critical areas maps. The proposed plan amendment does provide for a future walking path across the site and so would provide for the expansion of pedestrian trails within the neighborhood.

Historic and Cultural Resources HP Goal 1: Preserve significant historic structures, districts, and cultural resources that are unique to Richland.

Policy 1: Encourage preservation and promotion of adaptive reuse of historic “Alphabet Homes” of Richland.

Policy 2: Coordinate with local tribes, federal, state and local agencies to protect historic and cultural resources.

Response: There are no structures on site and no known historic or cultural resources are present.

UD Goal 1: Create a physically attractive and culturally vibrant, pedestrian- and bicycle-friendly environment in the City.

Policy 1: Establish and enhance the positive attributes of residential, commercial, central business, and other districts with appropriate transition between them.

Policy 2: Encourage redevelopment and upgrade of suitable commercial areas.

Policy 3: Improve streetscape and connectivity for safe and pedestrian-friendly environments.

Policy 4: Promote public arts, museums, and interpretive centers in coordination with public plazas and community spaces that reflect the unique history and culture of Richland.

Response: The proposed plan amendment provides for a walking path across the site and so would make the Reata Ridge neighborhood more pedestrian friendly.

UD Goal 2: Revitalize commercial areas, such as areas in the Central Business District including the Uptown retail area and the Island View area.

Policy 1: Enhance the appearance, image, and design character of the Central Business District.

Policy 2: Ensure adequate public transit, bicycle, and pedestrian access in the commercial centers along with parking and landscaping.

Policy 3: Enhance the welcoming experience into the community through well- designed gateway features in prominent locations.

Policy 4: Design the public realm, including streetscapes, parks, plazas, and civic amenities for the community to gather and interact.

Policy 5: Provide continuity among adjacent uses by using cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.

Response: This Urban Design goal is not directly applicable to the proposed plan amendment.

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 public safety as well as promote "Dark Sky" principals.

Response: The site of the proposed plan amendment does not contain shorelines, steep slopes or ridgelines and there are no known archeological or historical resources on site. Therefore, this Urban Design goal is not directly applicable to this proposed plan amendment.

UD Goal 4: Promote community beautification by enhancing public spaces and thoroughfares and encouraging private property beautification.

Policy 1: Improve the appearance of all city- owned space and major thoroughfares.

Policy 2: Promote programs to improve landscaping. Encourage xeriscaping and use of native plants.

Policy 3: Promote more attractive signage throughout the City, especially in commercial districts.

Response: The proposed plan amendment would provide for the private ownership of existing vacant land, thereby providing opportunities for landowners to make investments to beautify their private property.

6 Describe how the amendment is internally consistent with the City's comprehensive plan as well as other adopted city plans and codes:

Questions 3 – 5 (see above) describe how this application is consistent with the goals of the Growth Management Act, the Countywide Planning Policies and the goals of the City's Comprehensive Plan.

In addition, the Badger Mountain South Land Use and Development Regulations (LUDR) which are intended to implement the Badger Mountain South Subarea Plan contain specific plans for park and trail improvements for the Badger Mountain South community. (See Chapter 5 of the LUDR – Civic Space Standards.) While both the LUDR and the Subarea plan designate the site as part of the "Civic" land use designation, there is a disconnect between the land use designation and the specific LUDR standards. Park standards for landscaping and park facilities are set forth for the various neighborhoods within Badger Mountain South. No mention is made of the subject site and no improvements to this open space area are identified within the LUDR. In a similar fashion, the LUDR details trail standards and identifies general locations for future trail corridors. No trail corridor was planned to cross the subject site and no connection from the trail system to the site was called out in the LUDR.

The Badger Mountain South Subarea Plan includes goal and policy statements specific to parks, including the following:

Goal #1. Provide an integrated system of parks, recreation facilities, trails and open spaces as an asset that enhances the community's quality of life.

BMSP Objective 1.1 - Develop parks and open space that includes retaining existing drainage areas as natural open space, creating linear and other park types, and establishing a range of recreational opportunities that are linked by trails and walkways. [emphasis added]

BMSP Objective 1.2 - Integrate natural habitat into parks and trail systems through the use of native and other drought-tolerant plantings that support the local wildlife and conserves water. [emphasis added]

The plat of Reata Ridge was originally planned to be built around a golf course, and the subject site was to be part of the course. However, development plans changed, with the City's adoption of the subarea plan. Prior to the adoption of the subarea plan, the Reata Ridge plat was approved and developed under Benton County regulations. Prior to the subdivision of Reata Ridge, the site had been graded to accommodate the future golf course. This resulted in the alteration of the contour of the land and removal of native vegetation. Therefore, Goal #1, as cited above is not applicable and cannot be realized. There is no existing drainage area to retain and no natural vegetation to preserve. Whatever habitat existed prior to development has been significantly compromised. A review of the environmental impact statement prepared for the subarea plan does not identify any environmentally sensitive areas or conditions present on Tract C that would call for its preservation as a natural area.

In summary, the open space designation applied to the subject site is not intended to become a city park or a school site. Neither the subarea plan or the LUDR identify any park or trail improvements for the site at all. The prior disturbance of the site has significantly diminished its value as natural habitat. Finally, the fact that the Reata Ridge development was completed without the establishment of a homeowners' association means that there is no mechanism in place to maintain the property as common open space. This leaves the subject site without a legitimate use except as private open space. Use of the property as private open space would provide for the enjoyment and benefit of individual owners of the site and the land would continue to be left in an open space condition.

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

Concurrency requirements are not applicable to this proposed comprehensive plan amendment.

8. Supplemental environmental review and/or critical areas review

The application includes a completed environmental checklist, which is attached.

9. Comprehensive Plan Text Amendment

This application does not contemplate any changes to the text of the plan.

10. Comprehensive Plan Map Amendment

The following slides are attached to the application:

- 10a. Existing Badger Mt. South Subarea Plan Land Use Map & Existing City Comprehensive Plan Land Use Map

- 10b. Requested Comprehensive Plan Land Use Designation
- 10c. Complete Legal Description of Subject Site
- 10d. Vicinity Map Showing Land Use, Roads and Utilities
- 10e. Topographical Map
- 10f. Current Zoning Map
- 10g. Map of Proposed Development

- 10h. An application to amend the City zoning map to reclassify the subject site to R-1-12 Single Family Residential zoning is attached.
- 10i. No development beyond the proposed boundary line adjustment and installation of a walking path is anticipated.

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.

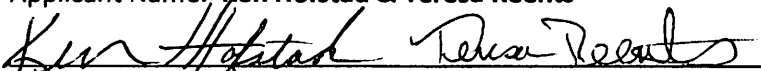
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation 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 agents(s) of the owners(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 requirement of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

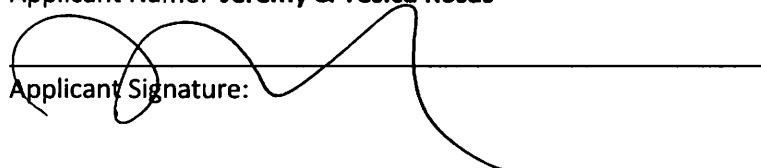
Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Name: Ken Hofstad & Teresa Reents


Applicant Signature:

2-23-2022
Date:

Applicant Name: Jeremy & Yesica Rosas


Applicant Signature:

2/28/2022
Date:

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Applicant Name: **Nicholas Benavides**

DocuSigned by:

 Applicant Signature: BC02FE6729704A2...

02/25/2022

Date:

Applicant Name: **Blake & Brittney Kluse**


 Applicant Signature:

2/24/22
 Date:

Applicant Name: **David & Elizabeth Bryant**

DocuSigned by:

 Applicant Signature: 7C888805000644C...

DocuSigned by:

6CFCD00118748C...

02/25/2022

Date:

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Applicant Name: **Jeffrey & Renee Leaumont**


Applicant Signature:

2/25/22
Date:

Applicant Name: **Tony Henson & Kelli Corkill**

DocuSigned by:

9BD4CB28C750402...
Applicant Signature:

02/25/2022
Date:

Applicant Name: **John & Lisa Demetreon**

DocuSigned by:

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Applicant Signature:

02/25/2022
Date:

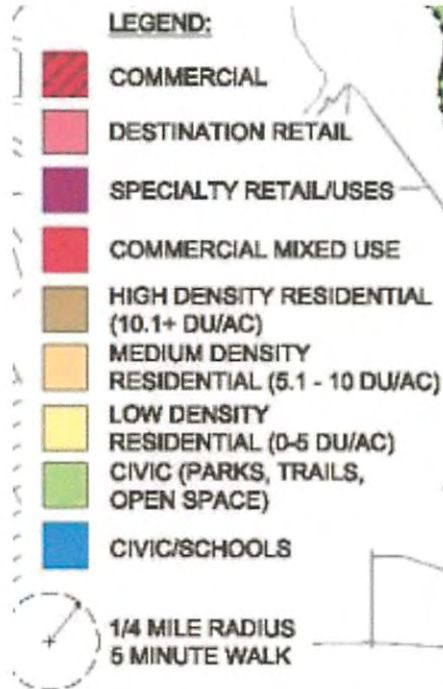
Reents/Hofstad Comprehensive Plan Amendment

