

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CPA2022-105

PREPARED BY: MIKE STEVENS
HEARING DATE: DECEMBER 14, 2022

This report includes detailed analyses, and the attachments are lengthy. Here is a general outline of how this report is organized:

- Background
- Processing Timeline *and* Notes on Next Steps for Processing
- Overview of Proposed Comprehensive Plan Amendments
- Analysis of the City of Richland Parks & Public Facilities Map Update (CPA2022-101)
- Analysis of the City of Richland Economic Development Department Map Update (CPA2022-102)
- Analysis of the Hayden Homes Application (CPA2022-103, Z2022-102 & EA2022-107)
- Analysis of the Reata Ridge Application (CPA2022-104, Z2022-103 & EA2022-108)
- Staff Recommendation
- Suggested Conclusions of Law and Suggested Findings of Fact
- Recommended Motion
- List of Attachments

BACKGROUND

In accordance with RMC 19.90.060; the City Council shall consider each Comprehensive Plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.

The Comprehensive Plan serves as a policy document which sets forth guiding principles to ensure smart growth and desirable development occurs. The document conveys policy and plans to accommodate 20 years of growth and development, looking to provide strategic plans to provide needed services and amenities far into the future. The City's Comprehensive Plan is intended to be an all-inclusive document that should bring together various planning documents such as the City's Economic Development Strategic Plan, Park Plan, Transportation, Capital Facilities and financial/budgetary plans.

The City's Comprehensive Plan should be well understood by City Council, Boards and Commissions, and City Staff; and most importantly should bring together Council's vision and various plans into an integrated and effective planning tool. In doing so, city leaders ensure lasting health and vitality for the current citizenry. The Comprehensive Plan serves as a living document to guide land-use decisions well into the future.

Council has also directed staff to ensure a public process that is open and transparent to the public, creating a more vital and competitive community, developing quality neighborhoods and business centers, and ensuring smart growth planning principles are used.

PROCESSING COMPLETED UNTIL NOW

The following key dates and milestones describe action and processing taken by staff, the Planning Commission, and Council to date on the 2022 Docket.

- March 1, 2022: Deadline for Private Party Application submission
 - Four (4) private party applications were received and deemed complete
- April 26, 2022: City Council Workshop to review the 2022 Comprehensive Plan Amendment Docket
- May 17, 2022: City Council Public Hearing Establishing the 2022 Comprehensive Plan Amendment Docket and forwarding the docket to the Planning Commission for processing
- November 4, 2022: SEPA Threshold Determination of Non-Significance issued by the City's Development Services Department

- November 4, 2022: Notice of Intent to Adopt Amendment 60 Days Prior to Adoption sent to the Department of Commerce by the City's Development Services Department
- November 22, 2022: Notice of Public Hearing
 - Notice of the December 14th Planning Commission, 2022 Public Hearing was mailed to affected parcels and those neighboring properties within 300-feet of parcels under consideration.
 - A notice of public hearing was published in the newspaper and posted at City Hall and the City's website.
- Pending Land Use Action signs were posted at the properties on November 23, 2022.

NEXT STEPS REQUIRED FOR PROCESSING

Once Planning Commission holds one (or more, if they so choose) public hearing(s), they may vote to consider to recommend the docket as proposed or with changes to the City Council and thereby forward the docket to the council for consideration.

Next, the City Council shall consider the Planning Commission's recommendations and decide to either adopt or deny the amendments during a regular council meeting. If the Council makes any changes to the Planning Commission's recommendation, the Council is required to hold a public hearing (per RCW 36.70A.035(2)). Comprehensive Plan amendments that are approved are to be adopted by ordinance and any amendments that are rejected are addressed in a resolution.

Following Council action, the Planning Division will then transmit a copy of the amendments and adopted ordinances to the State Department of Commerce who will review the submission for compliance with the State's Growth Management Act.

OVERVIEW

The 2022 Comprehensive Plan Docket includes the following changes; *staff evaluation including findings and conclusions for the proposed amendments are provided later in this report:*

2022 Applications	
<u>APPLICANT:</u> <u>City of Richland Parks & Public Facilities</u> <u>Change the Comprehensive Plan Map:</u> Replace the existing CF-1 map with an updated version that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19.	The City's Parks & Public Facilities Department would like to replace the existing CF-1 map with an updated version that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19 Staff recommends approving the requested amendment to the CF-1 map.
<u>APPLICANT:</u> <u>City of Richland Economic Development Department</u> <u>Change the Comprehensive Plan Map:</u> Amend the Comprehensive Plan map from High Density Residential (HDR) to Commercial (COM) with an associated rezone of the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2). Site is approximately 10 acres in size.	The City of Richland Economic Development Dept. is requesting to change the Comprehensive Plan designation on approximately 10 acres from High Density Residential (HDR) to Commercial (COM). Staff recommends an associated rezone to change the zoning for the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2).

<p><u>APPLICANT:</u> <u>Hayden Homes, LLC</u></p> <p><u>Change the Comprehensive Plan Map:</u> Amend the Comprehensive Plan map from Commercial (COM) to Medium-Density Residential (MDR) with an associated rezone of the site from Neighborhood Retail Business (C-1) to Medium-Density Residential Small Lot (R-2S). Site is approximately 10.43 acres in size.</p>	<p>The applicant is requesting to change the Comprehensive Plan designation on approximately 10.43 acres from Commercial to Medium Density Residential Small (R-2S).</p> <p>Staff recommends an associated rezone to change the zoning for the site from Neighborhood Retail Business (C-1) to Medium Density Residential (R-2S).</p>
<p><u>APPLICANT:</u> <u>Teresa Reents & Ken Hofstad</u></p> <p><u>Change the Comprehensive Plan Map:</u> Amend the Badger Mountain Subarea Plan map from Civic (Civic) to Low-Density Residential (LDR) with an associated rezone of the site from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12). Site is approximately 12.9 acres in size.</p>	<p>The applicant would like the Comprehensive Plan designation (Badger Mountain Subarea Plan) changed from Civic to Low-Density Residential (LDR).</p> <p>Staff recommends an associated rezone to change the zoning for the site from BMS LUDR Civic (Civic) to Low-Density Residential (R-1-12).</p>

ANALYSIS: City of Richland Parks & Public Facilities Map Update (CPA2022-101)

DESCRIPTION OF PROPOSAL

City of Richland Parks & Public Facilities requests to replace the existing Comprehensive Plan's CF-1 map with an updated version that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19.

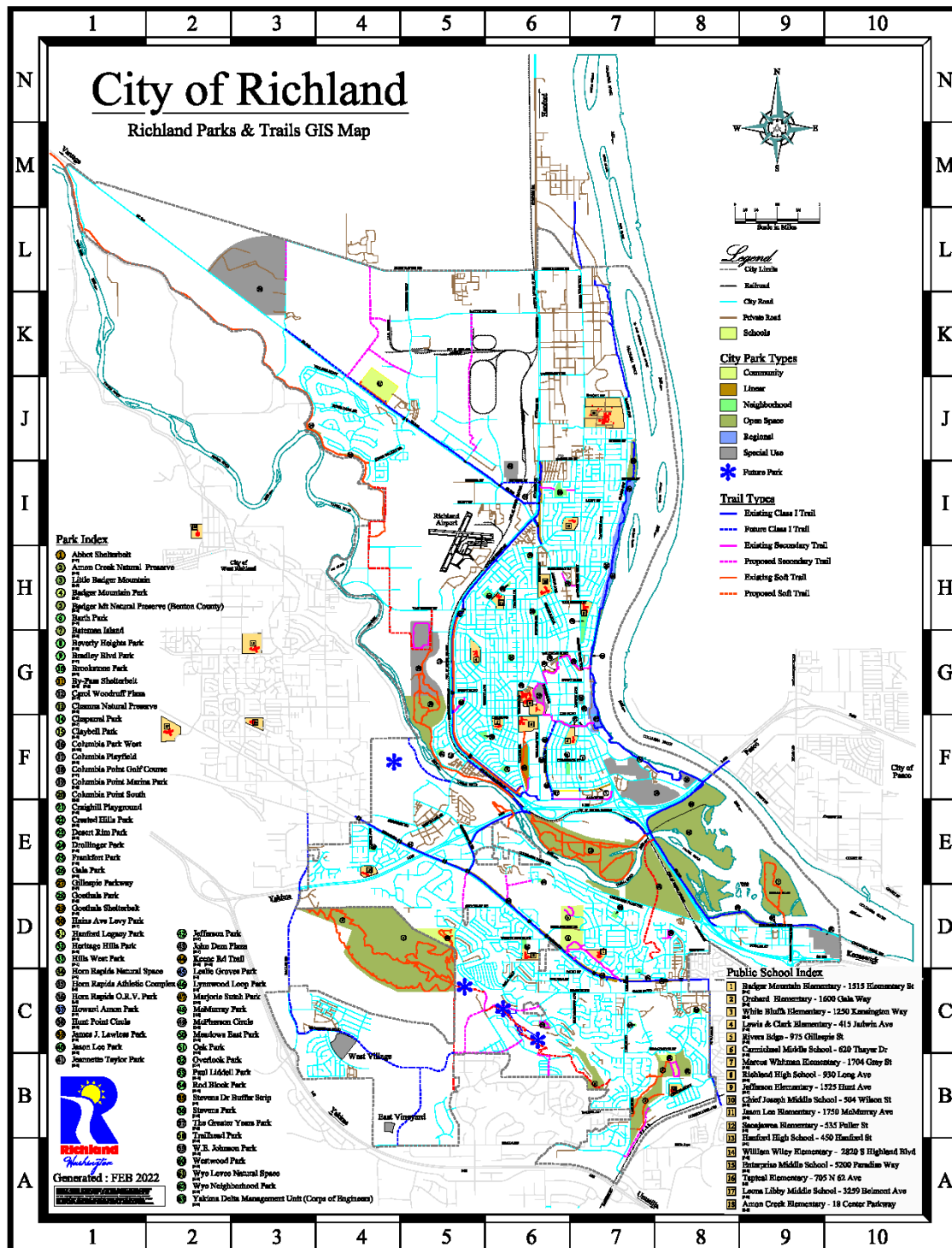


Figure 1 – PROPOSED Map Update

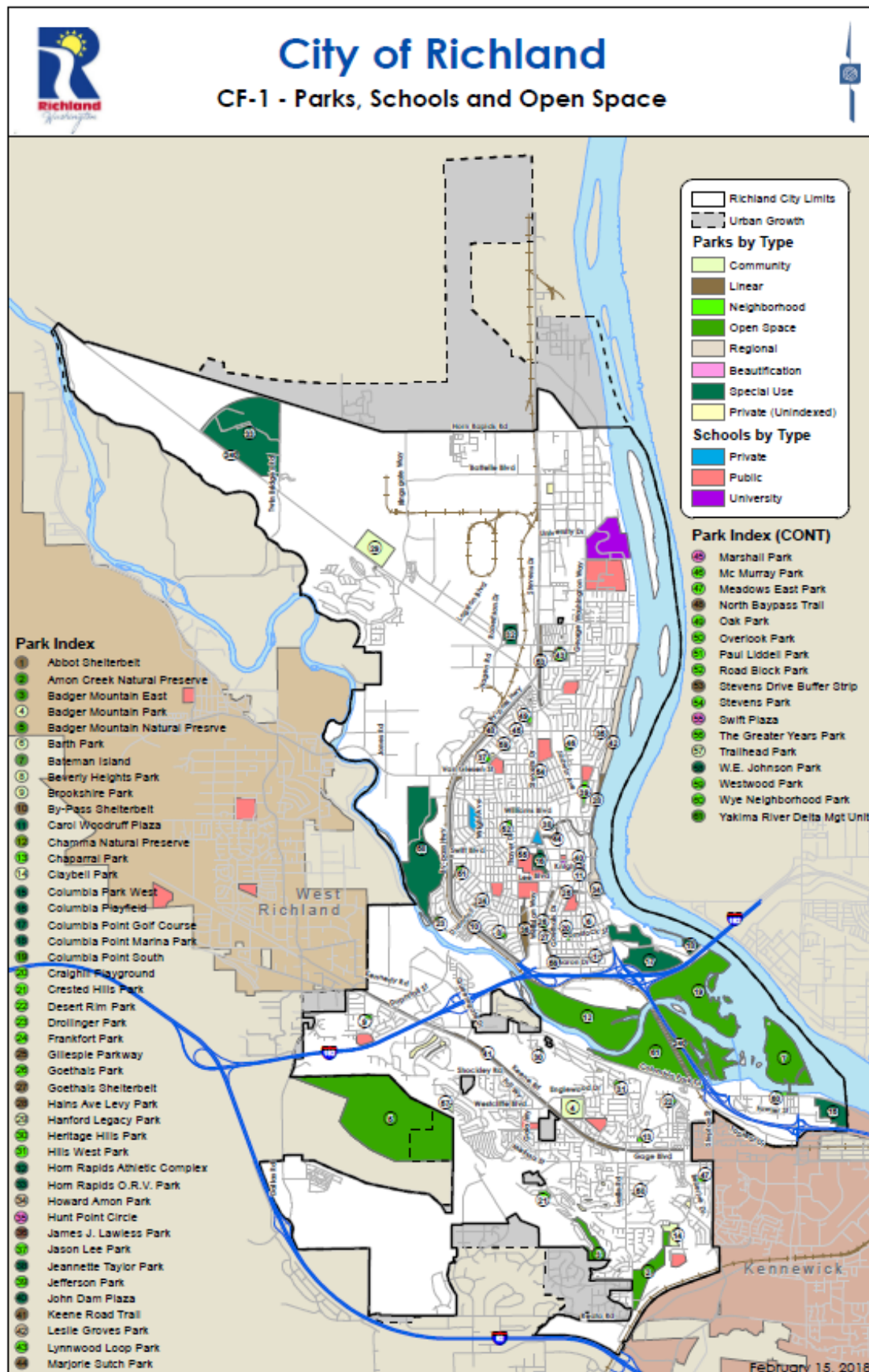


Figure 2 – EXISTING Comprehensive Plan

ANALYSIS

The proposed Comprehensive Plan map amendment proposes to replace the existing CF-1 map with an updated version. The proposed replacement map includes all existing data on the adopted CF-1 map, with the exception of Richland School District Facilities, and adds recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19. The map applies Citywide. The Parks and Recreation Commission recommend that Council approve this Comprehensive Plan amendment to include the addition of recreational trails on to map CF-1.

SUMMARY

Approval of the proposed Comprehensive Plan amendment would result in the City's trail data being included on the Capital Facilities Map. This is important because various trail amenities are occasionally funded as Capital Facilities projects and, as a result, should be shown on the Capital Facilities Map.

ANALYSIS OF THE CITY OF RICHLAND ECONOMIC DEVELOPMENT DIVISION MAP UPDATE (CPA2022-102, Z2022-101 & EA2022-106)

DESCRIPTION OF PROPOSAL

The City of Richland Economic Development Department requests to amend the existing the Comprehensive Plan map for a City-owned parcel from High Density Residential (HDR) to Commercial (COM) with an associated rezone of the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2).



Figure 3 – Vicinity Map (*site highlighted in red*)

SITE DESCRIPTION & ADJACENT LAND USES

The site consists of one 15.78-acre parcel (Parcel #116984000003001) currently split by the City View Drive right-of-way located immediately west of the southern approach to the Duportail Street bridge over the Yakima River. The segment of the parcel north of City View Drive is the subject of the current request (highlighted in red, above). No proposed map change is requested to the other segment of the 15.78-acre parcel located immediately south of the City View Drive intersection with Truman Avenue. This review will not make any greater efforts to describe, define, or detail this southerly segment of the parcel in what follows.

The subject site slopes down to the Yakima about sixty-five (65) feet from the intersection of City View Drive and Truman Avenue down to the small landing area at the northeasterly corner along Duportail Street. It is currently designated as High-Density Residential (HDR).

SURROUNDING ZONING AND LAND USES:

North: No Zoning, Columbia Irrigation District Canal Right-of-Way

- Immediately north of the subject site is the CID Irrigation Canal down the hill before reaching the Yakima River

East: Multiple-Family Residential Use (R-3), High-Density Residential (HDR)

- Developed Hills Community Mobile Home Park

South: Parks & Public Facilities (PPF), Public Facility (PBF)

- Home of City Shops, with numerous public facilities

West: Commercial, Limited-Business (C-LB) & Single-Family Residential (R-1-10), Commercial (COM) & Low-Density Residential (LDR)

- Property owned by the Department of Natural Resources and City of Richland, respectively, with limited current development.

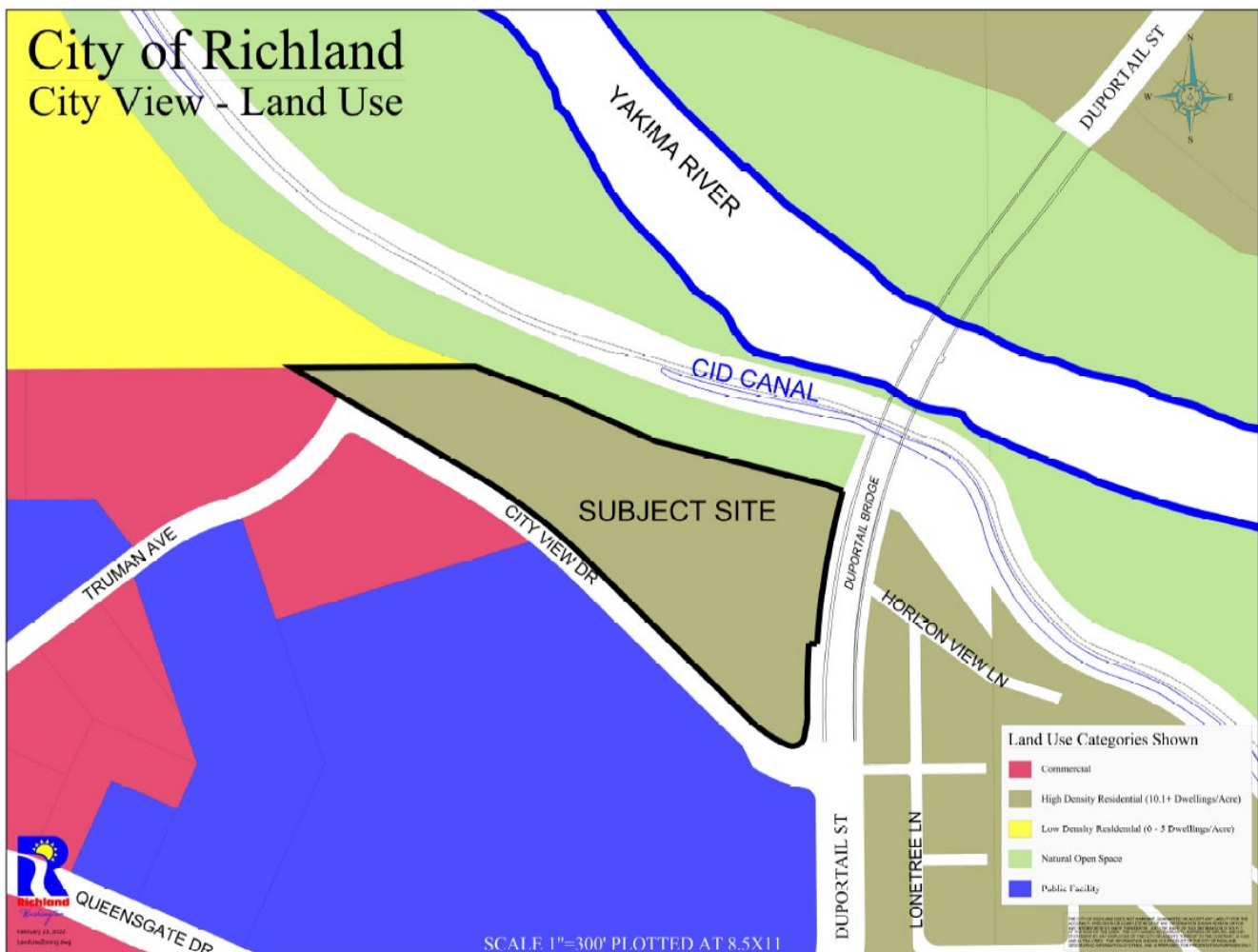


Figure 4 – EXISTING Comprehensive Plan

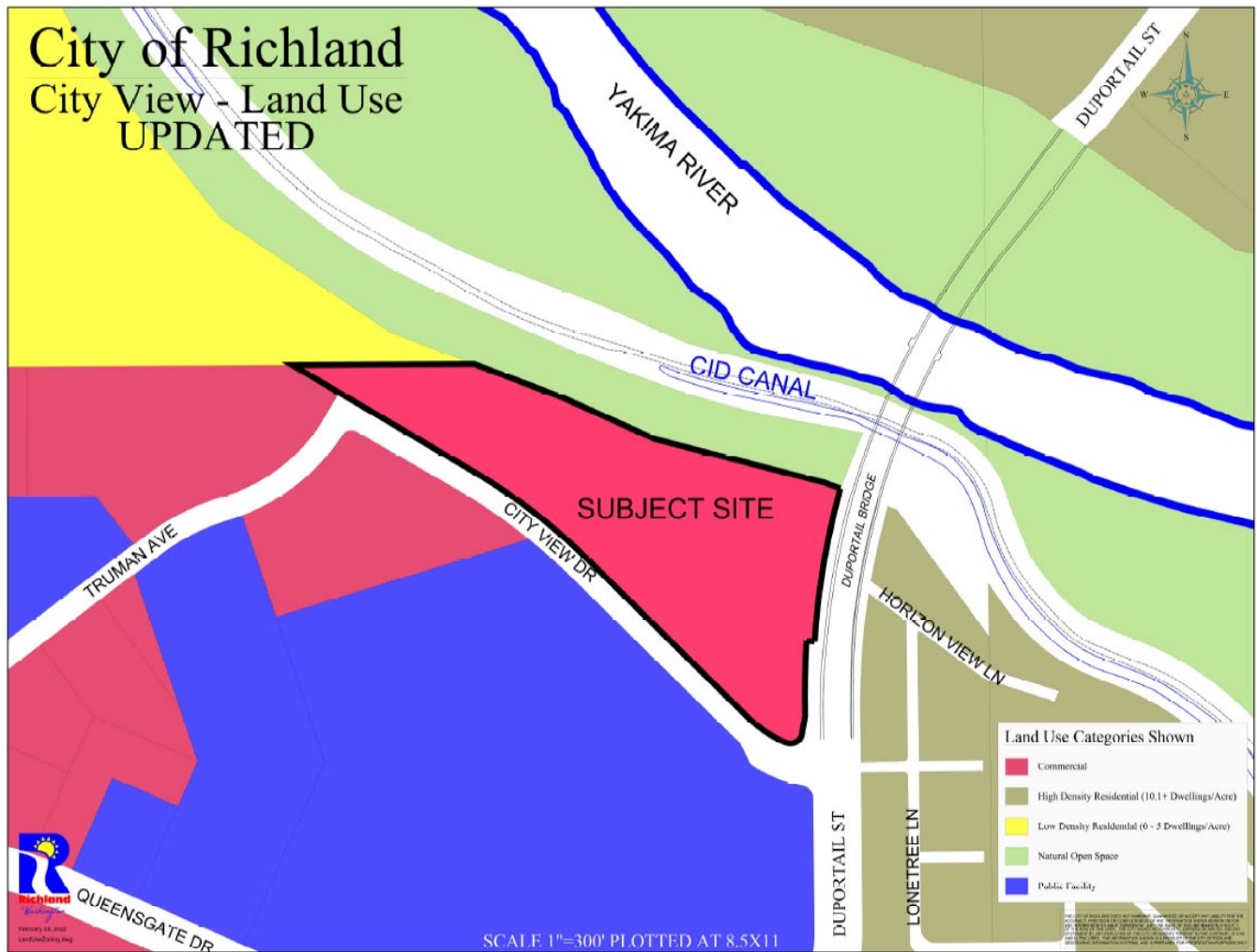


Figure 5 – PROPOSED Comprehensive Plan

COMPREHENSIVE PLAN

The site is currently designated as High-Density Residential (HDR) under the City's current Comprehensive Plan, while the request is to designate the site as Commercial (COM).

The Comprehensive Plan defines High-Density Residential lands as follows:

The HDR category includes multifamily residential uses with an average density of 15 dwelling units per acre. In transitional areas between more intensive commercial uses and lower density residential uses, limited office/institutional uses may also be located within the HDR designated areas.

The Commercial land use category is described as follows:

The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile related uses, and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive commercial uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.

The Comprehensive Plan identifies the following goals and policies that pertain to this amendment request:

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

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

ZONING

Property to the north has no traditional Zoning classification attached to it but is designated and managed as Natural Open Space (NOS), a Land Use Category. Across Duportail Street to the east is the Hills Mobile Home Park Community, classified under Multiple-Family Residential Use (R-3). To the south is the City Shops land operated by the City of Richland, zoned as Parks & Public Facilities (PPF). Lastly, lands to the west are zoned Commercial, Limited Business (C-LB) & Single-Family Residential (R-1-10) with no existing structural improvements adjacent to the subject site.

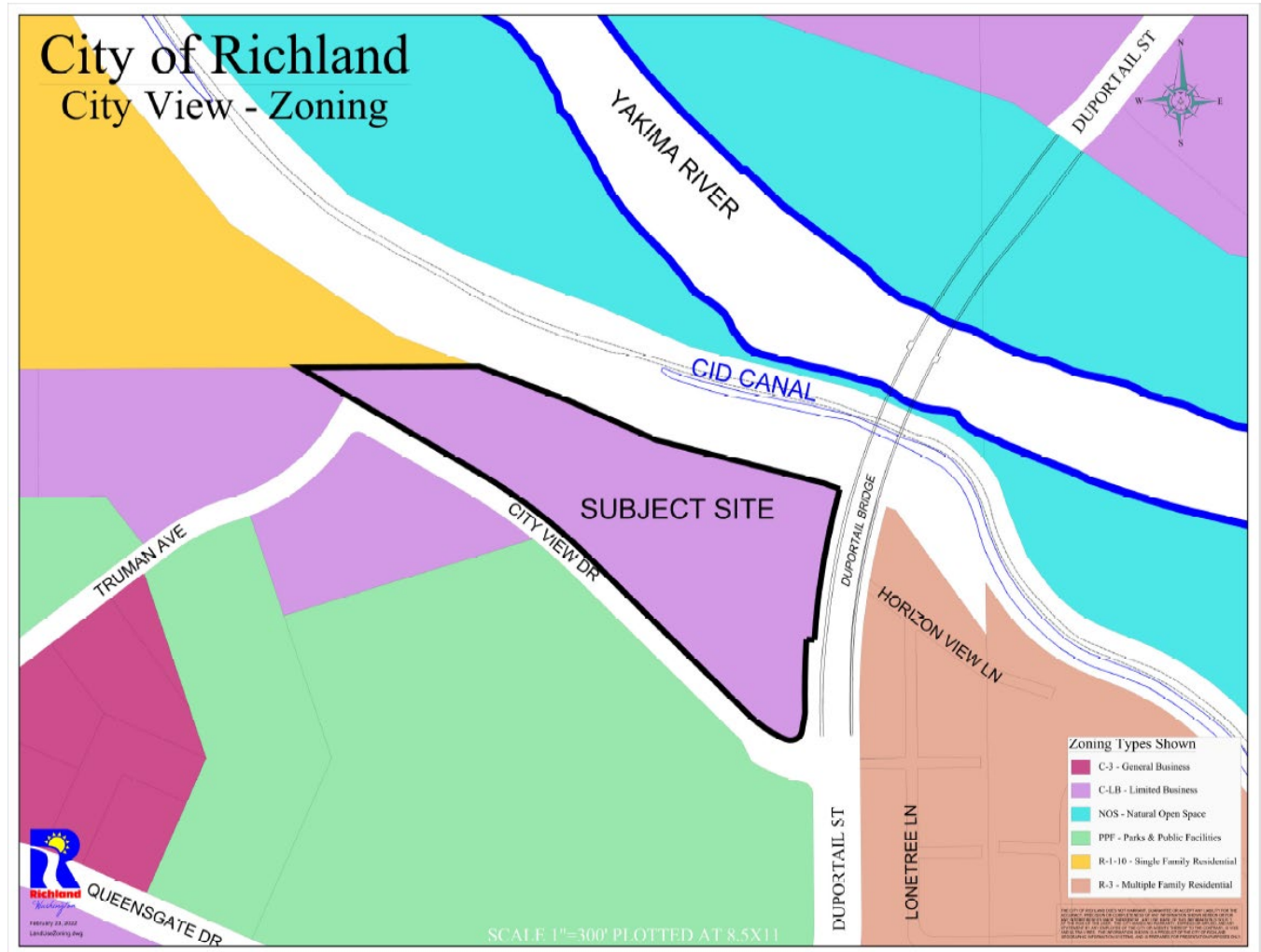


Figure 6 – EXISTING Zoning

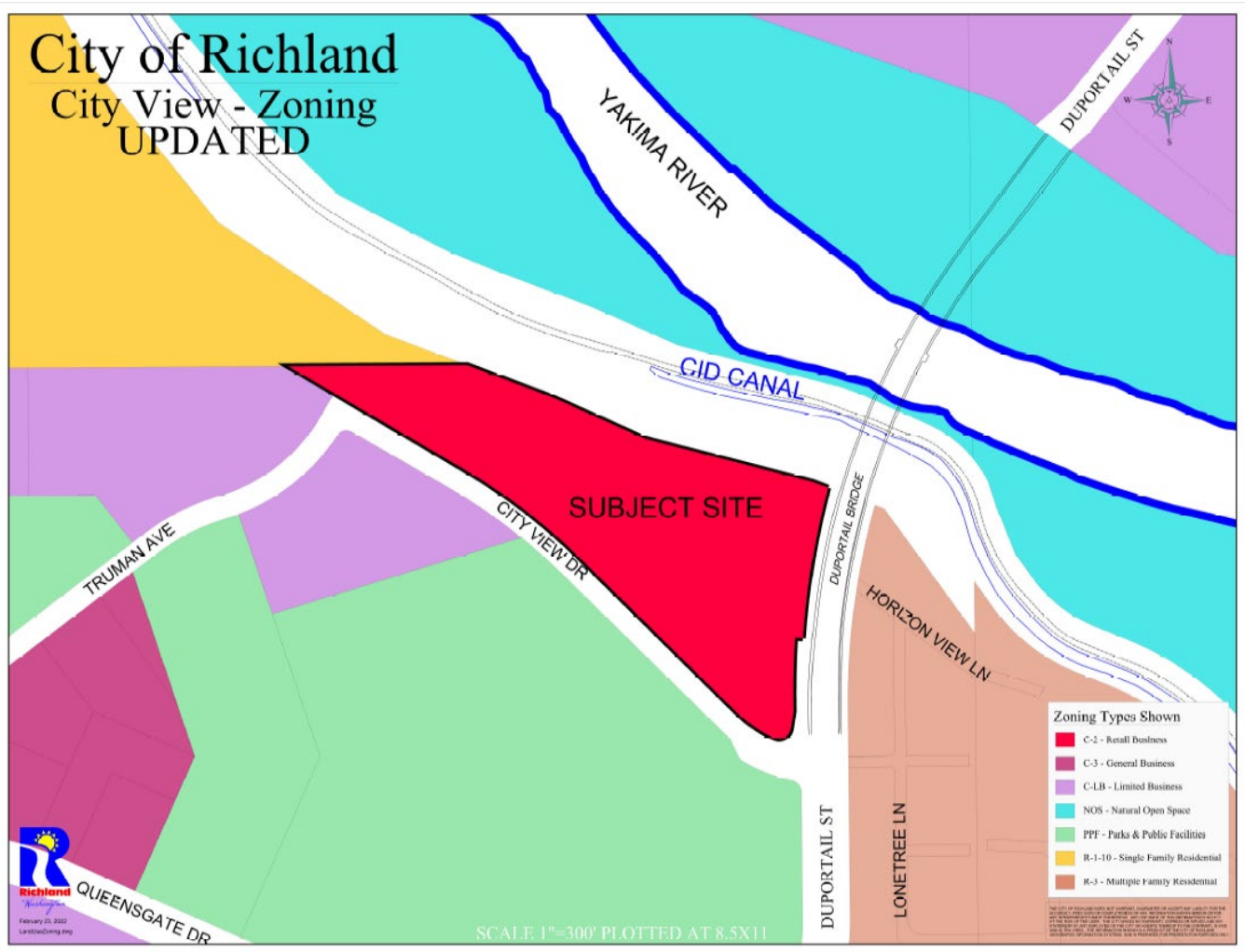


Figure 7 – PROPOSED Zoning

UTILITY AVAILABILITY

Public water, sewer and electric are all available to the project site within site boundaries or within the City View Drive right-of-way, and, have adequate capacity for future development. Only Natural Gas is further beyond the City View Drive right-of-way with the closest approach being within the Queensgate Drive / Duportail Street intersection.