Badger Mountain South Subarea Plan

Existing Land Use Plan

10a. Current Land Use Map Designation

Slide 1

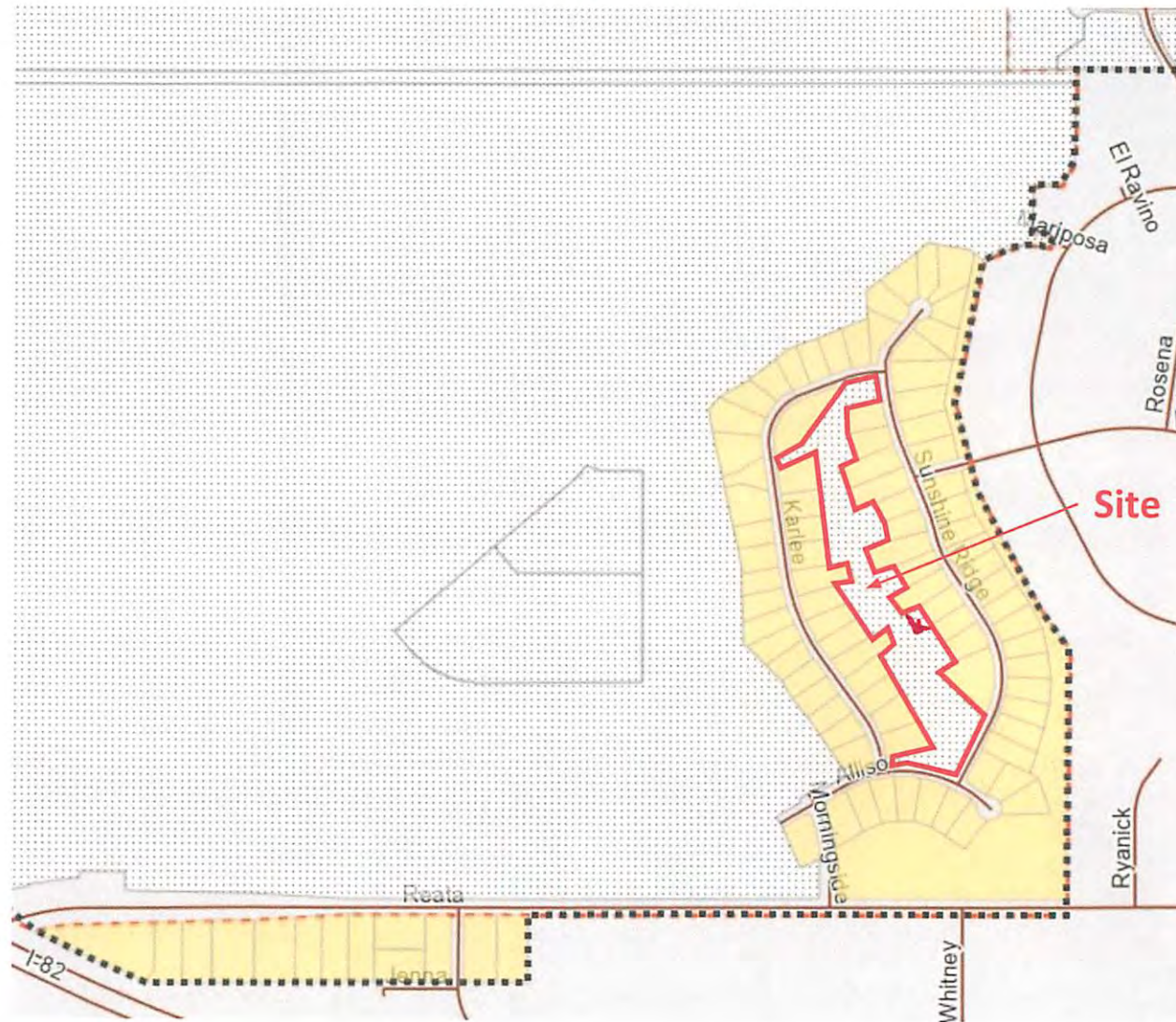


10a. Current Land Use Designation Slide 2

Reents/Hofstad Comprehensive Plan Amendment City Comprehensive Plan Existing Land Use Plan

Parcel Land Use Type

-  AGR - Agriculture
-  BC - Business Commerce
-  BMS - Badger Mountain South
-  BRP - Business Research Park
-  CBD - Central Business District
-  COM - Commercial
-  CR - Commercial Recreation
-  DOS - Developed Open Space
-  GCOM - General Commercial
-  HDR - High Density Residential
-  IND - Industrial
-  LDR - Low Density Residential
-  MDR - MDR - Medium Density Residential
-  NOS - Natural Open Space
-  PBF - Public Facility
-  RES-OFF - Multifamily Residential Office
-  RR - Retail Regional
-  UBR - Urban Reserve
-  URD - Urban Recreation District
-  WTF - Waterfront

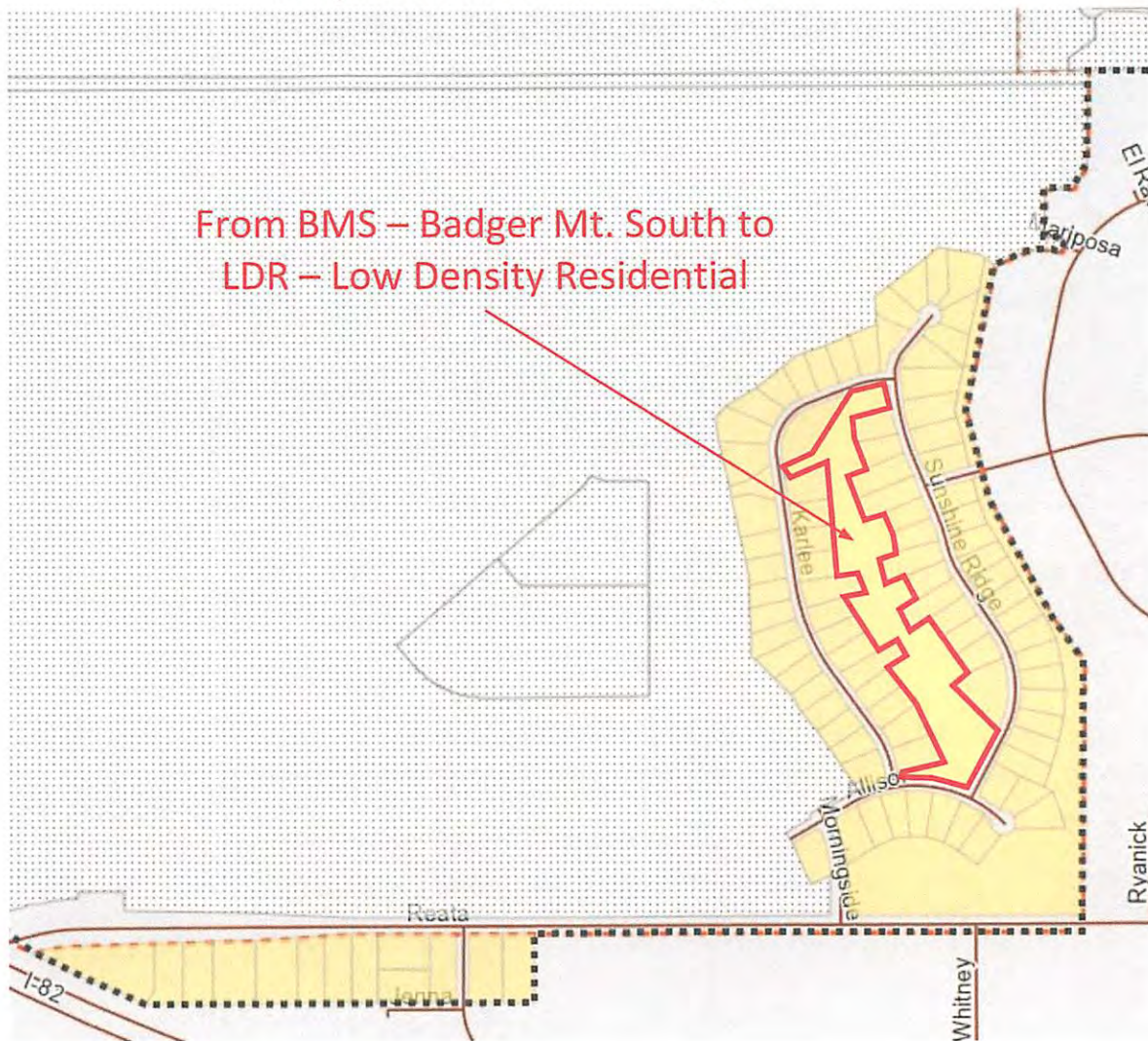


10b. Requested Land Use Map Designation

Proposed Land Use Designation

Parcel Land Use Type

-  AGR - Agriculture
-  BC - Business Commerce
-  BMS - Badger Mountain South
-  BRP - Business Research Park
-  CBD - Central Business District
-  COM - Commercial
-  CR - Commercial Recreation
-  DOS - Developed Open Space
-  GCOM - General Commercial
-  HDR - High Density Residential
-  IND - Industrial
-  LDR - Low Density Residential
-  MDR - MDR - Medium Density Residential
-  NOS - Natural Open Space
-  PBF - Public Facility
-  RES-OFF - Multifamily Residential Office
-  RR - Retail Regional
-  UBR - Urban Reserve
-  URD - Urban Recreation District
-  WTF - Waterfront



10c. Complete Legal Description of Subject Site

Reents/Hofstad Comprehensive Plan Amendment

Legal Description:

Tract C of the Final Plat of Reata Ridge, Phase 1A of Badger Mountain Golf and Country Club – a Planned Development



10d. Vicinity Map

Slide 1 – Land Use/Roads

Notes:

- All lots within the plat of Reata Ridge have been developed with single family residences.
- Properties to the east of the plat of Reata Ridge are located in unincorporated Benton County and also consist of single family residences.
- Land to the west and north of Reata Ridge is currently in agricultural production and will be converted into urban uses as the Badger Mountain South plan is implemented.
- Roads within the plat of Reata Ridge and East Reata Road are classified as local streets.
- The City of Richland critical areas maps do not identify any critical areas that may exist on site.

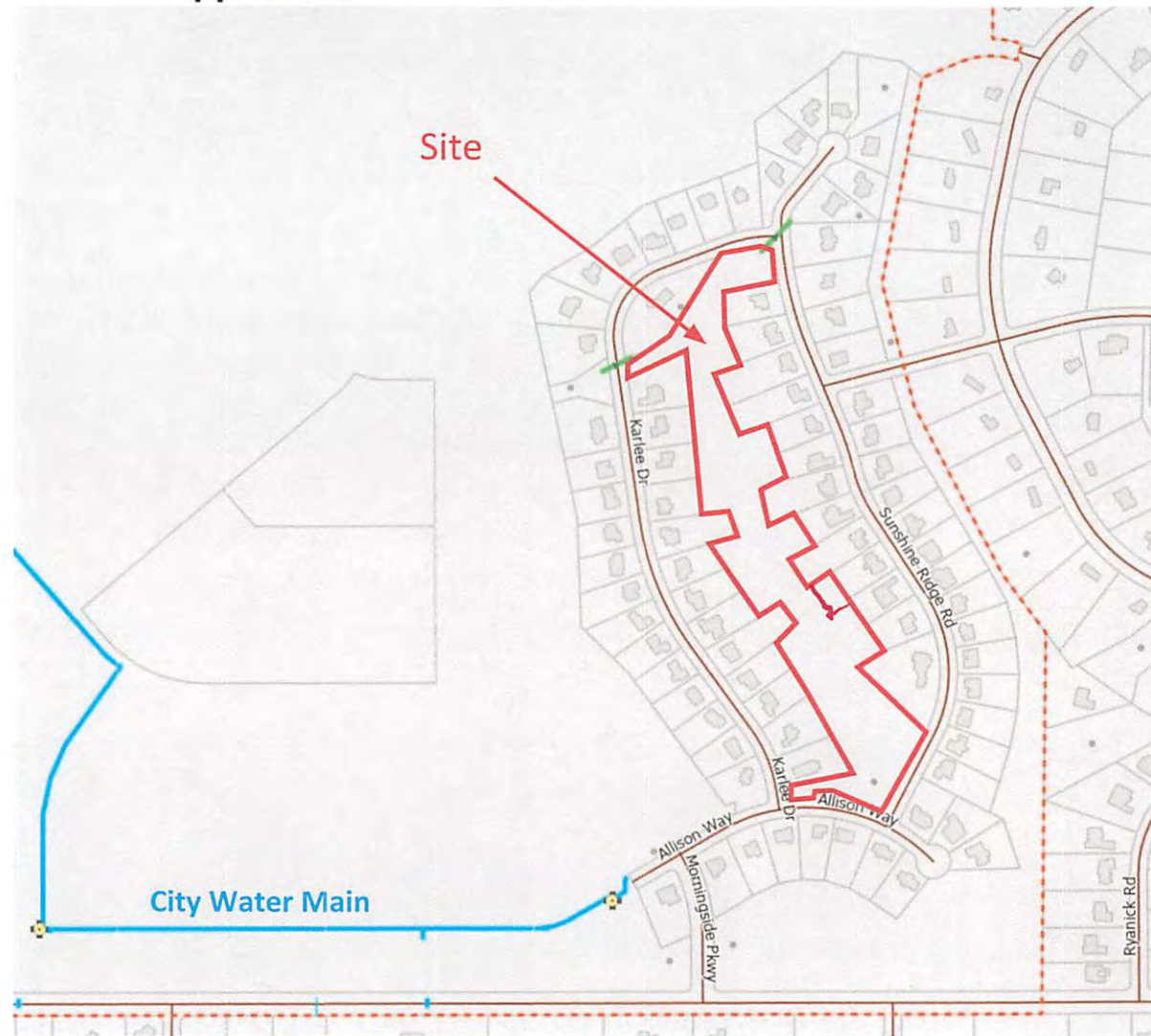


Reents/Hofstad Comprehensive Plan Application

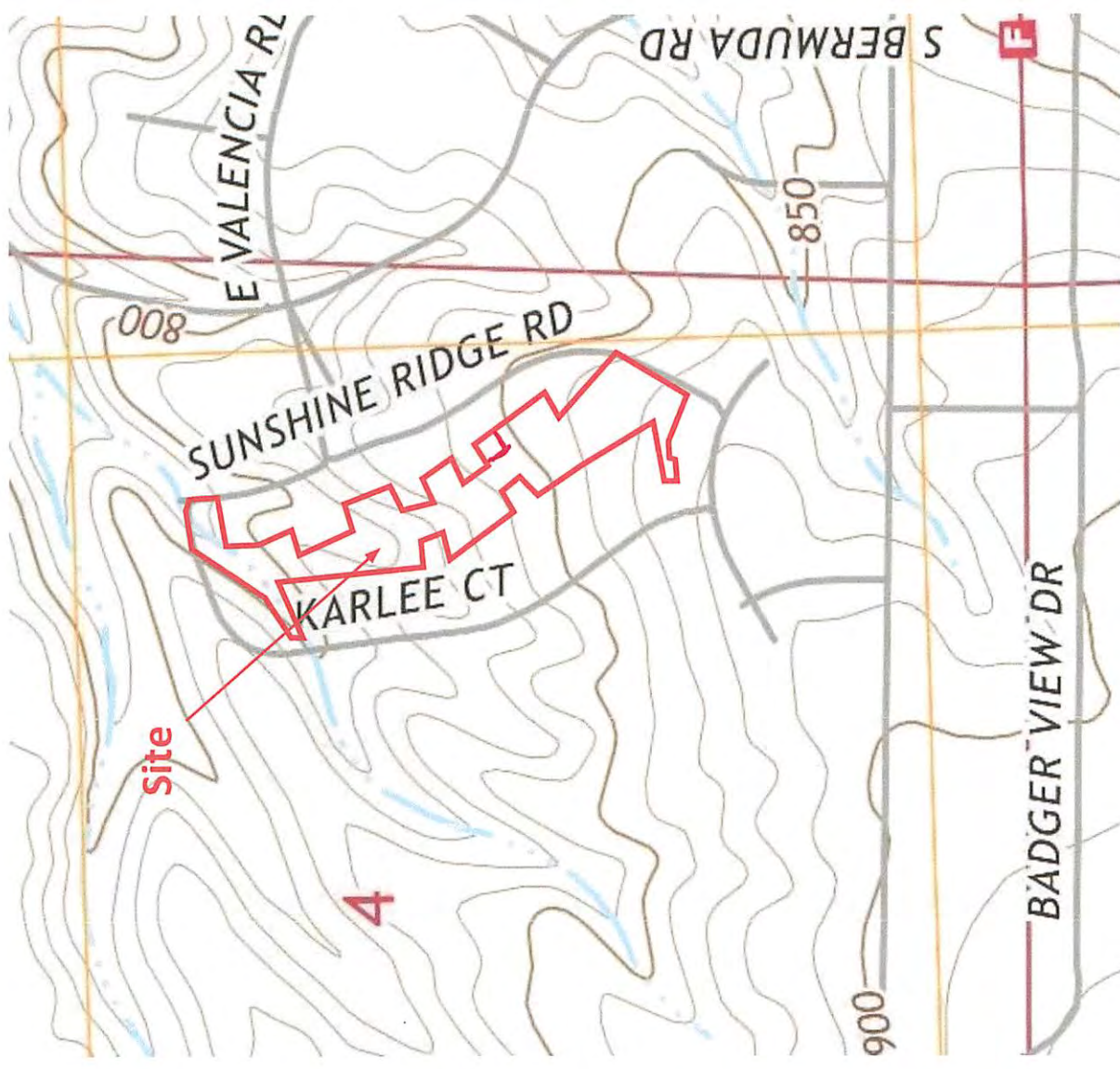
10d. Vicinity Map Slide 2 - Utilities

Notes:

- City water serves the plat of Reata Ridge. Individual lots are served by Badger Mountain Irrigation Dist.
- Residences within Reata Ridge are served by individual septic tank systems, not public sewer.
- Power is provided by Benton County PUD, not City of Richland.
- Irrigation water is provided by the Badger Mountain Irrigation District.