TRANSPORTATION

Access to the site is via City View Drive and Truman Avenue, neither of which is currently paved adjacent to the parcel. While the site also contains frontage on Duportail Street, the City has placed limitations on the number and locations of access points directly onto Duportail for the purpose of enhancing safety and traffic flow.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2022 Comprehensive Plan Docket on November 4, 2022. No appeals or challenges to the city's Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The requested Comprehensive Plan change and subsequent change of zoning to Retail Business (C-2) appears to be consistent with the development patterns occurring within the City View area. The City plans to divide, then sell the

10-acre site to various commercial developers. The hope is that perhaps a restaurant, hotel and/or combinations thereof will occur in order to take advantage of the view overlooking the Yakima River. The proposed change is consistent with the Economic Development Department's plans for the area. Ultimately, the C-2 zone allows for most of the same uses as the C-LB zone; however, the C-2 zone allows quite a few more food service retail uses than the C-LB zone.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Comprehensive Plan?

The City has completed the construction of the Duportail Bridge, which has resulted in large amounts of traffic driving past the site on a daily basis. With the previous designation of High-Density Residential, the Commercial Limited Business zoning designation assumed that the site would be ripe for residential apartment-type development. However, the Economic and Development Division believes that highest and best use of the site is for commercial development, such as is allowed within the C-2 zoning district.

2. Are the assumptions upon which the Comprehensive Plan is based no longer valid, or is new information available which was not considered during the initial Comprehensive Plan adoption process or during previous annual amendments?

The assumptions on which the current Comprehensive Plan is based took into consideration the establishment of residential apartment use and limited commercial activities at this site. However, as has been previously indicated, the Economic Development Division currently believes that the highest and best use of the site is for restaurant and hotel type developments as they have received a number of requests to purchase portions of the site for this type of use.

SUMMARY

Approval of the proposed Comprehensive Plan amendment would provide additional areas for retail-related commercial development, as well as restaurants and hotels within the Queensgate commercial area.

Analysis of the Hayden Homes Application (CPA2022-103, Z2022-102 & EA2022-107)

DESCRIPTION OF PROPOSAL

Hayden Homes, LLC is proposing to change the land use designation on approximately 10.43 acres of land located at the intersection of Steptoe Street and Center Parkway from Commercial (C) to Medium Density Residential (MDR). They are also requesting an associated rezone in which the property would change from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S) in order to continue to develop single-family residential homes in a manner similar as those already constructed to the west of the proposed amendment site.

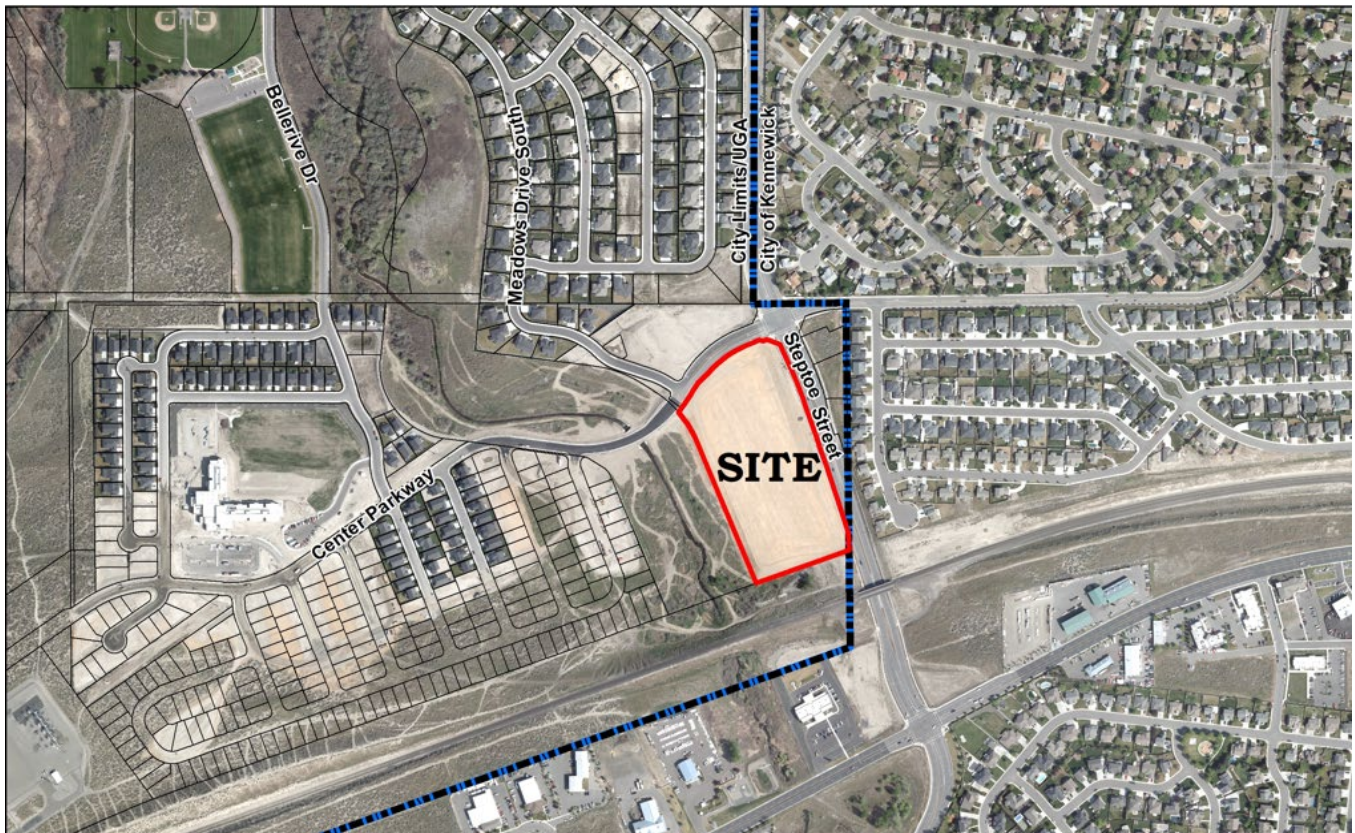


Figure 8 – Vicinity Map *(site highlighted in red)*

SITE DESCRIPTION & ADJACENT LAND USES

The site is approximately 10.43 acres in size and is located at the southwest corner of the intersection of Steptoe Street and Center Parkway within the southwest corner of the city. The subject site is relatively flat and the property is known as Lot 9 of Clearwater Creek, Phase 3.

SURROUNDING ZONING AND LAND USES:

North: Neighborhood retail business use district (C-1), Commercial (COM)

- Across Center Parkway is land designated for commercial use and zoned neighborhood retail business (C-1). The parcel is also owned by Hayden Homes, LLC. and is likewise also originally a part of their Clearwater Creek, Phase 3 proposal.

East: Neighborhood retail business use district (C-1), Commercial (COM)

- Across Steptoe Street is one developed and tree vacant lots designated for commercial use and zoned neighborhood retail business (C-1).

South: No Zoning Classification, No Land Use Designation

- Immediately south of the subject site is an existing rail corridor with City Limits and Richland Urban Growth Area (UGA) on the southerly boundary of said rail corridor

West: Natural Open Space (NOS), Natural Open Space (NOS)

- The Amon Wasteway is immediately west of the subject site and is both zoned and designated under land use as Natural Open Space (NOS).

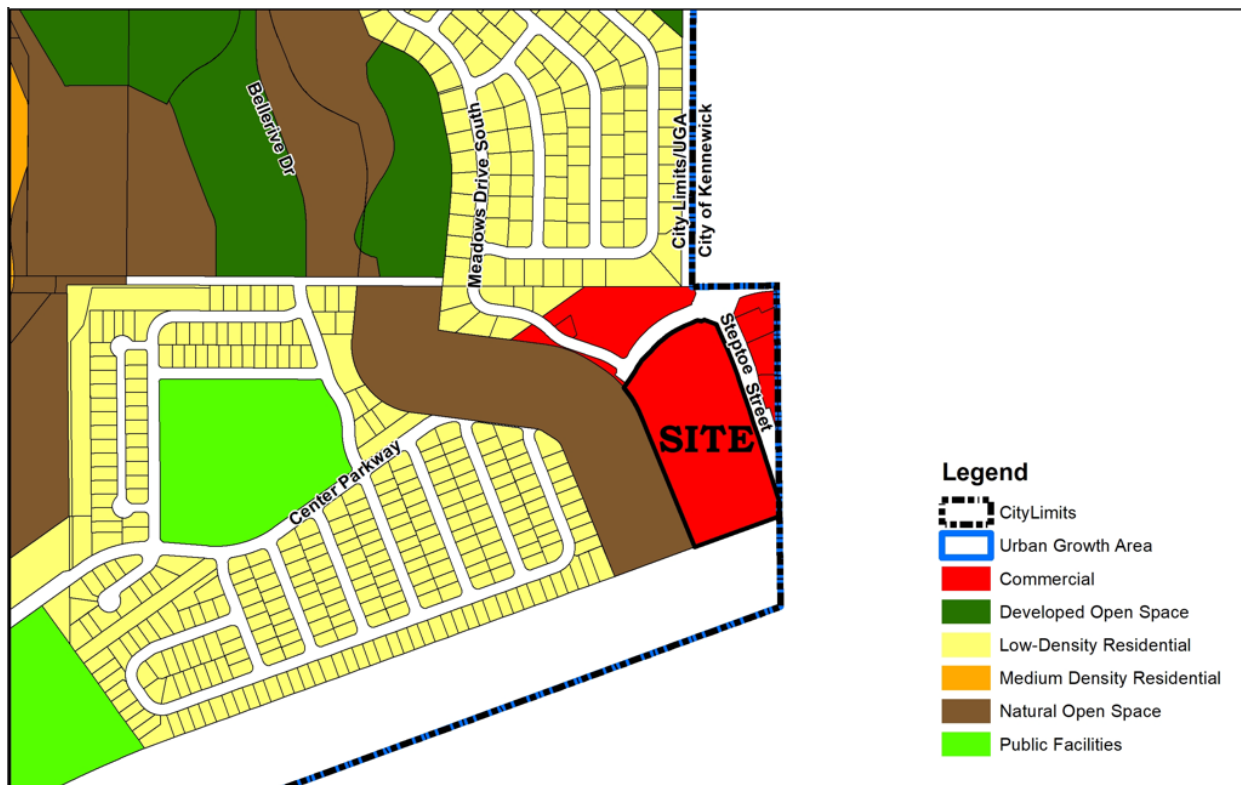


Figure 9 – EXISTING Comprehensive Plan

COMPREHENSIVE PLAN

The site is currently designated as Commercial (COM) under the City's current Comprehensive Plan. The site was originally planned to be residential at the time of Clearwater Creek Development and designated as Medium Density Residential (MDR) at the time. In 2013 the applicant then requested a land use redesignation to Commercial (COM) which was granted by the City. This application is to change the designation back to Medium Density Residential (MDR) as the applicant reports that there has been no commercial interest in the property since it began to be marketed as commercial in 2016. The developer desires to forgo their entitled development rights to provide commercial development opportunities in favor of providing housing at the site; this may indicate that the current market conditions induce a higher demand for housing construction over providing retail, service, or other commercial offerings at the site. Since the start of the Covid Pandemic in 2020, the City of Richland has seen a decline in new commercial construction starts as it appears that adequate supply is available for new commercial businesses to be developed within existing buildings (i.e., tenant improvements). While it is difficult to ascertain how long this trend may continue, it is anticipated that the strong housing market will continue within the region for the foreseeable future.

It should be noted that the City of Kennewick has designated land nearby as General Commercial, which may provide the commercial needs of Richland's Clearwater creek residential neighborhood. Alternatively, the northwest corner of Steptoe Street and Center Parkway has recently been rezoned to Neighborhood Commercial Business (C-1) and would also likely meet the future commercial needs for the area as it continues to develop.

The Comprehensive Plan defines Commercial (COM) land use category as follows:

The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile-related uses and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.

The Medium Density Residential land use category is described as follows:

The MDR category includes single-family residential uses with an average density of eight dwelling units per acre.

The Comprehensive Plan identifies the following goals and policies that pertain to this amendment request:

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

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

ZONING

Currently, three out of four corners of the intersection are designated as Commercial (COM) and zoned C-1. If approved, the designation change and the associated rezone would leave five commercial lots to the northwest and southeast of the Steptoe Street/Center Parkway intersection.

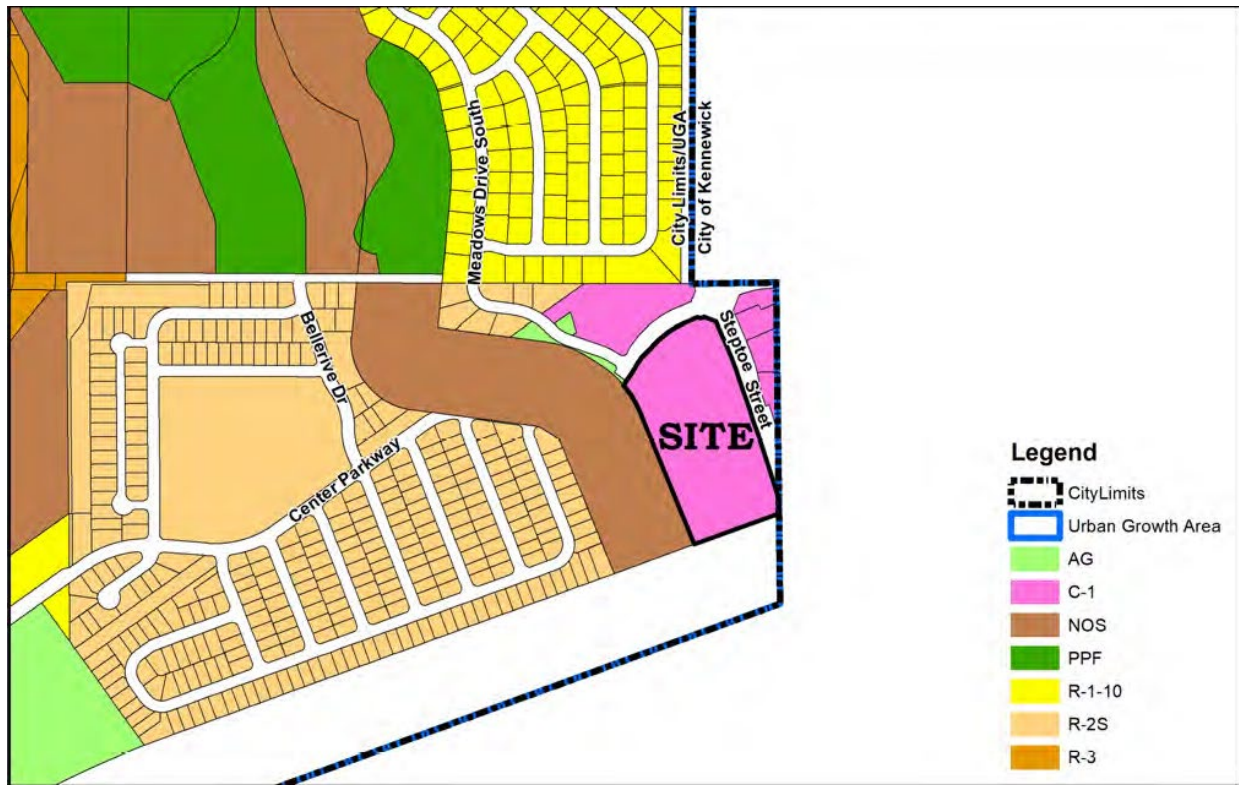


Figure 10 – EXISTING Zoning

UTILITY AVAILABILITY

Public water, sewer and electric are all available to the project site and adequate capacity exists for future development.

TRANSPORTATION

Access to the site is via Center Parkway which is a new street that was constructed as part of Clearwater Creek development. While the site also contains frontage on Steptoe Street, the City of Richland’s Public Works Department will require that access to/from the site be off of Center Parkway. It should be noted that the proposal, if approved, would change the allowed land uses from a more-intensive to a less-intensive type and would reduce the overall traffic at that intersection.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2022 Comprehensive Plan Docket on November 4, 2022. No appeals or challenges to the city’s Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The requested Comprehensive Plan change and subsequent change of zoning to Medium Density Residential Small (R-2S) would be consistent with the development pattern established by prior phases of Hayden Homes’ Clearwater Creek across Amon Wasteway. While typically it is desired to place commercial development at the intersections of major roadways, or along major roadways, this site, for whatever reason, has failed to develop into any form of commercial development (Steptoe Street is designated as a principal arterial and Center Parkway is designated as a major collector). Given the amount of available commercially zoned land in the area (both Richland and Kennewick), it appears that adequate land is available to meet the commercial needs of the area should this site be redesignated

and rezoned residential. It should be noted that adequate environmental protections are in place to prevent degradation of Amon Wasteway.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Comprehensive Plan?

This site was the subject of a Comprehensive Plan map amendment in approximately 2013 when it was redesignated from Medium Density Residential (MDR) to Commercial (COM). Since the property began being marketed for commercial development in 2016 the site has failed to produce any commercial development proposals that have come to fruition. While it is typically considered desirable to place commercial development at busy intersections the applicants desire to change the Comprehensive Plan designation from commercial to residential likely indicates that there is adequate commercial land elsewhere in the area. This could be a result of zoning and development activities within the City of Kennewick or elsewhere in Richland that are within close enough proximity to persuade developers to develop elsewhere.

2. Are the assumptions upon which the Comprehensive Plan is based no longer valid, or is new information available which was not considered during the initial Comprehensive Plan adoption process or during previous annual amendments?

The Comprehensive Plan likely has the subject property listed for commercial use because common wisdom suggests commercial developments occur at busy intersections, such as at the intersection of Steptoe Street and Center Parkway, to best capture the latent attention of passersby. However, for whatever reason, the three (3) commercial properties in this area have only attracted the development interest of a Black Rock Coffee drive-thru (SE corner of the intersection). Other plans for the area have formerly included the construction of a car wash facility and a small strip mall; however, as of the date of this report, none of these developments have proceeded.

SUMMARY

Approval of the proposed Comprehensive Plan amendment would provide additional areas for much needed residential development within the city.

Analysis of the Reata Ridge Tract “C” Application (CPA2022-104, Z2022-103 & EA2022-108)

DESCRIPTION OF PROPOSAL

Teresa Reents and Ken Hofstad are requesting to amend the Badger Mountain Subarea Plan map from Civic (Civic) to Low-Density Residential (LDR) with an associated rezone of the site from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12).

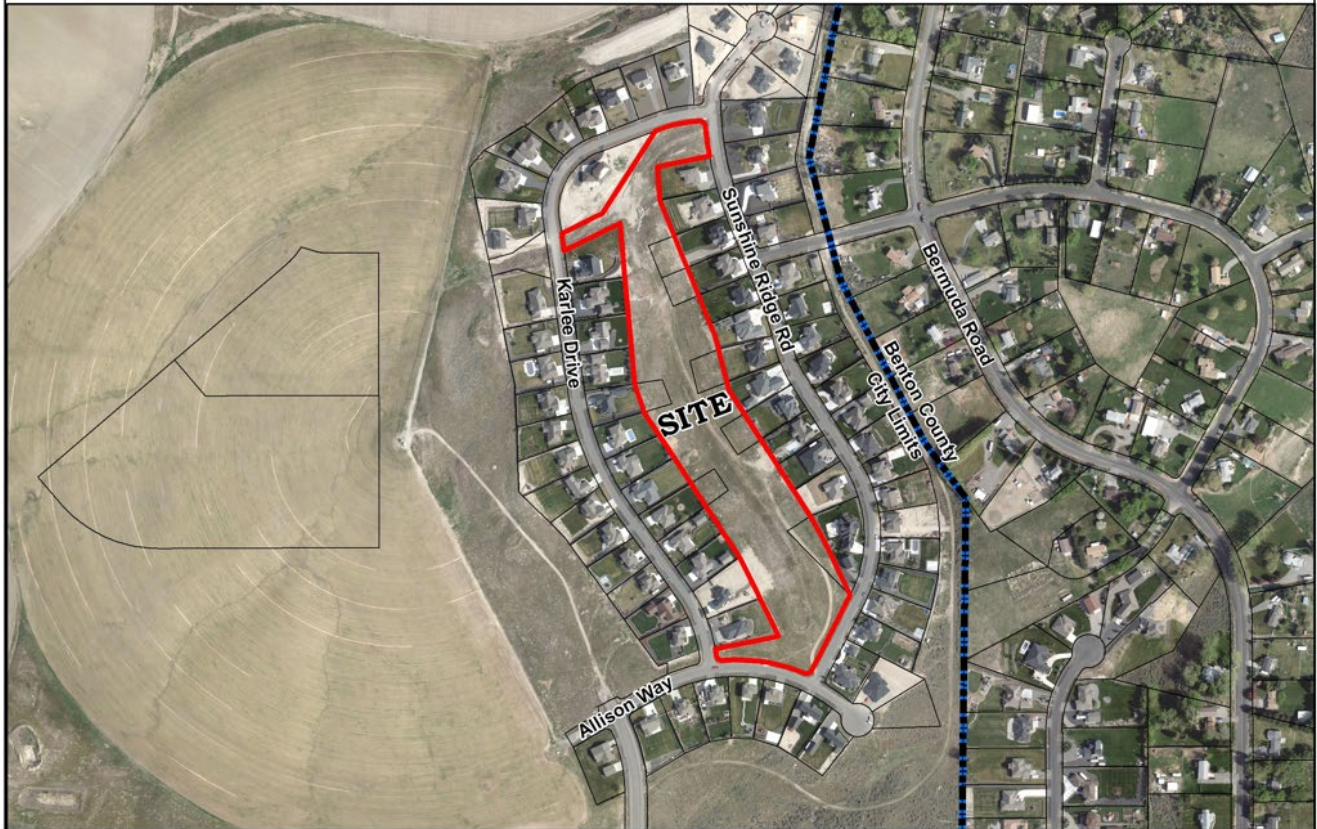


Figure 11 – Vicinity Map *(site highlighted in red)*

SITE DESCRIPTION & ADJACENT LAND USES

The site is approximately 12.9 acres in size and is located south and east of Karlee Drive, east of Sunshine Ridge Road and north of Allison Way within the Badger Mountain South Master Planned community. The subject site is predominately in the rear of houses on Sunshine Ridge Road and Karlee Drive, sloping gently eighty (80) feet from the highest point along Allison Way down in elevation to the north. Surrounding housing is near or almost near build-out.

SURROUNDING ZONING AND LAND USES:

North: R-1-12, single-family residential, Low-Density Residential (LDR)

East: R-1-12, single-family residential, Low-Density Residential (LDR)

South: R-1-12, single-family residential, Low-Density Residential (LDR)

West: R-1-12, single-family residential, Low-Density Residential (LDR)

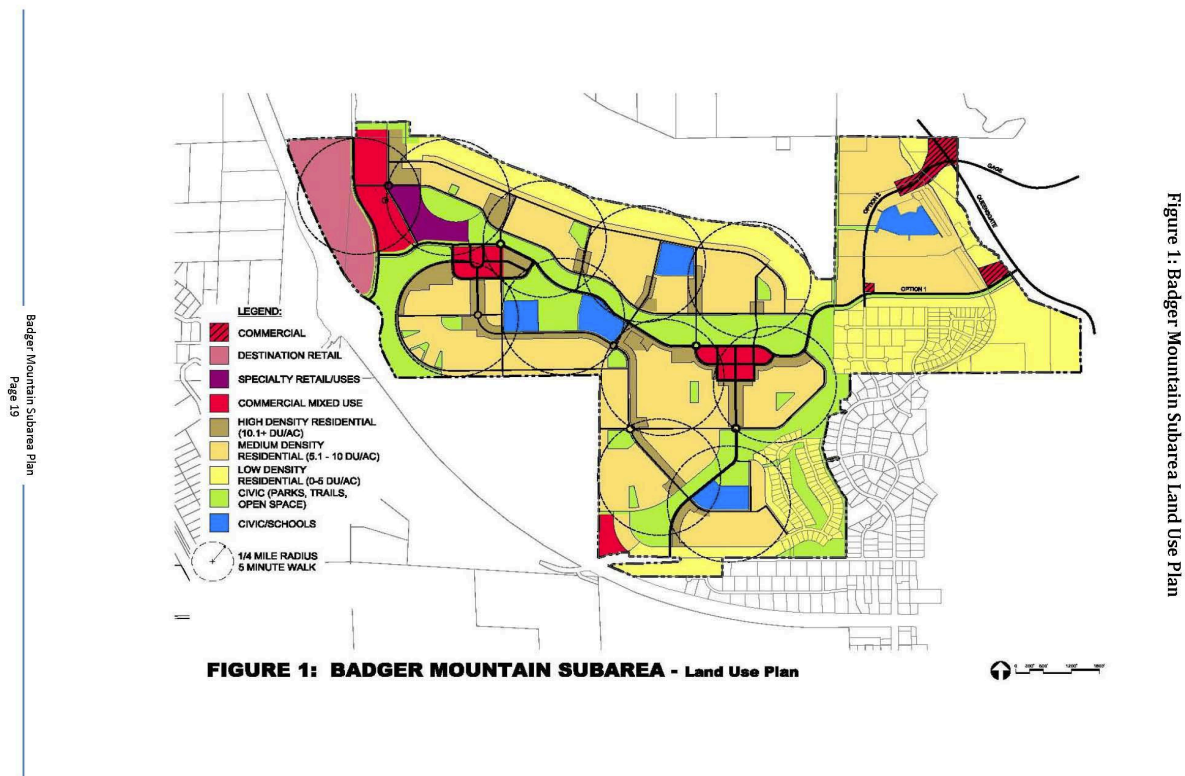


Figure 12 – EXISTING Comprehensive Plan

COMPREHENSIVE PLAN

Teresa Reents & Ken Hofstad are proposing to amend the Land Use Map for approximately 12.9 acres of land from Badger Mountain South Subarea Civic (BMS-Civic) to Low Density Residential (LDR) and rezone the site from BMS LUDR to Single -Family Residential (R-1-12). (Portion of Parcel Numbers 104884030009000, 104884030005007, 104884030005011, 104884030004001, 104884030004005, 104884030004010 and 104884030004011). As indicated above the site is designated as Civic by the Badger Mountain South Subarea Plan. This plan is a sub-component of the City of Richland Comprehensive Plan and as such, acts as the guiding document for the City's 20-year planning horizon.

The subject property was originally owned by Nor Am Investment, LLC; however, it was sold to Teresa Reentz several years ago as Nor Am had determined that due to the lack of adjacency to their other properties it was no longer in their interest to retain ownership. As the property was originally owned by Nor Am, it was designated as Civic by the Badger Mountain South Subarea Plan and the Land Use Development Regulations (LUDR) that were adopted in 2010. Now that the property is no longer owned by Nor Am, but rather private individuals (Reentz, Hofstad and others as a result of various boundary line adjustments), it has been determined that changing the zoning classification from LUDR (Civic) to Low-Density Residential (R-1-12) is in the best interest of all parties involved as the current LUDR classification of Civic does not allow the current landowners much opportunity for development. As the Planning Commission members may recall, this site is also subject to removal from the LUDR as part of the overall LUDR update that the City has been working on in 2022. Changing the Comprehensive Plan designation and zoning classification is a secondary component to the LUDR amendments. Ultimately, both the LUDR amendment(s) and this Comprehensive Plan/Zoning amendment will need to occur in order for the landowners to be able to utilize their

land as they desire.

After discussions with the owners, it was determined that the land in question should be designated as Low-Density Residential, same as the surrounding properties. This land use classification would allow the site to be rezoned to R-1-12, which is the same as the surrounding properties.

ZONING

The property is currently zoned Civic by the LUDR. In order to be consistent with the properties adjacent to and surrounding the site, the applicant has requested that the zoning be changed to R-1-12.



Figure 13 – EXISTING Zoning (Subject property)

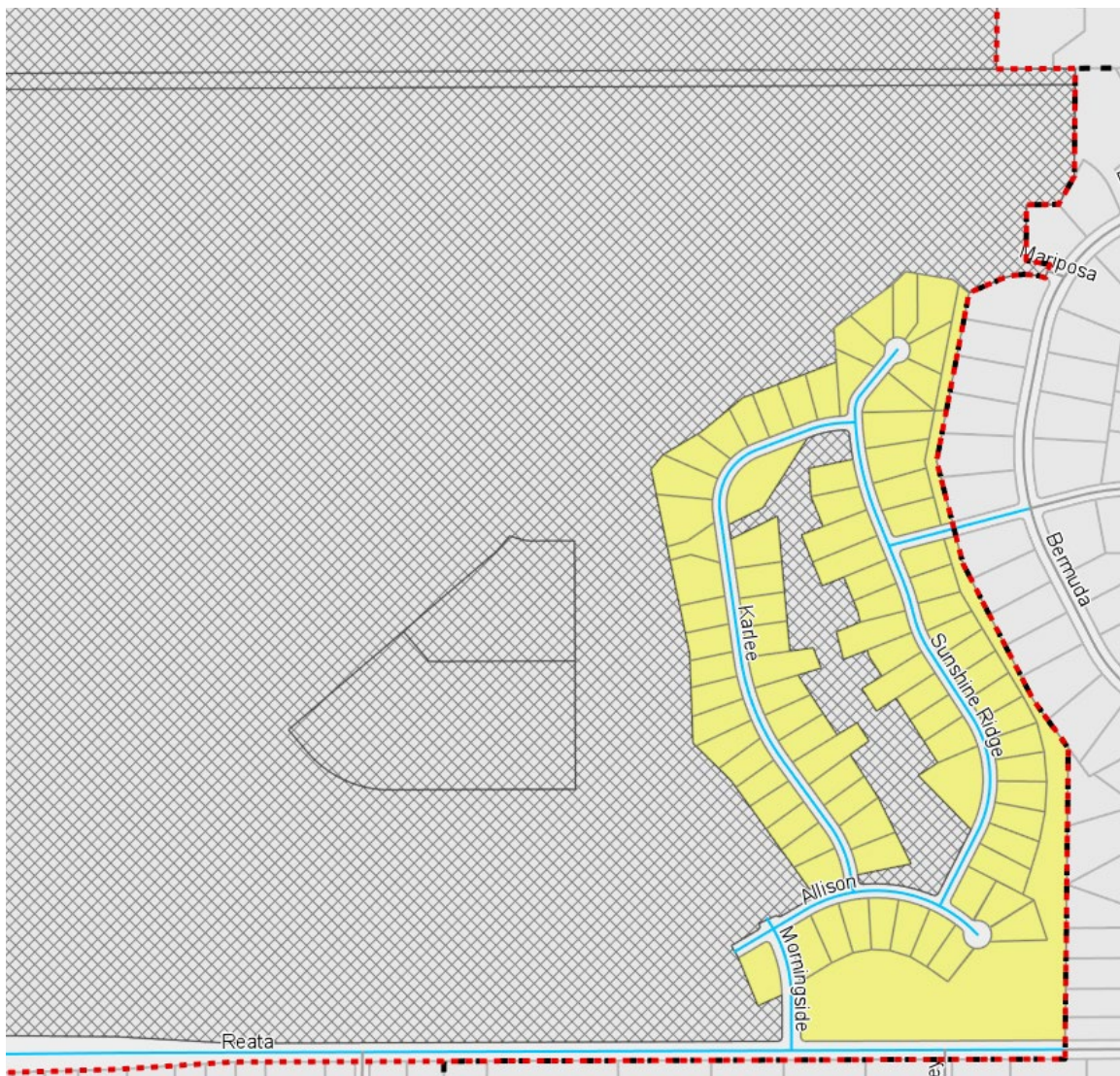


Figure 14 – EXISTING Zoning (Surrounding properties)

UTILITY AVAILABILITY

The site currently has access to public water and electrical from the City of Richland. Public sewer will be located several hundred feet from the site once the South Orchard subdivision gets developed; however, it is not anticipated that the subject property, nor the ones surrounding it will be connected. All of the properties abutting Tract “C” were originally developed in the County and as such, rely on private on-site septic systems.

TRANSPORTATION

Access to the site is via the Karlee Drive, Sunshine Ridge Road intersection or Allison Way, Karlee Drive intersection. Reata Road and Bermuda Road are the main means of ingress/egress to the area just to the east and south of the surrounding neighborhood.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2022 Comprehensive Plan Docket on November 4, 2022. No appeals or challenges to the city’s Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The requested Comprehensive Plan change and subsequent change of zoning to Low-Density Residential (R-1-12) will be consistent with the development patterns surrounding the site and will allow the owners the ability to develop their properties in a consistent manner with their existing homes.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Comprehensive Plan?

The ownership of the property has changed hands and Nor Am has determined that the land is no longer part of their development interests.

2. Are the assumptions upon which the Comprehensive Plan is based no longer valid, or is new information available which was not considered during the initial Comprehensive Plan adoption process or during previous annual amendments?

As indicated above, the ownership of the site has recently changed. The previous owners of the property owned the property and it was assumed that it would be kept as open space (Civic) to account for some of the open space requirements of the overall Badger Mountain South Planned Unit Development. However, Nor Am has sold the property and subsequent boundary line adjustment have occurred, which results in the land no longer being of interest to Nor Am. In order to help facilitate use of the property for the adjacent owners, the City recommends that the subject properties be rezoned to R-1-12 and removed from the LUDR.