10e. Topographical Map
Slide 1



10e. Elevation Map
Slide 2



Ground Elevation
AVG Elevation
837.09 ft
AVG Positive Slope
3.4°
AVG Negative Slope
3.98°
Elevation Gain
99.4 ft



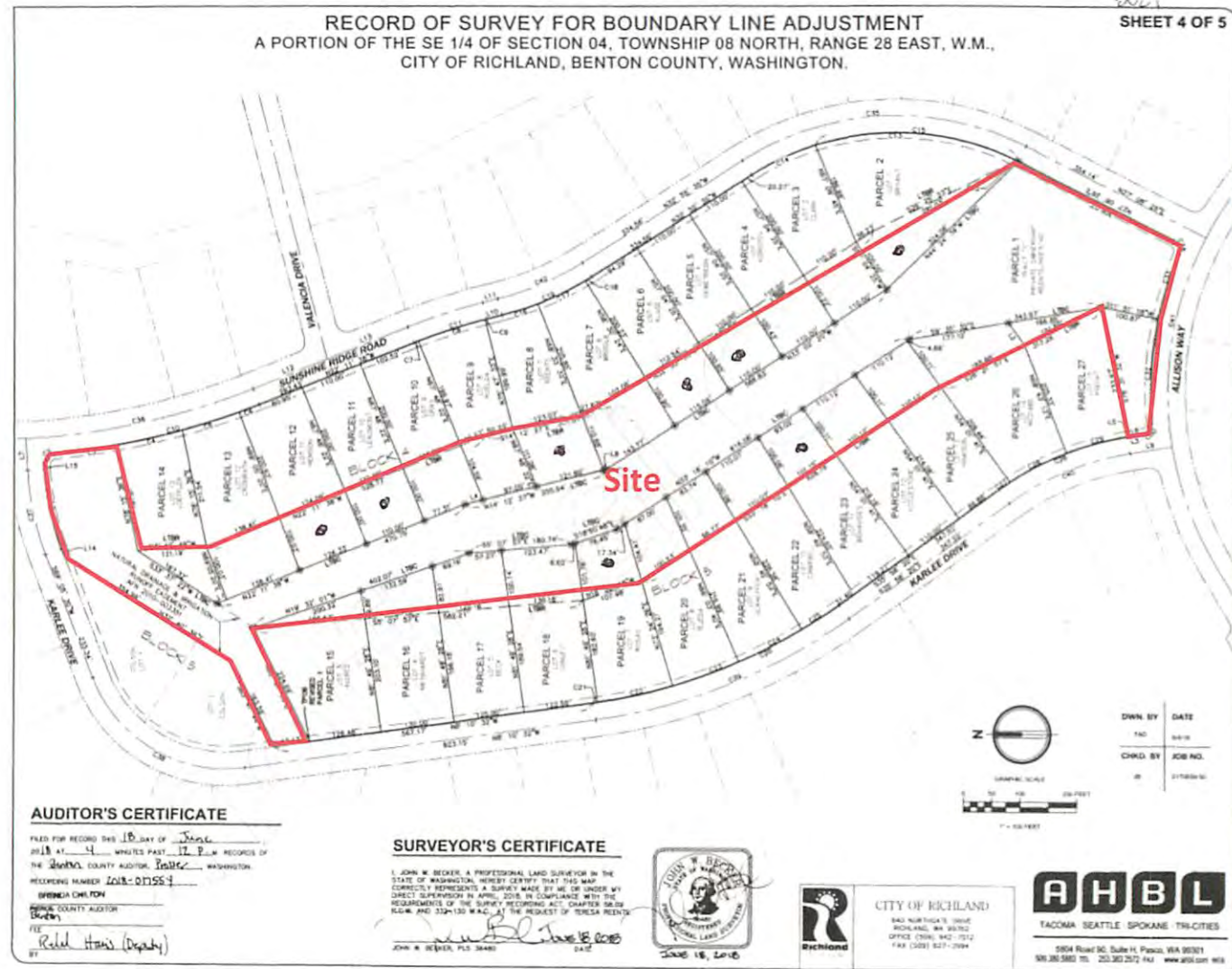
Reents/Hofstad Comprehensive Plan Amendment

10g. Proposed Development

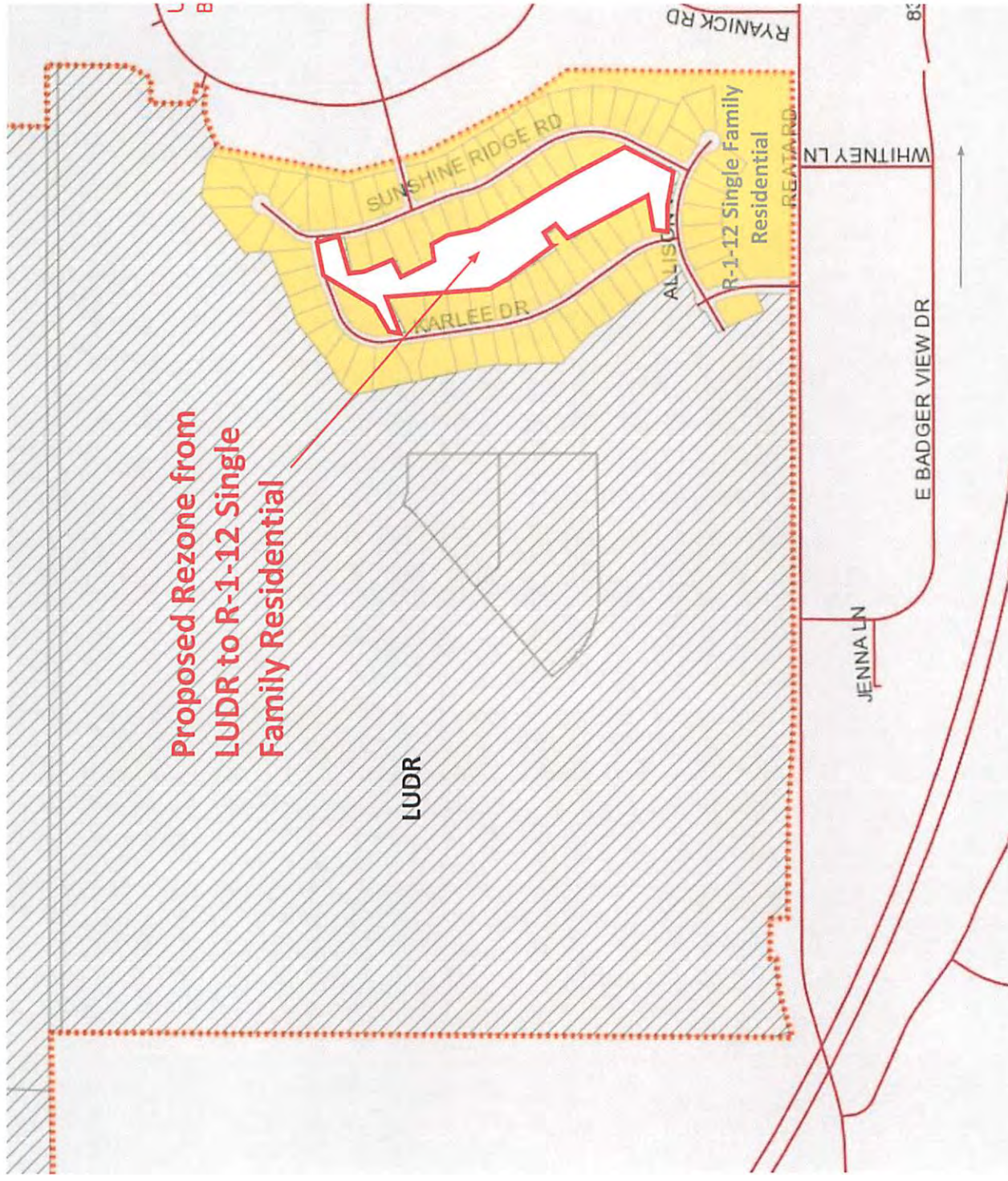
Note:

- Proposed development to consist of series of boundary line adjustments, enabling adjacent lot owners to expand the size of their back yards.
- A central corridor would remain available for future installation of a walking path.
- No improvements to streets, storm drainage, systems, water supply, sanitary sewer are proposed.
- No changes to traffic or circulation patterns are proposed.

• parts already sold



10h. Proposed Rezoning





*Copy of Application submitted 2021
for Rezone

Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Reents, Hofstad, Rosas, Benavides, Bryant, Kluse, Leaumont, Henson, Corkill

Address: various - see attached supplemental sheet page 1

Phone:

Email:

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Teresa Reents & Ken Hofstad

UBI#:

Contact: Teresa Reents

Address: 2853 Sunshine Ridge Rd, Richland WA 99352

Phone: 509-521-1055

Email: teresarealty@gmail.com

DESCRIPTION OF WORK

The proposal calls for the conversion of an approximately 12.9-acre tract of land from an open space designation under the Badger Mountain South Master Plan Land Use and Development Regulations (LUDR), removing it from the provisions of the LUDR and changing the zoning to R1-12 Single Family Residential. A separate application to remove the property from the LUDR is being submitted to the City.

PROPERTY INFORMATION

Parcel #: 8 parcels: 10488403000-9000; -5007; -5011; -4001; -4005; -4007; -4010; -4011

Legal Description: Tract C of the Plat of Reata Ridge; a portion of E1/2 of Sec 4, T8N, R28E, WM, Benton County WA

Current Zoning: LUDR

Current Comp Plan: Badger Mtn South

Requested Zoning: R1-12

Current Use: open space

Proposed Use: Expansion of Residential Lots

Area of Property: 12.9 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:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Any hardship that may result in the event the rezone is not granted:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

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:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

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

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Identify impacts on the environment and public safety:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

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.

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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.

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Applicant Printed Name: Reents, Hofstad, Rosas, Benavides, Bryant, Kluse, Leaumont, Henson, Corkill

Applicant Signature: See attached supplemental pages 5 & 6 for Multiple Owner Signatures Date January, 2021

SUPPLEMENTAL SHEET
REENTS/HOFSTAD ET AL. ZONING MAP AMENDMENT APPLICATION
FOR TRACT C OF THE PLAT OF REATA RIDGE
January 2021

INTENT

The property owners petition to have a 12.9-acre open space tract (Tract C of the Plat of Reata Ridge) removed from the provisions of the Badger Mountain South Land Use and Development Regulations (LUDR) and to place R1-12 zoning on the property, which is the same zoning as all the surrounding properties. A series of boundary adjustments would then be completed to enlarge the back yards of the adjacent lots (refer to Figure 1.) A narrow strip of property running along the center of the tract would be retained to provide for an informal walking path for the benefit of the Reata Ridge residents.

The proposed rezone acknowledges that retaining the site as open space does not and would not benefit the residents of Badger Mountain South. It provides for property owners to increase their lot sizes and still retain a smaller open space tract that can be developed with a private walking trail for the benefit of the Reata Ridge residents. This makes sense for both the residents of the Reata Ridge plat and for the development of Badger Mountain South.

OWNERSHIP

Reents and Hofstad purchased Tract C and subsequently transferred ownership of portions of Tract C to adjacent residential lot owners (refer to Figure 2) as follows:

Owner Name	Parcel ID #	Mailing Address	Acreage*
Ken Hofstad & Teresa Reents	104884030009000	2853 Sunshine Ridge Rd Richland, WA 99352	10.74
Teresa Reents	104884030004007	2853 Sunshine Ridge Rd Richland, WA 99352	0.56
Jeremy & Yesica Rosas	104884030005007	2894 Karlee Drive Richland, WA 99352	0.23
Nicholas Benavides	104884030005011	2950 Karlee Drive Richland, WA 99352	0.23
David & Elizabeth Bryant	104884030004001	2931 Sunshine Ridge Rd Richland, WA 99352	0.36
Blake & Brittney Kluse	104884030004005	2877 Sunshine Ridge Rd. Richland, WA 99352	0.25
Jeffrey & Renee Leaumont	104884030004010	2831 Sunshine Ridge Rd. Richland, WA 99352	0.25
Tony Henson & Kelli Corkill	104884030004011	2829 Sunshine Ridge Rd. Richland, WA 99352	0.29
*Acreage reported consists only of lands included in the open space Tract C, not the adjoining residential lot.			

DESCRIPTION OF WORK

The proposal calls for the conversion of an approximately 12.9-acre tract of land from an open space designation under the Badger Mountain South Master Plan Land Use and Development Regulations

(LUDR), removing it from the provisions of the LUDR and changing the zoning to R1-12 Single Family Residential. A separate application to remove the property from the LUDR is being submitted to the City.

THE UNIQUE CHARACTERISTICS, IF ANY, OF THE PROPERTY OR CIRCUMSTANCES OF THE OWNER

To adequately describe the unique characteristics of this property, some understanding of its history is required.

The site was included as a part of the Badger Mountain South Planned Development project approved by Benton County in the early 2000's, several years prior to its annexation into the City of Richland. The project had been initiated years earlier but languished until environmental review and design alterations were completed. The version of the plan approved by the County was for a golf course with single family homes and some multi-family units abutting the golf course fairways. In fact, Tract C was originally intended as a golf hole surrounded by a single-family residential subdivision (the plat of Reata Ridge). Developer NorAm Investment, Inc. abandoned their plans for the golf course and pursued a different development plan with the City of Richland now known as the Badger Mountain South Master Planned Community. NorAm Investments, Inc. completed an annexation of approximately 1,600 acres into the City, including both the plat of Reata Ridge and the subject open space Tract C. Final approval of the plat of Reata Ridge was granted by Benton County months before the annexation took place, creating the open space Tract C and the 77 lots within the plat that have been subsequently developed with single family homes (refer to Figure 3).

Following annexation, NorAm Investments, Inc. worked with the City to develop the Badger Mountain South Subarea Plan, which was implemented by the Land Use and Development Regulation (LUDR), a separate code that superseded standard zoning regulations for the lands included within Badger Mountain South. Since the lots within the Reata Ridge plat had mostly been developed, they were excluded from the provisions of the LUDR. However, as NorAm Investment had retained ownership of the subject open space Tract C, it was included in the LUDR and designated as open space.

NorAm Investments later sold Tract C to Teresa Reents and Ken Hofstad, who intended to allow the adjacent lot owners within the Reata Ridge to adjust their lot boundaries and increase the size of their back yards while still retaining a smaller open space tract within the center portion of the parcel. However, lot owners who purchased the additional square footage to add onto their lots have been unable to obtain building permits for fencing, backyard pools or sheds as the LUDR regulations in place on the open space do not provide for such improvements.

The outcome of these actions has resulted in the private ownership of an open space Tract C that cannot be put to beneficial use by the owners. Nor can it be developed with open space amenities. While included within the Badger Mountain South LUDR, there are no plans for trails, parks or other improvements specified for this property. (Refer to Figure 4.) Also, there is not a Reata Ridge homeowners association in place that could take on the responsibility for development and maintenance of park facilities on this land.

ANY HARDSHIP THAT MAY RESULT IN THE EVENT THE REZONE IS NOT GRANTED

If the zone change request is denied, the property will remain in private ownership but without any use. Neither NorAm Investments (the original property owner) nor the City have expressed any interest in developing park facilities within this open space Tract C. The residents of Reata Ridge lack a

homeowner's association that could possibly develop and maintain private park facilities. Prior to its current open space designation, the land was farmed and then later graded for future golf course construction. The result of these prior disturbances is that no native vegetation or animal habitat exists that is worthy of preservation. Neither are there any natural features such as wetlands or vistas present to preserve. The result of all these factors is that Tract C has been created which has no appropriate use and does not satisfy public needs for park facilities or natural land preservation goals. In fact, the current open space designation prevents the property owners from making improvements on the property such as fencing, sheds, pools or similar facilities that are typically associated with residential back yards.

THE MANNER IN WHICH THE PROPOSED REZONE CONFORMS TO PATTERNS IN ADJACENT ZONES

The proposed rezone would place R1-12 Single Family Residential zoning on the site, which is the same zoning that exists within the Reata Ridge plat that surrounds the open space Tract C. (See Figure 5.)

BENEFICIAL OR ADVERSE EFFECTS THE GRANTING OR DENIAL OF THE REZONE WOULD HAVE ON ADJACENT OR SURROUNDING ZONES

The beneficial effects of the rezone to the adjacent lots are clear. The adjacent lot owners would be able to purchase additional square footage to increase the size of their backyards and would be able to utilize the space as allowed under R1-12 zoning regulations, with landscaping, fencing, sheds, pools and similar structures. A smaller parcel of land located within the center portion of the existing open space Tract C would still be available for use by the adjacent residents. There would be no known adverse effects to surrounding or nearby properties that would result from the granting of the rezone request.

The adverse effects of denial of the rezone would leave the property owners with open space regulations that prevent them from making use of their properties. Further denial of the rezone would provide no benefit to the surrounding or nearby properties.

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

The Badger Mountain South Sub Area Plan calls for generous amounts of open space for the purpose of parks and trails to be developed throughout the planning area. In fact, the purpose statement of the LUDR (Section 1B1.h) reads as follows: "*Conserve areas for parks, trails and open spaces by establishing a connected open space network.*" Section 5H of the LUDR provides such a plan for a trail layout to serve the Badger Mountain South area. (Refer to Figure 4.) However, the plan does not include any trail connection to the subject site. In fact, the open space Tract C is far removed from any trails or other public facilities called for in the Badger Mountain Sub Area plan. The isolation of the open space Tract C from the residents of Badger Mountain South renders the tract undesirable as an open space amenity. Therefore, the denial of the rezone would have no beneficial effect on the overall purpose and intent of the comprehensive plan.

The rezone would serve the overall purpose of the plan in that it would align the zoning of open space Tract C with all the surrounding properties within the Reata Ridge plat.

THE BENEFITS OR DETRIMENTS ACCRUING TO THE CITY WHICH WOULD RESULT FROM THE GRANTING OR DENIAL OF THIS SPECIAL PERMIT

In some locations throughout the City there are common open space tracts within subdivisions that are under the ownership of homeowner's associations. At times, some of these properties are not maintained and can become repositories of refuse and/or noxious weeds which can create fire hazards. Taxes on properties that no entity takes responsibility for are sometimes left unpaid. While this is *not* currently the case with Tract C, retaining a large undeveloped property with no beneficial uses allowed to the adjacent owners could result in a lack of maintenance to the detriment of both the neighborhood and the City.