SUMMARY

Approval of the proposed Comprehensive Plan amendment would allow owners to utilize their property in a manner consistent with their homes and would rectify a regulatory issue that has proven difficult to overcome.

ASSOCIATED REZONE ANALYSIS

The State of Washington's Growth Management Act (RCW 36.70A) requires that Comprehensive Plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning. As a result, any time land use designations are changed the underlying zoning district must be brought into conformance with the Comprehensive Plan. The city is requesting that the Planning Commission authorize an area-wide rezone in order to bring the zoning into compliance with the change of land-use designation authorized by the passage of the four (4) above listed Comprehensive Plan amendment applications.

The associated rezones must be a separate action by the Planning Commission and must result in the re-zoning of lands so that the underlying zoning regulations are consistent with the intent and goals of the City's Comprehensive Plan. Failure to have the zoning designations match the underlying Comprehensive Plan designation usually results in "spot-zoning", which is not allowed in the State of Washington.

In determining whether an area shall be rezoned, the planning commission and city council should consider how the proposed area-wide rezone implements the Comprehensive Plan, growth management act and benefits the community.

1. The manner in which the proposed rezone conforms to patterns in adjacent zones;

The proposed rezones would not result in any non-conformities as it would just effectuate the intent of the already approved Comprehensive Plan changes. Denial of the rezoning would result in a situation in which the zoning districts are out of compliance with, and do not effectuate, the Comprehensive Plan.

2. The benefits or detriments accruing to the city which would result from the approval of the associated rezones;

Benefits to the city as a result of the granting of the associated rezones come primarily in the form of additional tax revenue due to the creation of additional housing and additional commercial development.

3. Impacts on the environment and public safety.

Both the change in land-use designation and subsequent area-wide rezoning have been reviewed by the City of Richland and other local and state agencies for compliance with the State of Washington's Growth Management Act and State Environmental Policy Act (SEPA).

SEPA THRESHOLD DETERMINATION:

The City of Richland issued a Determination of Non-Significance (DNS) for the proposed Comprehensive Plan amendment and associated rezoning on November 4, 2022 (EA2022-133). No challenges or appeals to the SEPA Determination of Non-Significance (DNS) were filed.

RECOMMENDATION:

1. Staff recommends that all text and map amendments included in the 2022 Comprehensive Plan Docket be incorporated into the City's official Comprehensive Plan Document.
2. Staff recommends that the associated rezoning be approved, on condition of approval of the Comprehensive Plan amendment.

Alternatives:

- a. Recommend approval of the amendments and subsequent associated rezones as proposed.
- b. Hold additional public hearings

- c. Modify the proposed changes before forwarding the document to council.

SUGGESTED CONCLUSIONS OF LAW

1. The Planning Commission has a legal obligation to hold an open record public hearing and issue a recommendation to the City Council that meets the requirements of Chapter 36.70A RCW.
2. The City staff, Planning Commission and City Council have involved the public in this planning exercise.
3. The docket is deemed complete and ready for action by the Planning Commission.
4. For areas that are incorporated into the associated rezoning: future development of any property will be reviewed for consistence and compliance with applicable development regulations in effect at the time of future development. Approval of these zoning map amendments do not vest or imply approval of subsequent developments.
5. The 2017 City of Richland Comprehensive Plan (as amended in 2018-2019, 2020 and again in 2021) and the associated environmental review comply with the goals and requirements of Chapter 36.70A RCW, Chapter 365-195 WAC, Chapter 43.21C RCW, Chapter 197-11 WAC, and City of Richland Municipal Code Chapter 22.09.
6. The Washington State Growth Management Act (GMA), Chapter 36.70A RCW, mandates that Counties and Cities required or choosing to plan under the authority of the Growth Management Act must adopt development regulations consistent with the jurisdictional Comprehensive Plan and state law.
7. The 2022 Comprehensive Plan amendment (docket) will produce no probable significant adverse environmental impacts. A determination of non-significance (DNS) under the State Environmental Policy Act (SEPA) is appropriate for this Comprehensive Plan amendment and Zoning Ordinance Map changes.

SUGGESTED FINDINGS OF FACT

1. RMC 19.90 indicates that the City Council shall consider each Comprehensive Plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.
2. The deadline for the submittal of Private Party Applications for the consideration as part of the 2022 Comprehensive Plan Docket Policy and Map, and Code Amendments docket was March 1, 2022.
3. Four (4) applications were received and deemed complete.
4. The City Council conducted a Workshop on April 26, 2022 to review the 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket.
5. The City Council conducted a Public Hearing on May 17, 2022 establishing the 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket.
6. Public Notice was sent to property owners within 300 feet of each of the proposed Comprehensive Plan Map and Zoning Map changes on November 22, 2022.
7. The City of Richland Community Development Department issued a SEPA Threshold Determination of Non-Significance on November 4, 2022 for the proposed 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket (EA2022-133).

8. On November 4, 2022 the City of Richland provided the required sixty (60) day notification under RCW 36.70a.106 to the State of Washington of the City's proposed Comprehensive Plan Policy and Map, and Code Amendment docket and intent to adopt.
9. On November 22, 2022 the City of Richland provided Notice of Public Hearing to be held on December 14, 2022 to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.
10. Public Hearing Notice signs were posted on, or near, the three (3) properties which had submitted applications for consideration by November 23, 2022.
11. All public notification requirements for the public workshops and public hearings were met.
12. CPA2022-101 consists City of Richland Parks and Public Facilities application to replace the existing CF-1 map within the text of the Comprehensive Plan with an updated version that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19.
13. CPA2022-102 consists of City of Richland Economic Development Department request to amend the existing the Comprehensive Plan map for a City-owned parcel from High Density Residential (HDR) to Commercial (COM) with an associated rezone of the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2). (Portion of parcel number 116984000003001).
14. CPA2022-103 consists of an application by Hayden Homes, LLC to change the land use designation on approximately 10.43 acres of land located at the intersection of Steptoe Street and Center Parkway from Commercial (C) to Medium Density Residential (MDR). They also request an associated rezone in which the property from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S). (Parcel Number 101881030000009).
15. CPA2022-104 consists of an application by Teresa Reents and Ken Hofstad requesting to amend the Badger Mountain Subarea Plan map from Civic (Civic) to Low-Density Residential (LDR) with an associated rezone of the site from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12). (Parcel Number 104884030009000 and portions of Parcel Numbers: 104884030004011, 104884030004010, 104884030004007, 104884030004005, 104884030004001, 104884030005011 & 104884030005007).
16. Based upon the application materials submitted and upon presentation by the applicants, the proposed amendments will not adversely impact the city's ability to provide sewer and water, and, will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
17. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
18. The proposed amendments are consistent with the goals, policies and objectives of the Comprehensive Plan.
19. The proposed Comprehensive Plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features.
20. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
21. The proposed amendments are consistent with the Washington State Growth Management Act, the Benton

County planning policies and other applicable local and state policies, agreements, and laws.

22. The proposed amendments will not have a cumulative adverse effect on the planning area.
23. The State of Washington's Growth Management Act (RCW 36.70A) requires that Comprehensive Plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.
24. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the Comprehensive Plan.
25. The city is requesting that the Planning Commission authorize the associated rezones in order to bring the zoning into compliance with the change of land-use designations authorized by the passage of the four (4) applications.

RECOMMENDED MOTION:

1. I move that the Planning Commission adopt the findings, conclusions, and recommendation found in the staff report and recommend City Council approve the 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket.
2. I move that the Planning Commission adopt the findings, conclusions and recommendation found in the staff report and recommend City Council approval of the associated rezones.

ATTACHMENTS:

1. Notice of Intent to Adopt Amendment (60-Days Prior to Adoption)
2. Public Notice
3. SEPA Determination of Non-Significance – 2022 Docket
4. File No. CPA2022-101 (City of Richland CF-1 Map Amendment - Citywide)
5. File Nos. CPA2022-102 & Z2022-101 (City of Richland – Economic Development Div. – City View)
6. File Nos. CPA2022-103 & Z2022-102 (Hayden Homes, LLC – Clearwater Creek)
7. File Nos. CPA2022-104 & Z2022-103 (Teresa Reentz and Ken Hofstad – Reata Ridge Tract "C")
8. Agency/Public Remarks and Comments



Department of Commerce

Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

1. Jurisdiction Name:	City of Richland – Development Services Dept.
2. Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	<input checked="" type="checkbox"/> 60-Day Notice of Intent to Adopt Amendment. <input type="checkbox"/> Request of Expedited Review / Notice of Intent to Adopt Amendment. <input type="checkbox"/> Supplemental Submittal for existing Notice of Intent to Adopt Amendment. <input type="checkbox"/> Notice of Final Adoption of Amendment.
3. Amendment Type: Select Type of Amendment listed. (Select One Only)	<input type="checkbox"/> Comprehensive Plan Amendment. <input type="checkbox"/> Development Regulation Amendment. <input type="checkbox"/> Critical Areas Ordinance Amendment. <input checked="" type="checkbox"/> Combined Comprehensive and Development Regulation Amendments. <input type="checkbox"/> Countywide Planning Policy .
4. Description Enter a brief description of the amendment. Begin your description with “Proposed” or “Adopted”, based on the type of Amendment you are submitting. Examples: <i>“Proposed comprehensive plan amendment for the GMA periodic update.”</i> or <i>“Adopted Ordinance 123, adoption amendment to the sign code.”</i> (Maximum 400 characters).	Proposed 2022 Comprehensive Plan Annual Amendment and associated Rezones.



Department of Commerce

5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.	Planning Commission: December 14, 2022 City Council: January 17, 2022 Proposed / Date of Adoption: January 17, 2022
7. Contact Information:	
A. Prefix/Salutation: (Examples: "Mr.", "Ms.", or "The Honorable" (elected official))	Mr.
B. Name:	Mike Stevens
C. Title:	Planning Manager
D. Email:	mstevens@ci.richland.wa.us
E. Work Phone:	(509) 942-7596
F. Cell/Mobile Phone: (optional)	
Consultant Information:	
G. Is this person a consultant?	<input type="checkbox"/> Yes
H. Consulting Firm name?	
8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?	<input type="checkbox"/> Yes

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov

Questions? Call the review team at (509) 725-3066.



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

11/08/2022

Mr. Mike Stevens
Planning Manager
City of Richland
505 Swift Boulevard
Post Office Box 190
Richland, WA 99352

Sent Via Electronic Mail

Re: City of Richland--2022-S-4512--60-day Notice of Intent to Adopt Amendment

Dear Mr. Stevens:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendments to the City of Richland's Comprehensive Plan and Development Regulations (2022)

We received your submittal on 11/07/2022 and processed it with the Submittal ID 2022-S-4512. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 01/06/2023.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Steve Davenport, (360) 725-4023.

Sincerely,

Review Team
Growth Management Services

EXHIBIT 2



CITY OF RICHLAND NOTICE OF PUBLIC HEARING FOR THE 2022 CITY OF RICHLAND ANNUAL COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS UPDATE

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on Wednesday, December 14, 2022 at 6:00 p.m. in the Richland City Council Chambers to consider proposed amendments to the City's adopted comprehensive plan and zoning ordinance. You are receiving this notice because you are the applicant or own property located within 300 feet of one of the proposed amendment locations. The proposed amendments are as follows:

- **CPA2022-101:** The City of Richland Parks & Public Facilities is proposing an update to the existing version of its Capital Facilities Map that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19.
- **CPA2022-102 & Z2022-101:** The City of Richland Economic Development Department is proposing to amend the Land Use Map to change the current land use designation for approximately 10 acres of land on City View Drive from High Density Residential (HDR) to Commercial (COM), and the underlying zoning district from Commercial Limited Business (C-LB) to Retail Business Use District (C-2). (Portion of Parcel Number 116984000003001).
- **CPA2022-103 & Z2022-102:** Hayden Homes, LLC is proposing to amend the Land Use Map for approximately 10.43 acres from Commercial to Medium-Density Residential and rezone the site from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S). (Parcel Number 101881030000009).
- **CPA2022-104 & Z2022-103:** Teresa Reents & Ken Hofstad are proposing to amend the Land Use Map for approximately 12.9 acres of land from Badger Mountain South Subarea Civic (BMS-Civic) to Low Density Residential (LDR) and rezone the site from BMS LUDR to Single - Family Residential (R-1-12). (Portion of Parcel Numbers 104884030009000, 104884030005007, 104884030005011, 104884030004001, 104884030004005, 104884030004010 and 104884030004011).

Environmental Review: The proposals are subject to environmental review. As lead agency, the City of Richland reviewed the project(s) for probable adverse environmental impacts and issued a determination of non-significance (DNS) for these amendments on November 4, 2022. The end of the SEPA comment period was November 18, 2022.

Any person desiring to express their views or to be notified of any decisions pertaining to any of these amendment requests should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, Richland, WA 99352. Comments may also be emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Wednesday, December 7, 2022 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. The requested amendment materials are available to the public and can be viewed at www.ci.richland.wa.us. The staff report and recommendation will be available on the city's website beginning Thursday, December 8, 2022. ***All interested persons are invited to attend the meeting in person and provide testimony. Richland City Council Chambers – 625 Swift Boulevard, Richland, WA.***

Please publish the following:

Type of Legal Ad: Public Hearing Notice

Date(s) of Publication: Sunday, November 27, 2022

Richland's TCH Account:
450543

For Invoice Text Box on TCH Invoice PC PHN – CPA2022-105
(Richland MUNIS Description)

For PO Box on TCH Invoice D2586000 4401
(Richland Account No. - MUNIS)

Attention: Jen Anderson (TF)

CITY OF RICHLAND NOTICE OF PUBLIC HEARING

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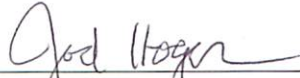
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AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)


COMES NOW, Jodi Hogan, who, being first duly sworn upon oath deposes and says:


1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 22nd day of November, 2022, I mailed a copy of the attached NOTICE OF PUBLIC HEARING FOR THE 2022 CITY OF RICHLAND ANNUAL COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS UPDATE (CPA2022-101, CPA2022-102 & Z2022-101, CPA2022-103 & Z2022-102, and CPA2022-104 & Z2022-103) to the attached list of individuals via regular USPS or email on the date indicated above. The Richland Planning Commission will conduct a public hearing at 6:00 p.m. on Wednesday, December 14, 2022.


Signed: Jodi Hogan

SIGNED AND SWORN to before me this 22nd day of November 2022 by Jodi Hogan.




Notary Public in and for the State of Washington,


Print Name
Residing at 125 Swift Blvd 99352
My appointment expires: 4-25-23

AFFIDAVIT OF MAILING - 1
Notice of Closed Record Hearing attached.
Address list attached.