Conversely, approval of the rezone would allow the property owners to expand their back yards, adding improvements that would increase both their enjoyment of the property and the City's tax base.

WHETHER THE PROPOSED REZONE REPRESENTS A BETTER USE OF THE LAND FROM THE STANDPOINT OF THE COMPREHENSIVE PLAN THAN THE ORIGINAL ZONE

The plat of Reata Ridge is designated as Low Density Residential under the Badger Mountain South Sub Area Plan. The proposed rezone of Tract C would be entirely consistent with this land use designation and would serve to enhance the existing lots by allowing property owners to increase their existing lot sizes. This action would increase the value of the properties located within the plat. If denied, the property owners surrounding Tract C are left with adjacent land that they can not use.

WHETHER THE PROPOSED REZONE REPRESENTS SPOT ZONING AND WHETHER A LARGER AREA SHOULD BE CONSIDERED

The proposed rezone would match the existing zoning that is present in all the properties adjacent to the open space Tract C. It would result in R1-12 Single Family Residential zoning throughout the entire plat of Reata Ridge and therefore could not be considered a spot zone.

IDENTIFY IMPACTS ON THE ENVIRONMENT AND PUBLIC SAFETY

The proposed rezone would not result in an increase in density within the plat of Reata Ridge. In fact, it would provide opportunity for existing homeowners to increase the size of their properties wherever their lots border the open space Tract C. The open space Tract C has been disturbed in the past through farming and grading for use as a golf course hole. As such, it does not contain any natural habitat, features or amenities worthy for preservation. Therefore, there are no impacts on the environment that would result from the proposed rezone.

In terms of public safety, converting much of the property into yards that will be maintained by the adjacent homeowners will improve the value of the properties without increasing the demand or cost of public services. In fact, the land incorporated into the adjacent lots will likely be improved with landscaping and other amenities typical of residential backyards. Doing so would reduce the potential hazard of wildfire that could occur on an untended open space tract.

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 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 agents(s) of the owners(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 requirement 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 Name: **Ken Hofstad & Teresa Reents**

Applicant Signature:

Date:

Applicant Name: **Jeremy & Yesica Rosas**

Applicant Signature:

Date:

Applicant Name: **Nicholas Benavides**

Applicant Signature:

Date:

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 any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

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Applicant Name: **David & Elizabeth Bryant**

Applicant Signature:

Date:

Applicant Name: **Blake & Brittney Kluse**

Applicant Signature:

Date:

Applicant Name: **Jeffrey & Renee Leaumont**

Applicant Signature:

Date:

Applicant Name: **Tony Henson & Kelli Corkill**

Applicant Signature:

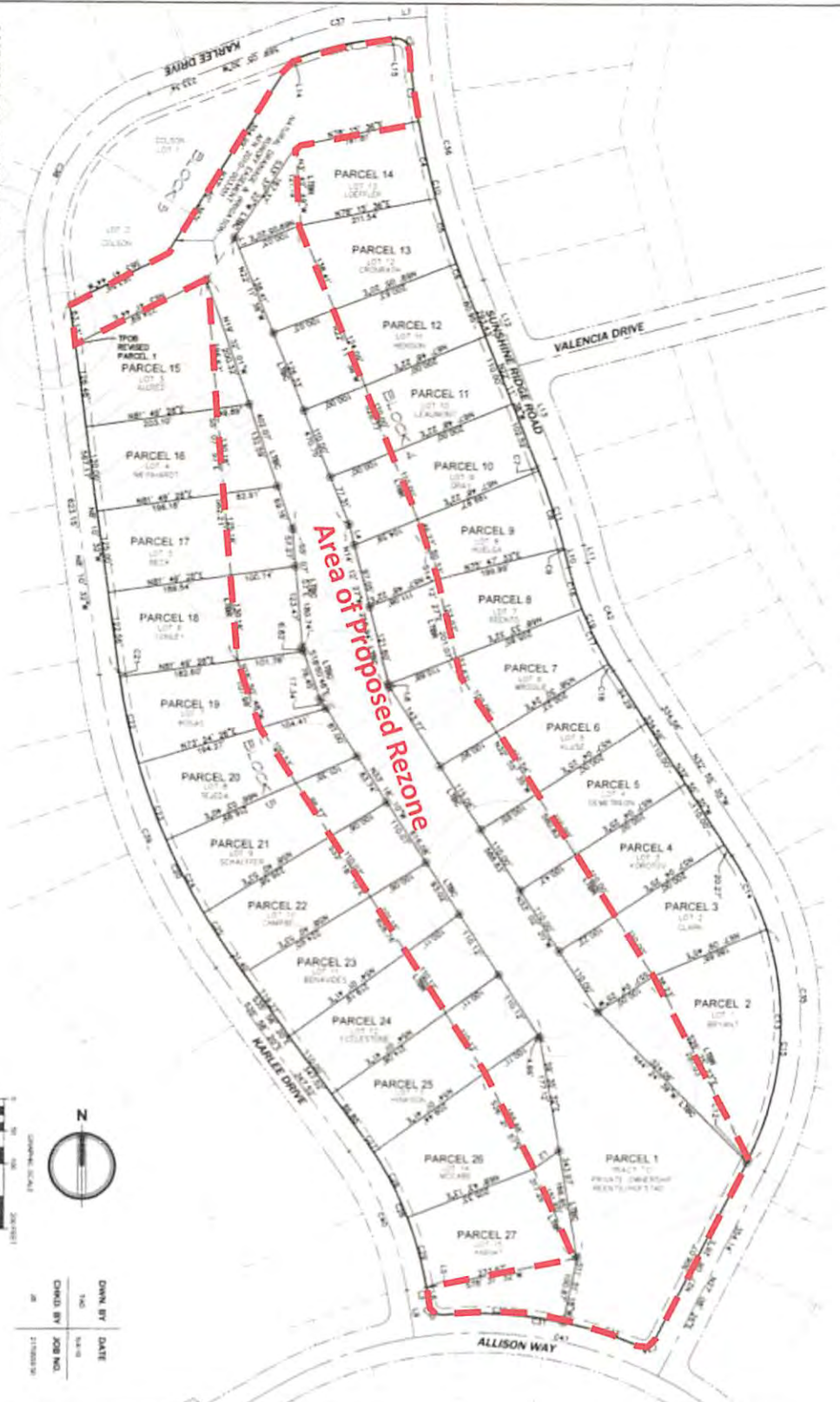
Date:

FIGURE 1

Proposed Boundary
Line Adjustments
from Open Space
Tract into Adjacent
Residential Lots

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT
A PORTION OF THE SE 1/4 OF SECTION 04, TOWNSHIP 08 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

SHEET 4 OF 5



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF JUNE,
2018 AT 4:00 PM, WHITE PINE, T.L.P.M. RECORDS OF
THE SPOKANE COUNTY AUDITOR, TERRY WASHINGTON,
RECORDING NUMBER 2018-0755-1
BENTON COUNTY AUDITOR
BENTON

BY: *Rod Harris (Auditor)*

SURVEYOR'S CERTIFICATE

I, JOHN W. REEDER, a PROFESSIONAL LAND SURVEYOR IN THE
STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP
CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT, CHAPTER 90A
RCW, AND 22A-100 WAC, AT THE REQUEST OF TERENCE REINTE
JOHN W. REEDER, PLS. 35460
DATE: 6/18/2018



CITY OF RICHLAND
440 NORTH 1ST STREET
RICHLAND, WA 99352
OFFICE (509) 942-7932
FAX (509) 942-7944



5804 River Rd, Suite 11, Puyallup, WA 99307
509.867.5800 or 206.807.2077 FAX: 509.867.5800



OWN BY	DATE
NO	5/18/18
CHNGD BY	JOB NO.
AS	211000030

FIGURE 2

Ownership

- Ownership of Tract C**
- 1. Hofstad/Reents
 - 2. Rosas
 - 3. Benavides
 - 4. Bryant
 - 5. Kluse
 - 6. Leaumont
 - 7. Corkill