CITY OF RICHLAND

NOTICE OF PUBLIC HEARING FOR THE 2022 CITY OF RICHLAND ANNUAL COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS UPDATE

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CITY OF RICHLAND

625 SWIFT BLVD. MS-09

RICHLAND , WA 99352

CITY OF RICHLAND

625 SWIFT BLVD. MS-09

RICHLAND , WA 99352

DEPT OF NATURAL RESOURCES

PO BOX 47016

OLYMPIA, WA 98504-7016

GOVERNMENT

CORP OF ENGINEER

0

CITY OF RICHLAND

625 SWIFT BLVD. MS-09

RICHLAND , WA 99352

BENTON COUNTY EMERGENCY MGMNT

CITY OF RICHLAND

RICHLAND, WA 99352-3510

CITY OF RICHLAND

625 SWIFT BLVD

RICHLAND , WA 99352

THE HILLS COMMUNITY

PO BOX 1050

NORTH BEND, WA 98045

SplitType	geo_id	tca	owner	addr_line1
1	1.16984E+14	R5	CITY OF RICHLAND	625 SWIFT BLVD. MS-09
1	1.16984E+14	R5	CITY OF RICHLAND	625 SWIFT BLVD. MS-09
1	1.16984E+14	R5	CITY OF RICHLAND	625 SWIFT BLVD. MS-09
1	1.16984E+14	R5	BENTON COUNTY EMERGENCY MGMNT	CITY OF RICHLAND
1	1.16982E+14	R5	DEPT OF NATURAL RESOURCES	PO BOX 47016
1	1.16984E+14	R5	CITY OF RICHLAND	625 SWIFT BLVD
1	1.16981E+14	R5	GOVERNMENT	CORP OF ENGINEER
1	1.16984E+14	R5	THE HILLS COMMUNITY	PO BOX 1050

addr_line2	addr_state	addr_city	addr_zip	situs_num	situs_street_prefix
	WA	RICHLAND	99352	630	
	WA	RICHLAND	99352	2700	
	WA	RICHLAND	99352		
ATTN: ACCOUNTS PAYABLE	WA	RICHLAND	99352-3510	651	
	WA	OLYMPIA	98504-7016	3500	
	WA	RICHLAND	99352	625	
			0		
	WA	NORTH BEND	98045	2427	

situs_street	situs_street_sufix	situs_city	situs_state	situs_zip	situs_unit
TRUMAN AVE		RICHLAND	WA	99352	
DUPORTAIL	ST	RICHLAND	WA		
CITY VIEW DR			WA		
TRUMAN AVE		RICHLAND	WA	99352	
CITY VIEW	DR	RICHLAND	WA	99352	
TRUMAN AVE		RICHLAND	WA	99352	
UNDETERMINED			WA		
YUMA LN		RICHLAND	WA	99352	

O'DONNELL JAMES A & COROLYN T

2624 TIGER LN

RICHLAND, WA 99352

RICHLAND 132 LLC

2464 SW GLACIER PLACE STE 110

REDMOND, OR 97756

RICHLAND 132 LLC

2464 SW GLACIER PLACE STE 110

REDMOND, OR 97756

BUSH TRUSTEES TIMOTHY T & KATHRYN L

3019 DUPORTAIL ST STE #226

RICHLAND, WA 99352

BUSH TRUSTEES TIMOTHY T & KATHRYN L

3019 DUPORTAIL ST STE #226

RICHLAND, WA 99352

HOANG THIEC C & NGO THUY B

2612 TIGER LANE

RICHLAND, WA 99352

RICHLAND 132 LLC

2464 SW GLACIER PLACE STE 110

REDMOND, OR 97756

CLEARWATER CREEK HOA

C/O THE MANAGEMENT TRUST

TIGARD, OR 97281

BUSH TRUSTEES TIMOTHY T & KATHRYN L

3019 DUPORTAIL ST STE #226

RICHLAND, WA 99352

BUSH TRUSTEES TIMOTHY T & KATHRYN L

3019 DUPORTAIL ST STE #226

RICHLAND, WA 99352

SplitType	geo_id	tca	owner
1	1.36984E+14	R3	O'DONNELL JAMES A & COROLYN T
1	1.36984E+14	R3	HOANG THIEC C & NGO THUY B
1	1.01881E+14	R2	RICHLAND 132 LLC
1	1.01881E+14	R2	RICHLAND 132 LLC
1	1.01881E+14	R2	RICHLAND 132 LLC
1	1.01881E+14	R2	CLEARWATER CREEK HOA
1	101881BP5258001	R2	BUSH TRUSTEES TIMOTHY T & KATHRYN L
1	101881BP5258002	R2	BUSH TRUSTEES TIMOTHY T & KATHRYN L
1	101881BP5258003	R2	BUSH TRUSTEES TIMOTHY T & KATHRYN L
1	101881BP5258004	R2	BUSH TRUSTEES TIMOTHY T & KATHRYN L

addr_line1	addr_line2	addr_state	addr_city	addr_zip	situs_num
2624 TIGER LN		WA	RICHLAND	99352	2624
2612 TIGER LANE		WA	RICHLAND	99352	2612
2464 SW GLACIER PLACE STE 110		OR	REDMOND	97756	
2464 SW GLACIER PLACE STE 110		OR	REDMOND	97756	2725
2464 SW GLACIER PLACE STE 110		OR	REDMOND	97756	2701
C/O THE MANAGEMENT TRUST	PO BOX 23099	OR	TIGARD	97281	839
3019 DUPORTAIL ST STE #226		WA	RICHLAND	99352	9039
3019 DUPORTAIL ST STE #226		WA	RICHLAND	99352	9025
3019 DUPORTAIL ST STE #226		WA	RICHLAND	99352	9053
3019 DUPORTAIL ST STE #226		WA	RICHLAND	99352	9067

situs_street_prefix	situs_street	situs_street_sufix	situs_city	situs_state	situs_zip
	TIGER LN		RICHLAND	WA	99352
	TIGER LN		RICHLAND	WA	99352
	UNDETERMINED		RICHLAND	WA	99352
	STEPTOE	ST	RICHLAND	WA	99352
	STEPTOE	ST	RICHLAND	WA	99352
	MEADOWS	DR S	RICHLAND	WA	99352
	STEPTOE	ST	RICHLAND	WA	99352
	STEPTOE	ST	RICHLAND	WA	99352
	STEPTOE	ST	RICHLAND	WA	99352
	STEPTOE	ST	RICHLAND	WA	99352

situs_unit

WARREN JAMES A & JUDY L

305 N QUEBEC ST

KENNEWICK,, WA 99336

PANTELEYEV PAVEL & INNA

215 N QUEBEC ST

KENNEWICK,, WA 99336

KORF MARINA Y & ALEKANDR M

207 N QUEBEC ST

KENNEWICK,, WA 99336

HOWARD LOWELL E & KYUNG S

105 N QUEBEC ST

KENNEWICK,, WA 99336

FREITAG TODD

87 N QUEBEC ST

KENNEWICK,, WA 99336

RENDERS JOSEPH M & ASHLEY T

57 N QUEBEC ST

KENNEWICK,, WA 99338

PACK BRANDON RAY & KIMBERLY N

27 N QUEBEC ST

KENNEWICK,, WA 99338

STEWART CODY M

8934 W BRUNEAU PL

KENNEWICK,, WA 99336

BISCONER PAM

8906 W BRUNEAU AVE

KENNEWICK,, WA 99336

QUIGLEY RICHARD N & SHERRIE L

8904 W CLEARWATER PL

KENNEWICK,, WA 99336

CHEN GRACE & WELSH KEITH MILTON

301 N QUEBEC ST

KENNEWICK,, WA 99336

ANDRESEN MICHAEL W & KRISTINE M

211 N QUEBEC ST

KENNEWICK,, WA 99336

BARTON BAX R

203 N QUEBEC ST

KENNEWICK,, WA 99336

ANEMA RICHARD J & MARYILYN E

101 N QUEBEC ST

KENNEWICK,, WA 99336

KEEN JESSE L & KIMBERLEE N

71 N QUEBEC ST

KENNEWICK,, WA 99338

REFFALT TOMMY J

43 N QUEBEC ST

KENNEWICK,, WA 99338

STEWART JOSHUA STEVEN

8925 W BRUNEAU PL

KENNEWICK,, WA 99338

RUIZ MANUEL

8907 W BRUNEAU AVE

KENNEWICK,, WA 99336

NIPP KATHY M & MARK A

8905 W CLEARWATER PL

KENNEWICK,, WA 99336

Names	Adress	City
WARREN JAMES A & JUDY L	305 N QUEBEC ST	KENNEWICK,
CHEN GRACE & WELSH KEITH MILTON	301 N QUEBEC ST	KENNEWICK,
PANTELEYEV PAVEL & INNA	215 N QUEBEC ST	KENNEWICK,
ANDRESEN MICHAEL W & KRISTINE M	211 N QUEBEC ST	KENNEWICK,
KORF MARINA Y & ALEKANDR M	207 N QUEBEC ST	KENNEWICK,
BARTON BAX R	203 N QUEBEC ST	KENNEWICK,
HOWARD LOWELL E & KYUNG S	105 N QUEBEC ST	KENNEWICK,
ANEMA RICHARD J & MARYILYN E	101 N QUEBEC ST	KENNEWICK,
FREITAG TODD	87 N QUEBEC ST	KENNEWICK,
KEEN JESSE L & KIMBERLEE N	71 N QUEBEC ST	KENNEWICK,
RENDERS JOSEPH M & ASHLEY T	57 N QUEBEC ST	KENNEWICK,
REFFALT TOMMY J	43 N QUEBEC ST	KENNEWICK,
PACK BRANDON RAY & KIMBERLY N	27 N QUEBEC ST	KENNEWICK,
STEWART JOSHUA STEVEN	8925 W BRUNEAU PL	KENNEWICK,
STEWART CODY M	8934 W BRUNEAU PL	KENNEWICK,
RUIZ MANUEL	8907 W BRUNEAU AVE	KENNEWICK,
BISCONER PAM	8906 W BRUNEAU AVE	KENNEWICK,
NIPP KATHY M & MARK A	8905 W CLEARWATER PL	KENNEWICK,
QUIGLEY RICHARD N & SHERRIE L	8904 W CLEARWATER PL	KENNEWICK,

State	Zip
WA	99336
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WA	99336
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WA	99338
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WA	99338
WA	99336
WA	99336
WA	99336
WA	99336
WA	99336

SplitType	geo_id	tca	owner
1	1.04884E+14	R2	JANSKY JASON A & LANINYA G
1	1.04884E+14	R2	PRATT MICHAEL D & KIRSTEN C
1	1.04884E+14	R2	CLARK BENJAMIN J & CINDY N
1	1.04884E+14	R2	RODRIGUEZ ANTONIO J & RENEE K
1	1.04884E+14	R2	ROBINSON DEREK & TINA
1	1.04884E+14	R2	SWENSON MARK & RACHELLE
1	1.04884E+14	R2	HOFFMAN DEAN E & MARY K
1	1.04884E+14	R2	MOODY DARRAN & LORI
1	1.04884E+14	R2	FRANCIS DAVID H & AMY M
1	1.04884E+14	R2	MALOY STUART ANDREW & CAMIE ANNE
1	1.04884E+14	R2	DAVIS TREVER L & NICKI D
1	1.04884E+14	R2	CRICK STEVEN B & GERRY K
1	1.04884E+14	R2	DANA RAE PICKEL LLC
1	1.04884E+14	R2	THURSTON FLYNN D & KRISTA L
1	1.04884E+14	R2	BOSTON DREW A & CASSANDRA M
1	1.04884E+14	R2	BRYANT DAVID M & ELIZABETH J
1	1.04884E+14	R2	ARMEY WESLEY & ASHLEY
1	1.04884E+14	R2	KOROTKOV VLADIMIR & VERA
1	1.04884E+14	R2	DEMETREON JOHN T & LISA L
1	1.04884E+14	R2	KLUSE BLAKE & BRITTNEY
1	1.04884E+14	R2	PEAVEY KAREN & JUDY LORAN
1	1.04884E+14	R2	REENTS TERESA
1	1.04884E+14	R2	HUELGA TRUSTEES ROBERTO & JUDY D
1	1.04884E+14	R2	GRAY NATE & ARYN
1	1.04884E+14	R2	LEAUMONT JEFFREY B & RENEE M
1	1.04884E+14	R2	HENSON TONY & KELLI CORKILL
1	1.04884E+14	R2	CRONRATH MATTHEW & TAWNY
1	1.04884E+14	R2	LOEFFLER REECE P & SHAUNA R
1	1.04884E+14	R2	BAUMGARTNER CRAIG S & AMANDA R
1	1.04884E+14	R2	HOOVER ANDREW J & KATHERINE M
1	1.04884E+14	R2	SILER JOSHUA M & HOLLY M
1	1.04884E+14	R2	BECK TRAVIS H
1	1.04884E+14	R2	CONLEY STEVEN R & CARRIE L
1	1.04884E+14	R2	ROSAS JEREMY H & YESICA
1	1.04884E+14	R2	TEJEDA NICANOR & BRITTNEY V
1	1.04884E+14	R2	SCHAEFER LOUIS A & SHELLAGH K
1	1.04884E+14	R2	CAMPBELL BRANDON PAUL & KELLI ANNE
1	1.04884E+14	R2	BENAVIDES NICHOLAS
1	1.04884E+14	R2	ECCLESTONE BRUCE R & JANIE
1	1.04884E+14	R2	WELLS DONNIE & SUSAN
1	1.04884E+14	R2	MCCABE COLLIN & KAYLA
1	1.04884E+14	R2	HUDSON SHELLY L & LIMBOCKER ROBERT C
1	1.04884E+14	R2	SLOCUM STEPHEN E & DEBRA L
1	1.04884E+14	R2	NIPPER JAMES M & MARY M
1	1.04884E+14	R2	KNIGGE RICHARD A & JESSICA A
1	1.04884E+14	R2	CORTEZ CARLOS & AMANDA D

1 1.04884E+14 R2 LIEBING STEVE C & SHAREE N
 1 1.04884E+14 R2 SISTRUNK JONATHAN & JILL
 1 1.04884E+14 R2 RAINSBERRY SCOTT N & NICOLE L
 1 1.04884E+14 R2 BURROUGHS JEFF L & AMBER L
 1 1.04884E+14 R2 PRIMUS KENNETH J & MELANIE
 1 1.04884E+14 R2 HEAD JOSHUA & ANGIE
 1 1.04884E+14 R2 LARSON SCOTT C & CYNTHIA A
 1 1.04884E+14 R2 KELLY TIMOTHY G & KARI M
 1 1.04884E+14 R2 CASTLE MICKY N & NICHOLE M
 1 1.04884E+14 R2 NOR AM INVESTMENT LLC
 1 1.04884E+14 R2 HOPWOOD JOSHUA
 1 1.04884E+14 R2 WARF DONALD & MARTHA CHAVEZ
 1 1.04884E+14 R2 BYERS JON RICHARD & MUIR LISA EILEEN
 1 1.04884E+14 R2 LEE STEVEN A & WANDA F
 1 1.04884E+14 R2 MAYNARD RICHARD ALAN & LORNA LOUISE
 1 1.04884E+14 R2 BURNS DAVID R C & CHRISTA M
 1 1.04884E+14 R2 COOK KATAHDIN
 1 1.04884E+14 R2 MOORE JEFF L & KYLEE M
 1 1.04884E+14 R2 RITCHIE BRANDON M & SARAH R
 1 1.04884E+14 R2 ECKROTH PETER & BOBBIE
 1 1.04884E+14 R2 WYLIE ERIC & TERESA M
 1 1.04884E+14 R2 OLSEN KENNETH & SHANNON
 1 1.04884E+14 R2 HOUSHOLDER JOHN D & DEBRA A
 1 1.04884E+14 R2 HEGERHORST MITCH D & CASSIE
 1 1.04884E+14 R2 HALL JESSE & HAMADA LAUREN
 1 1.04884E+14 R2 MURSTIG DEAN E & MARTHA E
 1 1.04884E+14 R2 ROWLEY STEVEN P & KATHERINE E
 1 1.04884E+14 R2 REDEKOPP TRUSTEES RICHARD D & ARLISS
 1 1.04884E+14 R2 MCLEMORE BRYAN R & ASHLEY B
 1 1.04884E+14 R2 HENDRIX JAMES J & KERI L
 1 1.04884E+14 R2 HOFSTAD KEN & REENTS TERESA
 1 1.04882E+14 R2 NOR AM INVESTMENT LLC
 1 1.04884E+14 R2 DVORAK JOEL A & LINDSEY S
 1 1.04881E+14 R2 RIVERA JR DANIEL & SHANTEL
 1 1.04881E+14 R2 ZAUGG MICHAEL A & HAMMACK-ZAUGG TANYA
 1 1.04881E+14 R2 WILCOX JAMES B & VERONICA M

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2962 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2962
2950 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2950
2938 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2938
2926 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2926
2914 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2914
2902 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2902
2890 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2890
2878 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2878
2866 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2866
2854 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2854
2842 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2842
2830 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2830
2820 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2820
2812 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2812
2804 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2804
2931 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2931
2919 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2919
2901 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2901
2889 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2889
2877 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2877
2865 SUNSHINE RIDGE ROAD		WA	RICHLAND	99352	2865
2853 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2853
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2837 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2837
2831 SUNSHINE RIDGE ROAD		WA	RICHLAND	99352	2831
2829 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2829
2817 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2817
2805 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2805
2806 KARLEE DRIVE		WA	RICHLAND	99352	2806
2852 KARLEE DR		WA	RICHLAND	99352	2852
2864 KARLEE DRIVE		WA	RICHLAND	99352	2864
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2985 KARLEE DR		WA	RICHLAND	99352	2985
2973 KARLEE DR		WA	RICHLAND	99352	2973
2961 KARLEE DR		WA	RICHLAND	99352	2961