FIGURE 3
Final Plat of
Reata Ridge

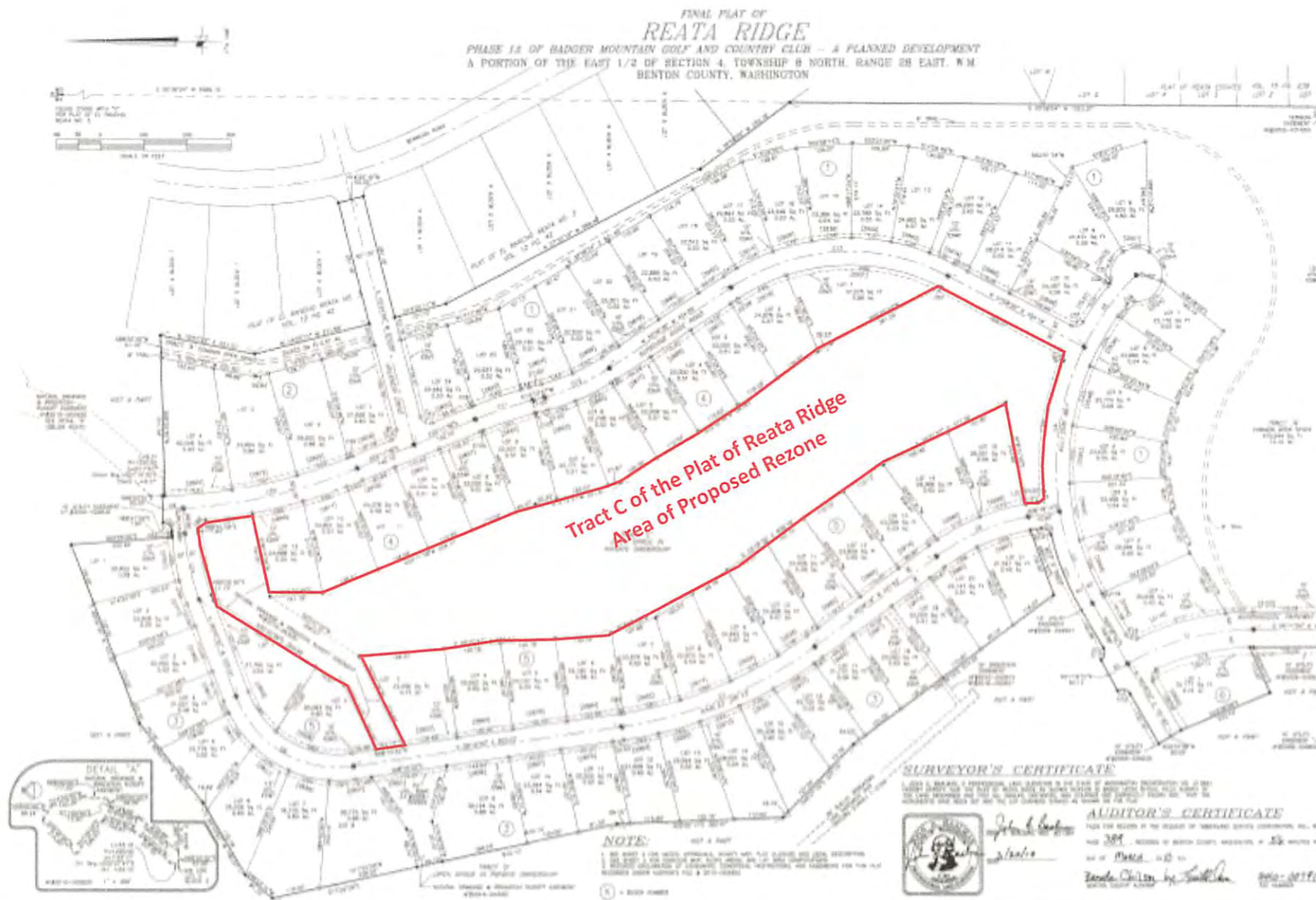


FIGURE 4:
Excerpt from
the Badger
Mountain
South LUDR

5.G TRAILS INTRODUCTION

The Illustrative Plan for Trail Layout and Trail Types identifies the location of the proposed trail system in Badger Mountain South. Four types of trails will be built within the community – Urban Trails located within the commercial centers, paved Primary and City Primary Trails for multi-uses, soft-surface Secondary Trails for walking and jogging, and an Equestrian Trail connection located at the eastern edge of the community that will link to an existing equestrian trail. At full buildout the project will include approximately 10 miles of trails and walking paths, and will provide connection locations for future development.

Two Trail Types are located in the Greenway Parks: City Primary Trails and Secondary Trails. These trails are intended to be the cross-community trail system that links all neighborhoods within Badger Mountain South. The City Primary Trail meanders within the Greenway Parks, sometimes near the adjoining streets, but primarily away from the streets and within the Greenway Park itself. Secondary Trails act as connector trails which link one side of the Greenway Park to the other or to the City Primary Trail.

TRAIL LEGEND

- CITY PRIMARY TRAIL
- PRIMARY TRAIL
- SECONDARY TRAIL
- EQUESTRIAN TRAIL
- URBAN TRAIL

5.H ILLUSTRATIVE PLAN FOR TRAIL LAYOUT AND TRAIL TYPES

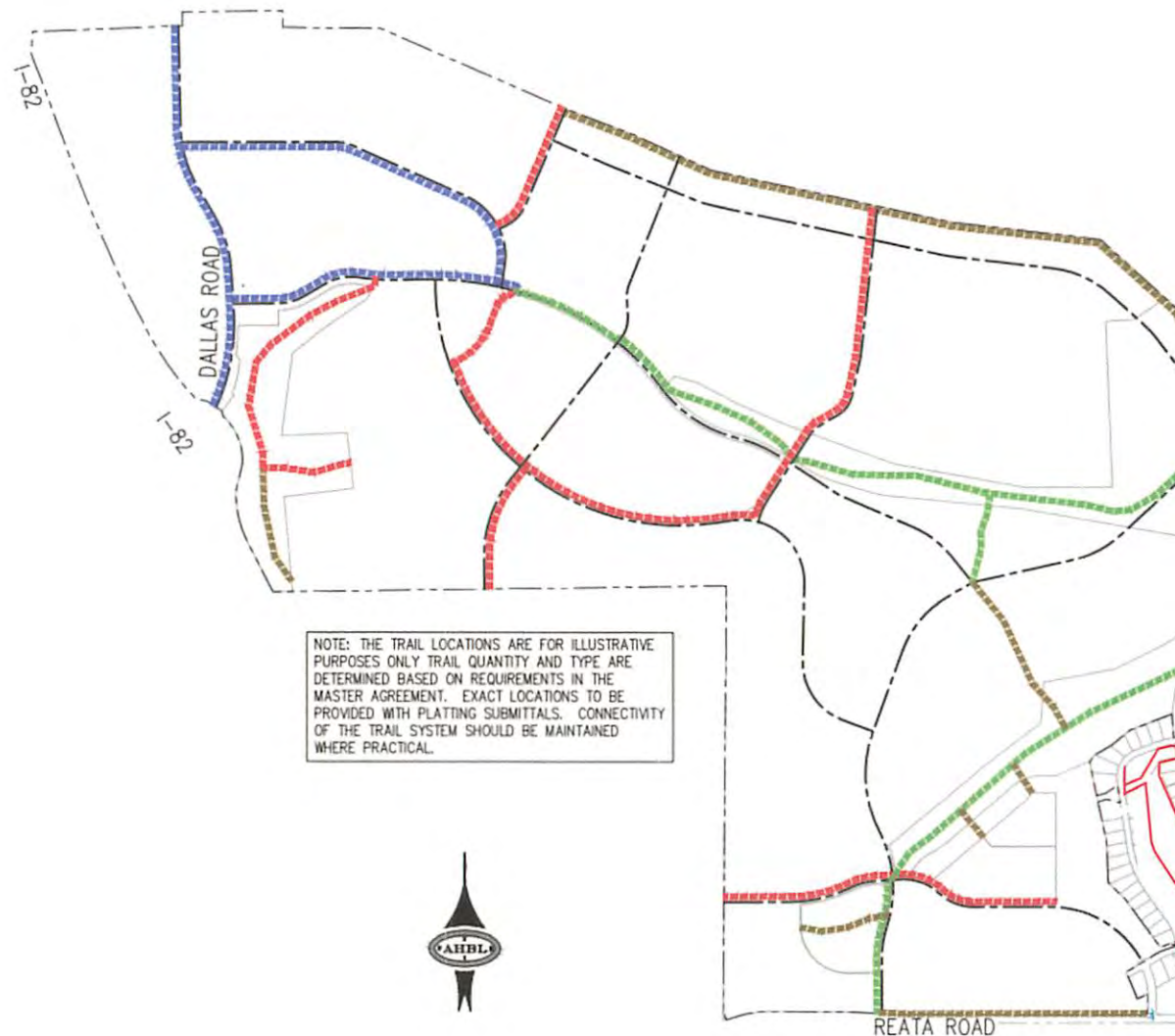
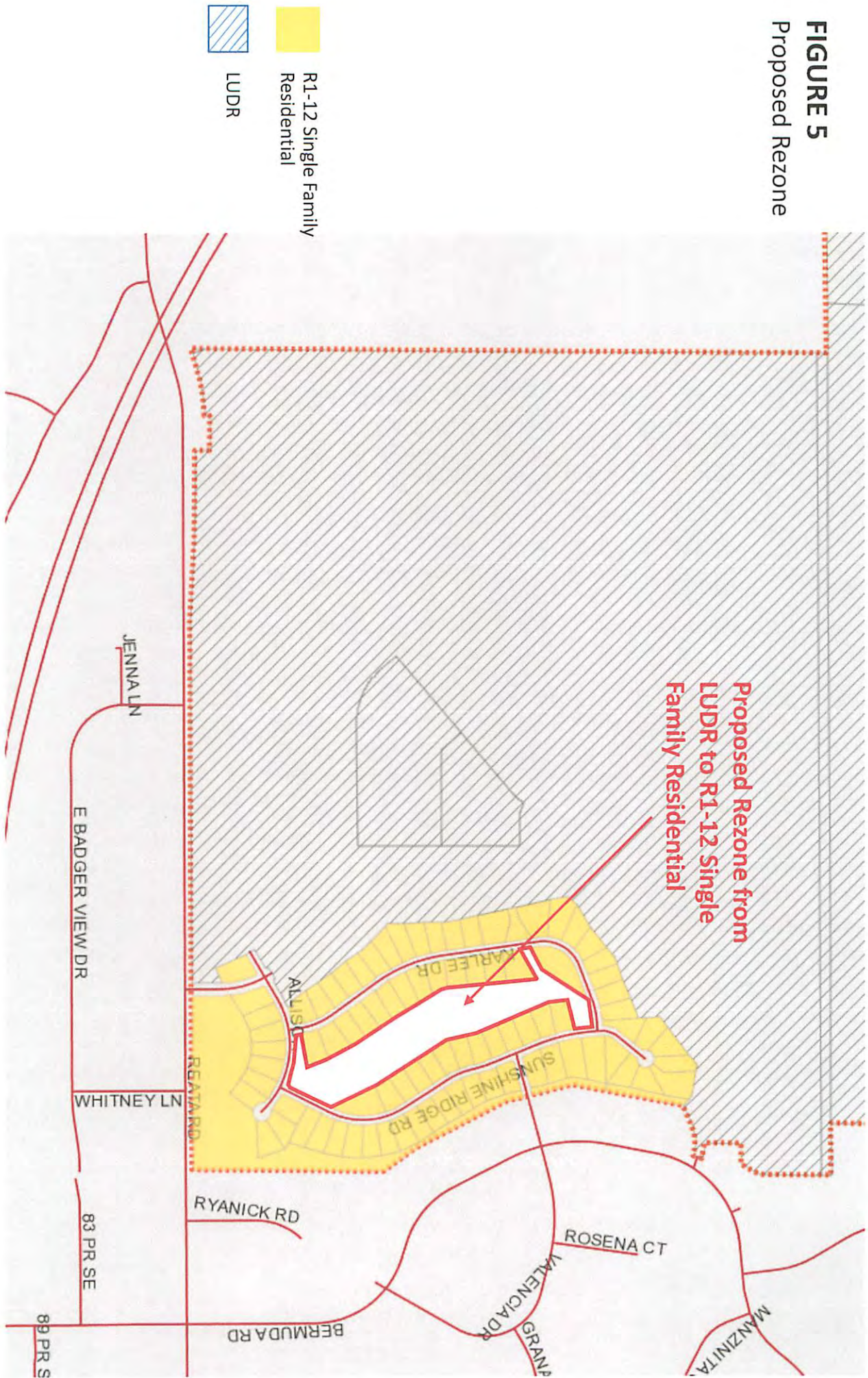