2949 KARLEE DR	WA	RICHLAND	99352	2949
2937 KARLEE DR	WA	RICHLAND	99352	2937
2925 KARLEE DR	WA	RICHLAND	99352-9307	2925
2913 KARLEE DR	WA	RICHLAND	99352	2913
2895 KARLEE DR	WA	RICHLAND	99352	2895
2883 KARLEE DR	WA	RICHLAND	99352	2883
6612 COMISKEY DR	WA	PASCO	99301	2875
2867 KARLEE DR	WA	RICHLAND	99352	2867
2859 KARLEE DR	WA	RICHLAND	99352	2859
12513 DUBOIS AVE SW	WA	LAKEWOOD	98498-5242	2851
2847 KARLEE DR	WA	RICHLAND	99352	2847
2839 KARLEE DR	WA	RICHLAND	99352	2839
2831 KARLEE DR	WA	RICHLAND	99352	2831
2817 KARLEE DR	WA	RICHLAND	99352	2817
2801 KARLEE DR	WA	RICHLAND	99352	2801
2789 KARLEE DR	WA	RICHLAND	99352	2789
2777 KARLEE DR	WA	RICHLAND	99352	2777
2761 KARLEE DR	WA	RICHLAND	99352	2761
2974 SUNSHINE RIDGE RD	WA	RICHLAND	99352	2974
2482 ALLISON WAY	WA	RICHLAND	99352	2482
2440 ALLISON WAY	WA	RICHLAND	99352	2440
2410 ALLISON WAY	WA	RICHLAND	99352	2410
2487 ALLISON WAY	WA	RICHLAND	99352	2487
2549 ALLISON WAY	WA	RICHLAND	99352	2549
2561 ALLISON WAY	WA	RICHLAND	99352	2561
2603 ALLISON WAY	WA	RICHLAND	99352	2603
2625 ALLISON WAY	WA	RICHLAND	99352	2625
2986 SUNSHINE RIDGE RD	WA	RICHLAND	99352	2986
2689 ALLISON WAY	WA	RICHLAND	99352	2689
2451 ALLISON WAY	WA	RICHLAND	99352	2451
2853 SUNSHINE RIDGE ROAD	WA	RICHLAND	99352	2550
12513 DUBOIS AVE SW	WA	LAKEWOOD	98498-5242	
2502 VALENCIA DR	WA	RICHLAND	99352	2502
2797 SUNSHINE RIDGE ROAD	WA	RICHLAND	99352	2797
2789 SUNSHINE RIDGE	WA	RICHLAND	99352	2789
2796 SUNSHINE RIDGE RD	WA	RICHLAND	99352	2796

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KARLEE DR	RICHLAND WA	99352
SUNSHINE RIDGE RD	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
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ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
SUNSHINE RIDGE RD	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
UNDETERMINED	RICHLAND WA	99352
VALENCIA DR	RICHLAND WA	99352
SUNSHINE RIDGE RD	RICHLAND WA	99352
SUNSHINE RIDGE RD	RICHLAND WA	99352
SUNSHINE RIDGE RD	RICHLAND WA	99352

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JANSKY JASON A & LANINYA G
2962 SUNSHINE RIDGE RD
RICHLAND, WA 99352

CLARK BENJAMIN J & CINDY N
2938 SUNSHINE RIDGE RD
RICHLAND , WA 99352

ROBINSON DEREK & TINA
2914 SUNSHINE RIDGE RD
RICHLAND, WA 99352

HOFFMAN DEAN E & MARY K
2890 SUNSHINE RIDGE RD
RICHLAND, WA 99352

FRANCIS DAVID H & AMY M
2866 SUNSHINE RIDGE RD
RICHLAND, WA 99352

DAVIS TREVER L & NICKI D
2842 SUNSHINE RIDGE RD
RICHLAND, WA 99352

DANA RAE PICKEL LLC
2820 SUNSHINE RIDGE RD
RICHLAND , WA 99352

BOSTON DREW A & CASSANDRA M
2804 SUNSHINE RIDGE RD
RICHLAND , WA 99352

ARMEY WESLEY & ASHLEY
2919 SUNSHINE RIDGE RD
RICHLAND, WA 99352

DEMETREON JOHN T & LISA L
2889 SUNSHINE RIDGE RD
RICHLAND, WA 99352

PRATT MICHAEL D & KIRSTEN C
2950 SUNSHINE RIDGE RD
RICHLAND , WA 99352

RODRIGUEZ ANTONIO J & RENEE K
2926 SUNSHINE RIDGE RD
RICHLAND, WA 99352

SWENSON MARK & RACHELLE
2902 SUNSHINE RIDGE RD
RICHLAND, WA 99352

MOODY DARRAN & LORI
2878 SUNSHINE RIDGE RD
RICHLAND, WA 99352

MALOY STUART ANDREW & CAMIE ANNE
2854 SUNSHINE RIDGE RD
RICHLAND, WA 99352

CRICK STEVEN B & GERRY K
2830 SUNSHINE RIDGE RD
RICHLAND , WA 99352

THURSTON FLYNN D & KRISTA L
2812 SUNSHINE RIDGE RD
RICHLAND, WA 99352

BRYANT DAVID M & ELIZABETH J
2931 SUNSHINE RIDGE RD
RICHLAND, WA 99352

KOROTKOV VLADIMIR & VERA
2901 SUNSHINE RIDGE RD
RICHLAND, WA 99352

KLUSE BLAKE & BRITTNEY
2877 SUNSHINE RIDGE RD
RICHLAND, WA 99352

PEAVEY KAREN & JUDY LORAN

2865 SUNSHINE RIDGE ROAD

RICHLAND , WA 99352

HUELGA TRUSTEES ROBERTO & JUDY D

2845 SUNSHINE RIDGE RD

RICHLAND, WA 99352

LEAUMONT JEFFREY B & RENEE M

2831 SUNSHINE RIDGE ROAD

RICHLAND , WA 99352

CRONRATH MATTHEW & TAWNY

2817 SUNSHINE RIDGE RD

RICHLAND, WA 99352

BAUMGARTNER CRAIG S & AMANDA R

2806 KARLEE DRIVE

RICHLAND, WA 99352

SILER JOSHUA M & HOLLY M

2864 KARLEE DRIVE

RICHLAND , WA 99352

CONLEY STEVEN R & CARRIE L

2890 KARLEE DR

RICHLAND, WA 99352

TEJEDA NICANOR & BRITTNEY V

2914 KARLEE DR

RICHLAND, WA 99352

CAMPBELL BRANDON PAUL & KELLI ANNE

2938 KARLEE DR

RICHLAND, WA 99352

ECCLESTONE BRUCE R & JANIE

2962 KARLEE DR

RICHLAND, WA 99352

REENTS TERESA

2853 SUNSHINE RIDGE RD

RICHLAND, WA 99352

GRAY NATE & ARYN

2837 SUNSHINE RIDGE RD

RICHLAND, WA 99352

HENSON TONY & KELLI CORKILL

2829 SUNSHINE RIDGE RD

RICHLAND, WA 99352

LOEFFLER REECE P & SHAUNA R

2805 SUNSHINE RIDGE RD

RICHLAND, WA 99352

HOOVER ANDREW J & KATHERINE M

2852 KARLEE DR

RICHLAND, WA 99352

BECK TRAVIS H

2878 KARLEE DR

RICHLAND, WA 99352

ROSAS JEREMY H & YESICA

2894 KARLEE DR

RICHLAND, WA 99352

SCHAEFER LOUIS A & SHELLAGH K

2926 KARLEE DR

RICHLAND, WA 99352

BENAVIDES NICHOLAS

2950 KARLEE DR

RICHLAND, WA 99352

WELLS DONNIE & SUSAN

2974 KARLEE DR

RICHLAND, WA 99352

MCCABE COLLIN & KAYLA

2986 KARLEE DR

RICHLAND, WA 99352

SLOCUM STEPHEN E & DEBRA L

2997 KARLEE DR

RICHLAND, WA 99352

KNIGGE RICHARD A & JESSICA A

2973 KARLEE DR

RICHLAND, WA 99352

LIEBING STEVE C & SHAREE N

2949 KARLEE DR

RICHLAND , WA 99352

RAINSBERRY SCOTT N & NICOLE L

2925 KARLEE DR

RICHLAND, WA 0

PRIMUS KENNETH J & MELANIE

2895 KARLEE DR

RICHLAND, WA 99352

LARSON SCOTT C & CYNTHIA A

6612 COMISKEY DR

PASCO, WA 99301

CASTLE MICKY N & NICHOLE M

2859 KARLEE DR

RICHLAND, WA 99352

HOPWOOD JOSHUA

2847 KARLEE DR

RICHLAND, WA 99352

BYERS JON RICHARD & MUIR LISA EILEEN

2831 KARLEE DR

RICHLAND, WA 99352

HUDSON SHELLY L & LIMBOCKER ROBERT C

2998 KARLEE DR

RICHLAND, WA 99352

NIPPER JAMES M & MARY M

2985 KARLEE DR

RICHLAND, WA 99352

CORTEZ CARLOS & AMANDA D

2961 KARLEE DR

RICHLAND, WA 99352

SISTRUNK JONATHAN & JILL

2937 KARLEE DR

RICHLAND, WA 99352

BURROUGHS JEFF L & AMBER L

2913 KARLEE DR

RICHLAND, WA 99352

HEAD JOSHUA & ANGIE

2883 KARLEE DR

RICHLAND, WA 99352

KELLY TIMOTHY G & KARI M

2867 KARLEE DR

RICHLAND, WA 99352

NOR AM INVESTMENT LLC

12513 DUBOIS AVE SW

LAKEWOOD, WA 0

WARF DONALD & MARTHA CHAVEZ

2839 KARLEE DR

RICHLAND, WA 99352

LEE STEVEN A & WANDA F

2817 KARLEE DR

RICHLAND, WA 99352

MAYNARD RICHARD ALAN & LORNA LOUISE

2801 KARLEE DR

RICHLAND , WA 99352

COOK KATAHDIN

2777 KARLEE DR

RICHLAND , WA 99352

RITCHIE BRANDON M & SARAH R

2974 SUNSHINE RIDGE RD

RICHLAND, WA 99352

WYLIE ERIC & TERESA M

2440 ALLISON WAY

RICHLAND , WA 99352

HOUSHOLDER JOHN D & DEBRA A

2487 ALLISON WAY

RICHLAND, WA 99352

HALL JESSE & HAMADA LAUREN

2561 ALLISON WAY

RICHLAND, WA 99352

ROWLEY STEVEN P & KATHERINE E

2625 ALLISON WAY

RICHLAND, WA 99352

MCLEMORE BRYAN R & ASHLEY B

2689 ALLISON WAY

RICHLAND, WA 99352

HOFSTAD KEN & REENTS TERESA

2853 SUNSHINE RIDGE ROAD

RICHLAND, WA 99352

DVORAK JOEL A & LINDSEY S

2502 VALENCIA DR

RICHLAND, WA 99352

BURNS DAVID R C & CHRISTA M

2789 KARLEE DR

RICHLAND, WA 99352

MOORE JEFF L & KYLEE M

2761 KARLEE DR

RICHLAND, WA 99352

ECKROTH PETER & BOBBIE

2482 ALLISON WAY

RICHLAND, WA 99352

OLSEN KENNETH & SHANNON

2410 ALLISON WAY

RICHLAND, WA 99352

HEGERHORST MITCH D & CASSIE

2549 ALLISON WAY

RICHLAND, WA 99352

MURSTIG DEAN E & MARTHA E

2603 ALLISON WAY

RICHLAND, WA 99352

REDEKOPP TRUSTEES RICHARD D & ARLISS

2986 SUNSHINE RIDGE RD

RICHLAND, WA 99352

HENDRIX JAMES J & KERI L

2451 ALLISON WAY

RICHLAND, WA 99352

NOR AM INVESTMENT LLC

12513 DUBOIS AVE SW

LAKEWOOD, WA 0

RIVERA JR DANIEL & SHANTEL

2797 SUNSHINE RIDGE ROAD

RICHLAND , WA 99352

ZAUGG MICHAEL A & HAMMACK-ZAUGG TANYA

2789 SUNSHINE RIDGE

RICHLAND, WA 99352

WILCOX JAMES B & VERONICA M

2796 SUNSHINE RIDGE RD

RICHLAND, WA 99352

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Matthew Howie**, who, being first duly sworn upon oath deposes and says:

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

2. On the 23rd day of November, 2022, I posted the attached NOTICE OF PUBLIC HEARING, File Number CPA2022-101 (Comprehensive Plan Amendment) in the following location(s):

Northwest corner of Duportail Street and City View Drive along City View Drive
At the end of paving north of 630 Truman Avenue
Southwest corner of Karlee Drive and Sunshine Ridge Road along Karlee Drive
North of corner of Allison Way and Sunshine Ridge Road along Sunshine Ridge Road
Southeast side of Center Parkway and Meadows Drive South intersection
160 ft south of intersection of Center Parkway and Steptoe Street on west of Steptoe Street


Signed: Matthew Howie

SIGNED AND SWORN to before me this 28th day of November, 2022, by Matthew Howie.




Signature of Notary

Jennifer Schuster
Printed Name

Notary Public in and for the State of Washington.

Residing in 1025 Swift Blvd, 99352

My appointment expires: 4-25-23

AFFIDAVIT OF POSTING
(Master File #: CPA2022-101)

THE STATE OF WASHINGTON
COUNTY OF KING
I, the undersigned, Clerk of the Superior Court of the State of Washington, County of King, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of said court.

WITNESS my hand and the seal of said court at Seattle, Washington, this 1st day of April, 1933.

[Handwritten signature]
Clerk of the Superior Court

1933 April 1st
Seattle, Wash.



EXHIBIT 3



File No. EA2022-133

CITY OF RICHLAND **Determination of Non-Significance**

Description of Proposal: City of Richland 2022 Comprehensive Plan Amendment Docket and Associated Rezones. The City received four (4) applications and SEPA Checklists for map amendments. The items have been consolidated into the 2022 Docket of Comprehensive Plan Policies, Maps and Zone Code Amendments (as established by City Council on May 17, 2022) and is file number CPA2022-105. Staff has prepared a SEPA Checklist to consolidate environmental review and consider the cumulative effects of the docketed proposals.

The SEPA Checklist and related information can be found by visiting the City of Richland website at <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>.

File Number: CPA2022-101
Applicant: City of Richland Parks & Public Facilities – Capital Facilities Map

Replace the existing CF-1 map with an updated version that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19.

File Number: CPA2022-102 & Z2022-101
Applicant: City of Richland – City View Drive

The City of Richland Economic Development Department is proposing to amend the Land Use Map to change the current land use designation for approximately 10 acres of land on City View Drive from High Density Residential (HDR) to Commercial (COM), and the underlying zoning district from Commercial Limited Business (C-LB) to Retail Business Use District (C-2). (Portion of Parcel Number 116984000003001).

File Number: CPA2022-103 & Z2022-102
Applicant: Hayden Homes, LLC – Clearwater Creek

Hayden Homes, LLC is proposing to amend the Land Use Map for approximately 10.43 acres from Commercial to Medium-Density Residential and rezone the site from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S). (Parcel Number 101881030000009).

File Number: CPA2022-104 & Z2022-103
Applicant: Teresa Reents & Ken Hofstad – Reata Ridge Tract C

Teresa Reents & Ken Hofstad are proposing to amend the Land Use Map for approximately 12.9 acres of land from Badger Mountain South Subarea Civic (BMS-Civic) to Low Density Residential (LDR) and rezone the site from BMS LUDR to Single -Family Residential (R-1-12). (Portion of Parcel Numbers 104884030009000, 104884030005007, 104884030005011, 104884030004001, 104884030004005, 104884030004010 and 104884030004011).

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

() There is no comment for the DNS.

(X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

() This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: November 4, 2022

Comments Due: November 18, 2022

Signature _____



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

2022 Docket of Comprehensive Plan Policies, Maps and Zoning Code Amendments (CPA2022-105), consisting of four (4) map amendment applications.

2. Name of applicant:

City of Richland, Development Services Department

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

City of Richland

Attn: Kyle Hendricks, Planner

625 Swift Blvd.

Richland, WA 99352

(509) 942-7683

4. Date checklist prepared:

October 27, 2022

5. Agency requesting checklist:

City of Richland, Development Services Dept.

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

Fall/Winter 2022

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

The city is allowed to amend its Comprehensive Plan and associated development regulations once per year. The landowners who have submitted private-party applications may have future plans to develop their properties.

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

City of Richland Comprehensive Plan Integrated Non-project Final Environmental Impact Statement, September 12, 2017.

Individual SEPA Checklists and related information prepared by applicants and submitted for File Numbers CPA2022-101, City of Richland Parks & Public Facilities Dept., CPA2022-102 & Z2022-101, City of Richland Economic Development Division – City View, CPA 2022-103 & Z2022-102, Hayden Homes, LLC – Clearwater Creek, and CPA2022-104 & Z2022-103, Teresa Reents & Ken Hofstad – Plat of Reata Ridge Tract C.

This checklist is intended to consolidate the private-party applications for the purposes of streamlined environmental review.

No additional environmental information is expected as part of this current proposal. It is likely that some of the properties will require further environmental review when development is proposed.

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.

The rezone applications will be acted upon subsequent to the Comprehensive Plan Amendments.