FIGURE 5

Proposed Rezone



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

1. Name of proposed project, if applicable:

Comprehensive Plan and Rezone for Tract C of the Plat of Reata Ridge

2. Name of applicant:

Ken Hofstad and Teresa Reents

3. Address and phone number of applicant and contact person:

*2853 Sunshine Ridge Road,
Richland, WA 99352
509.521.1055*

4. Date checklist prepared:

February 22, 2022

5. Agency requesting checklist:

City of Richland Development Services

6. Proposed timing or schedule (including phasing, if applicable):

Anticipating approval of the comprehensive plan and rezone applications by end of 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Boundary line adjustments transferring portions of Tract C into adjacent residential lots and the future construction of a walking path.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

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.

Applicant to remove Tract C from the provisions of the Badger Mountain South Land Use and Development Regulations is currently under review by the City.

10. List any government approvals or permits that will be needed for your proposal, if known.

Comprehensive Plan Amendment and rezone.

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.)

Change in the land use designation in the comprehensive plan from open space to Low Density Residential and corresponding change in zoning from Civic to R-1-12 Low Density Residential on a 12.9 acre parcel. Intent is to provide for adjacent residential lot owners to expand their lots through a series of boundary line adjustments

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.

Tract C of the Plat of Reata Ridge. Site is located east of Karlee Drive and west of Sunshine Ridge Road.

B. Environmental Elements

1. Earth

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)?
Less than 10%.

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.

Silt

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

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 proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Future walking path is the only impervious surface proposed and would be no more than 4% of the area contained on the site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Compliance with existing dust and erosion control regulations.

2. Air

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

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None are needed.

3. Water

a. Surface Water:

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.
No.

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.

Not applicable.

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.

Not applicable.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

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

No

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.

No discharges would be generated by the proposal.

b. Ground Water:

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.

No

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.

Not applicable

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 anticipated over existing conditions.

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

No

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

No.

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

None are needed

4. Plants

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

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

__X__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

__X__other types of vegetation: **sagebrush, cheatgrass**

b. What kind and amount of vegetation will be removed or altered?

Only vegetation removal would be to accommodate walking path. Additionally as homeowners expand their backyards, existing vegetation would be removed for residential landscaping.

c. List threatened and endangered species known to be on or near the site.

None known to exist on site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed

e. List all noxious weeds and invasive species known to be on or near the site.

None known to exist on site.

5. Animals

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: **small rodents, coyotes**

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None known to exist on site.

c. Is the site part of a migration route? If so, explain.

The site is part of the Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed

e. List any invasive animal species known to be on or near the site.

None known to exist on site.

6. Energy and Natural Resources

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.

Not applicable

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 proposed.

7. Environmental Health

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.

None known

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.

None

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

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise typically associated with single family residences.

- 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.

Proposal would not result in increased noise levels.

- 3) Proposed measures to reduce or control noise impacts, if any:

None are proposed.

8. Land and Shoreline Use

- 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.

Site is undeveloped. Adjacent properties on all sides of the site are developed with single family homes.

- 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?

The site and all of the Reata Ridge plat were formerly used as agricultural lands, though none of the land was designated as agricultural land of long term commercial significance.

- 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.

There are no structures on site

- d. Will any structures be demolished? If so, what?

Not applicable

- e. What is the current zoning classification of the site?

The site is designated as "Civic Space" under the Badger Mountain South Land Use & Development Regulations. It is assessed as undeveloped land and is fully taxed, not taxed as open space.

f. What is the current comprehensive plan designation of the site?

Open space under the Badger Mountain South Subarea Plan.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

No one would work or reside on the site.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None are needed

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None are needed

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No measures are proposed.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None are needed

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed

b. What views in the immediate vicinity would be altered or obstructed?

As no structures are proposed, no views would be altered.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

None are proposed

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

Lights from adjacent residential lots

- d. Proposed measures to reduce or control light and glare impacts, if any:

None are needed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No existing recreational uses would be displaced.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposed walking path would provide Reata Ridge residents with a safe place to walk.

13. Historic and cultural preservation

- 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.

No

- 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.

None are known to exist on site. Site was previously disturbed with former agricultural use and mass grading of the site was completed when the site was planned to be converted into a golf course. Given the previous disturbance of the site and the fact that no additional disturbance of the site is proposed, except for a walking path, no professional studies were undertaken.

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.

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.

If cultural resources are discovered during the installation of a walking path, work on the project shall be stopped and the City of Richland would be notified within 24 hours of discovery.

14. Transportation

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.

Site contains frontage along Karlee Drive, Sunshine Ridge Road and Allison Way.

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?

No

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None

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).

No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

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?

None

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:

None proposed.

15. Public Services

- 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.

No

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None are needed

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Full range of utilities serving adjacent residential homes is present in the vicinity.

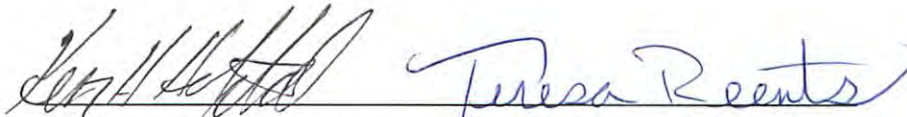
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are needed, except as lot owners expand the size of their lots, they may desire to irrigate additional area. In order to do so, approval from the Badger Mountain Irrigation District will be required.

C. Signature

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 Ken Hofstad & Teresa Reents

Position and Agency/Organization Applicants (owners)

Date Submitted: February 23, 2022

D. Supplemental sheet for nonproject actions

(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 proposal does not involve the construction of structures, storage of toxic or non-toxic substances, discharges to water or production of noise.

Proposed measures to avoid or reduce such increases are:

None are needed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal would have minimal impacts to plants or animals and no impact to fish or marine life.

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

None are proposed.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal would not deplete energy resources and would not impact natural resources.

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

None are proposed.

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?

The site is not located within an identified environmentally sensitive area or critical area is not in or near a park, a wilderness, a river, a floodplain or a threatened or endangered species habitat. There are no known cultural or historic sites and the site is not been designated as prime farmland.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None are proposed.

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?

The site is far removed from any shoreline area. It would not result in additional development and so would result in minimal land use impacts.

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

None are proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal would not increase transportation demands or demands for public services and utilities. A possible exception is that adjacent lot owners increasing the size of their parcels may desire to increase the amount of their lot that is irrigated.

Proposed measures to reduce or respond to such demand(s) are:

Land owners wishing to increase their irrigation usage would have to gain approval from the Badger Mountain Irrigation District.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No known conflicts exist.