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

SEPA review, City of Richland

Comprehensive Plan Amendment, City of Richland

Rezone, City of Richland

Future development will need additional permitting based upon the Richland Municipal Code

The City Council is expected to take action on adopting, modifying, or denying the proposed Comprehensive Plan Amendments and associated rezones via ordinance after receiving a recommendation from the Planning Commission conducts open record public hearing(s).

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal consists of five map amendments (Comprehensive Plan & Zoning).

Map Amendment Affected Parcels

Site	Parcel #	Size (Acres)	Current Land Use Designation	Requested Land Use Designation	Current Zoning	Requested Zoning
Replace existing CF- 1 Map with an updated version: City-Wide	City-Wide	N/A	Varies	N/A	Varies	N/A
City View	Portion of Parcel No. 116984000003001	10 Acres	High Density Residential	Commercial	Commercial Limited Business C-LB	Retail Business Use District C-2

Clearwater Creek	101881030000009	10.43 Acres	Commercial	Medium Density Residential	Neighborhood Retail Business (C- 1)	Medium Density Residential Small (R-2S)
Reata Ridge Tract C	Portion of 104884030009000, 104884030005007, 104884030005011, 104884030004001, 104884030004005, 104884030004010 and 104884030004011).	12.9 Acres	BMS – Civic	Low Density Residential	BMS LUDR – Civic	Low Density Residential R-1-12

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.

See attached maps.

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

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

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

N/A. Non-project Action.

b. What is the steepest slope on the site (approximate percent slope)?

N/A. Non-project Action.

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.

Much of the city contains soils typically classified as sandy loam.

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

None known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A. Non-project action. Future development proposals may include filling, excavation or grading, and will be subject to applicable environmental project review at the time.

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

N/A. Non-project action. Future projects may result in erosion, but will be subject to applicable environmental project review at the time.

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

N/A. Non-project action. Future projects will likely result in impervious coverage. Specific projects will be reviewed for compliance with all local, state and/or federal regulations as applicable at time of development.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A. Non-project action. Future projects will be subject to applicable environmental review.

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

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A. Non-project action. Future development of each specific site could result in an increase of emissions. To be reviewed at project time.

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

N/A. Non-project action.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A. Non-project action.

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

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

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A. Non-project action.

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.

No. N/A. Non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A. Non-project action.

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

N/A. Non-project action.

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

None of the proposed map amendment sites are located within the 100-year floodplain.

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

N/A. Non-project action.

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

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

No. Future development will have access to city water.

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

N/A. Non-project action. Future development is unknown at this time.

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.

N/A. Non-project action. Future development may need stormwater management.

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

N/A. Non-project action. Future development proposals are unknown at this time.

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

N/A. Non-project action. Future site-specific development proposals are unknown at this time.

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

N/A. Non-project action.

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

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

☐ deciduous tree: alder, maple, aspen, other

☐ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☒ Orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: Rabbits, mice

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

Birds and animals in the general area of each specific site include species that are commonly found in developed environments, such as squirrels, raccoons, small rodents, etc.

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

N/A. Non-project action. Future development proposals will be required to comply with the City of Richland's Critical Areas regulations pertaining to threatened and endangered species (Fish & Wildlife Habitat Conservation Areas).

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

Yes, all of Richland is within the Columbia 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.

N/A. Non-project action.

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

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A. Non-project action.

b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

N/A. Non-project action.

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:

N/A. Non-project action.

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

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

N/A. Non-project action.

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

N/A. Non-project action.

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.

N/A. Non-project action.

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.

N/A. Non-project action.

- 4) Describe special emergency services that might be required.

N/A. Non-project action.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

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

N/A. Non-project action.

- 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.

N/A. Non-project action.

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

N/A. Non-project action.

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A. Non-project action.

- 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?

N/A. Non-project action. However, none of the specific map amendment sites are known to have been used as working farmlands.

- 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:

N/A. Non-project action.

- c. Describe any structures on the site.

N/A. Non-project action. See site-specific files for further details.

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

N/A. Non-project action.

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

See #11 above.

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

See #11 above.

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

None of the specific sites are located within shoreline jurisdiction.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

N/A. Non-project action. See site-specific files for further details.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

Golf courses, city parks, movie theaters, Columbia River, Rattlesnake Mountain, Yakima River are all within/near the City of Richland.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

N/A. Non-project action. Future projects will be required to comply with all applicable regulations.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts,

or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A. Non-project action.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A. Non-project action.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A. Non-project action.

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A. Non-project action. See site specific files for additional information.

- 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?

N/A. Non-project action.

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

N/A. Non-project action.

- 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).

N/A. Non-project action. Future development of the various sites may require traffic improvements. See site specific files for additional information regarding traffic.

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

N/A. Non-project action.

- 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?

N/A. Non-project action. See site specific files for additional information regarding traffic.

- 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.

N/A. Non-project action.

h. Proposed measures to reduce or control transportation impacts, if any:

N/A. Non-project action.

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

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A. Non-project action. Future development may result in the need for increased public services. Each site specific development will be reviewed for impacts to public services at time of application.

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

N/A. Non-project action.

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

a. Circle utilities currently available at the site:

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

All typical municipal utilities are located within the City of Richland.

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

N/A. Non-project action.

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

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

Signature: 

Name of signee Kyle Hendricks

Position and Agency/Organization Planner

Date Submitted: October 27, 2022

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

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

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed amendments to the Comprehensive Plan and Zoning Code will not likely have any significant impacts to the items specified above.

Proposed measures to avoid or reduce such increases are:

None.

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

The proposed amendments will not likely have any impacts to plants, animals, fish or marine life.

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

None.

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

The proposed mapping amendments will not result in a depletion of energy or natural resources.

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

None.

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 proposed mapping amendments will not affect environmentally sensitive areas or areas under governmental protection. The proposed amendments are a non-project action.

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

None.

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 proposed amendments will not affect shoreline uses and will only result in changes to land uses that are deemed acceptable by the city (if approved).

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

None.

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

The proposed mapping amendments will not result in an increase to demands on transportation or public services and utilities. Future development proposals for each site will be reviewed for their specific impacts at time of project development.

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

None.

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

The proposed mapping amendments will not result in any conflicts with other local, state or federal laws related to protection of the environment.

EXHIBIT 4



City of Richland Parks & Public Facilities
Capital Facilities Map Update

CPA2022-101



MEMORANDUM

TO: Mike Stevens, Planning Manager

FROM: Joe Schiessl, Parks & Public Facilities

DATE: 2-25-22

SUBJECT: Comprehensive Plan Amendment

This Comprehensive Plan amendment proposes to replace the existing CF-1 map with an updated version. The proposed replacement map includes all existing data on the adopted CF-1 map, with the exception of Richland School District Facilities, and adds recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19. The map applies Citywide. The Parks and Recreation Commission recommend that Council approve this Comprehensive Plan amendment to include the addition of recreational trails onto map CF-1.



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: City of Richland

Address: 625 Swift Blvd.

Phone: 509-420-6924

Email: jschiessl@ci.richland.wa.us

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: City of Richland

UBI#:

Contact: Joe Schiessl, Director, Parks & Public Facilities

Address: 625 Swift Blvd.

Phone: 509-420-6924

Email: jschiessl@ci.richland.wa.us

PROPERTY INFORMATION

Legal Description:
Citywide

Parcel Number: 0

Current Zoning:

Current Land Use Designation:

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.

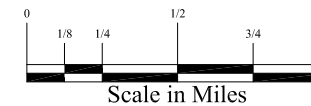
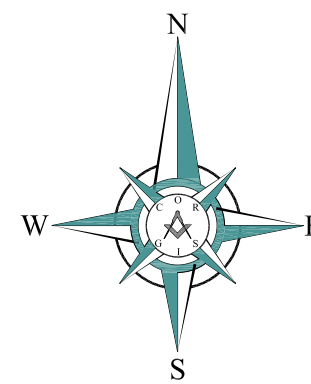
Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent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

Applicant Signature:  Date February 25, 2022

City of Richland

Richland Parks & Trails GIS Map



Legend

City Limits

Railroad

City Road

Private Road

Schools

City Park Types

Community

Linear

Neighborhood

Open Space

Regional

Special Use

Future Park

Trail Types

Existing Class I Trail

Future Class I Trail

Existing Secondary Trail

Proposed Secondary Trail

Existing Soft Trail

Proposed Soft Trail

Park Index

- 1 Abbot Shelterbelt [F-7]
- 2 Amon Creek Natural Preserve [D-7]
- 3 Little Badger Mountain [D-7]
- 4 Badger Mountain Park [D-7]
- 5 Badger Mt Natural Preserve (Benton County) [D-4]
- 6 Barth Park [F-7]
- 7 Bateman Island [D-7]
- 8 Beverly Heights Park [F-4]
- 9 Bradley Blvd Park [F-7]
- 10 Brookstone Park [F-7]
- 11 By-Pass Shelterbelt [F-5]
- 12 Carol Woodruff Plaza [F-7]
- 13 Chamna Natural Preserve [D-7]
- 14 Chaparral Park [D-7]
- 15 Claybell Park [D-4]
- 16 Columbia Park West [D-10]
- 17 Columbia Playfield [D-4]
- 18 Columbia Point Golf Course [F-7]
- 19 Columbia Point Marina Park [F-4]
- 20 Columbia Point South [D-5]
- 21 Craighill Playground [F-4]
- 22 Crested Hills Park [D-4]
- 23 Desert Rim Park [F-5]
- 24 Drollinger Park [F-5]
- 25 Frankfort Park [F-5]
- 26 Gala Park [D-4]
- 27 Gillespie Parkway [D-4]
- 28 Goethals Park [F-5]
- 29 Goethals Shelterbelt [F-4]
- 30 Hains Ave Levy Park [D-7]
- 31 Hanford Legacy Park [F-7]
- 32 Heritage Hills Park [D-5]
- 33 Hills West Park [D-7]
- 34 Horn Rapids Natural Space [D-4]
- 35 Horn Rapids Athletic Complex [D-4]
- 36 Horn Rapids O.R.V. Park [D-4]
- 37 Howard Amon Park [F-7]
- 38 Hunt Point Circle [D-4]
- 39 James J. Lawless Park [D-4]
- 40 Jason Lee Park [D-4]
- 41 Jeannette Taylor Park [D-4]

- 42 Jefferson Park [D-4]
- 43 John Dam Plaza [F-7]
- 44 Keene Rd Trail [D-5]
- 45 Leslie Groves Park [D-4]
- 46 Lynnwood Loop Park [D-4]
- 47 Marjorie Sutch Park [D-4]
- 48 McMurray Park [D-4]
- 49 McPherson Circle [D-4]
- 50 Meadows East Park [D-4]
- 51 Oak Park [D-4]
- 52 Overlook Park [D-7]
- 53 Paul Liddell Park [D-5]
- 54 Rod Block Park [D-4]
- 55 Stevens Dr Buffer Strip [D-4]
- 56 Stevens Park [D-4]
- 57 The Greater Years Park [D-4]
- 58 Trailhead Park [D-4]
- 59 W.E. Johnson Park [D-4]
- 60 Westwood Park [D-4]
- 61 Wye Levee Natural Space [D-4]
- 62 Wye Neighborhood Park [D-4]
- 63 Yakima Delta Management Unit (Corps of Engineers) [D-4]



Generated : FEB 2022

THE CITY OF RICHLAND DOES NOT WARRANT, GUARANTEE OR ACCEPT ANY LIABILITY FOR THE ACCURACY, COMPLETENESS, OR TIMELINESS OF ANY INFORMATION OR DATA PROVIDED BY ANY SOURCE. THE CITY OF RICHLAND IS NOT RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS INFORMATION OR DATA. THE CITY OF RICHLAND IS NOT RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS INFORMATION OR DATA.

Public School Index

- 1 Badger Mountain Elementary - 1515 Elementary St [D-7]
- 2 Orchard Elementary - 1600 Gala Way [D-4]
- 3 White Bluffs Elementary - 1250 Kensington Way [D-4]
- 4 Lewis & Clark Elementary - 415 Jadwin Ave [F-4]
- 5 Rivers Edge - 975 Gillespie St [F-4]
- 6 Carmichael Middle School - 620 Thayer Dr [F-4]
- 7 Marcus Whitman Elementary - 1704 Gray St [D-4]
- 8 Richland High School - 930 Long Ave [D-4]
- 9 Jefferson Elementary - 1525 Hunt Ave [D-7]
- 10 Chief Joseph Middle School - 504 Wilson St [D-4]
- 11 Jason Lee Elementary - 1750 McMurray Ave [D-4]
- 12 Sacajawea Elementary - 535 Fuller St [D-4]
- 13 Hanford High School - 450 Hanford St [D-7]
- 14 William Wiley Elementary - 2820 S Highland Blvd [F-3]
- 15 Enterprise Middle School - 5200 Paradise Way [D-3]
- 16 Tapteal Elementary - 705 N 62 Ave [D-2]
- 17 Leona Libby Middle School - 3259 Belmont Ave [F-3]
- 18 Amon Creek Elementary - 18 Center Parkway [D-4]

EXHIBIT 5



City of Richland Economic Development –
City View

CPA2022-102

Z2022-101



Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

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

PROPERTY OWNER/APPLICANT INFORMATION

☒ Contact Person

Owner: City of Richland, Economic Development

Address: 625 Swift Blvd, Richland WA 99352

Phone: 942-7591

Email: darrasmith@ci.richland.wa.us

OWNER/APPLICANT

☐ Contact Person

Company: Same as Above

Contact:

Address:

Phone:

Email:

PROPERTY INFORMATION

Legal Description: **See attached Exhibit**

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

Current Zoning: Commercial C-LB

Current Land Use Designation: High Density Residential

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

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

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

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

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

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

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner s , the authorized agent s of the owner s of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

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

Applicant Printed Name: Darin K. Arrasmith, City of Richland Office of Economic Development

Applicant Signature: 

Date February 22, 2022

Applicant Printed Name:

Applicant Signature:

Date



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: City of Richland - Office of Economic Development

Address: 625 Swift Blvd. , MS-19

Phone: 942.7591

Email: darrasmith@ci.richland.wa.us

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Same as above.

UBI#:

Contact:

Address:

Phone:

Email:

DESCRIPTION OF WORK

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

PROPERTY INFORMATION

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

Legal Description:

Current Zoning: Commercial C-LB

Current Comp Plan: High Den. Res.

Requested Zoning: Commercial C-2

Current Use: Vacant

Proposed Use: Future Commercial.

Area of Property: 10 acres+

APPLICATION MUST INCLUDE

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

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

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

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

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

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

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

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

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

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

Identify impacts on the environment and public safety: None.

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


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

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

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

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

Applicant Printed Name: Darin Arrasmith

Applicant Signature:  Date : February 24, 2022

City View

Comprehensive Plan Land Use Designation Map Amendment

APPLICATION -GENERAL REQUIREMENTS

1. Completed Application and Filing Fee.

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

2. The purpose of the proposed amendment.

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

ustification:

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

Why Commercial:

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

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

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

See Attachment A – Consistency with Growth Management Act Goals

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

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

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

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

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

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

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

A Traffic Study was performed in February 2022 by JUB Engineers, Inc. . . This Study is attached.

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

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

9. Comprehensive Plan TEXT AMENDMENT applications must also include:

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

Not Applicable. The proposal is for a Map Amendment.

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

Not Applicable.

10. Comprehensive Plan MAP AMENDMENT applications much also include:

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

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

See Current Comprehensive Plan Land Use Designation Map

- b. The land use map designation requested.

See Proposed Comprehensive Plan Land Use Designation Map

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

See Legal Description of Property

- d. A vicinity map showing:

See the attached Regional Vicinity Map and Site Map.

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

See Vicinity Map

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

See Vicinity Map

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

See Vicinity Map

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

See Critical Areas Map

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

See City of Richland Utilities Map

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

Not Applicable

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

See Topographic Map

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

See Current Zoning Map

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

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

Not Applicable

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

See corresponding Zoning Map Amendment.

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

No development proposals are currently associated with this property.

City View

Comprehensive Plan Land Use Designation Map Amendment

Attachment A

Consistency with Growth Management Act Goals

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City View

Comprehensive Plan Land Use Designation Map Amendment

Attachment B

Consistency with Countywide Policies

2018 Benton County Comprehensive Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City View

Comprehensive Plan Land Use Designation Map Amendment

Attachment C

Consistency with City of Richland Comprehensive Plan Policies

ECONOMIC DEVELOPMENT ELEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 7: Support development of higher density housing.

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

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

LAND USE ELEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HOUSING ELEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

TRANSPORTATION ELEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

URBAN DESIGN ELEMENT

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

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

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

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

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

UTILITIES ELEMENT

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

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

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

Horn Rapids Future Fire Station
Comprehensive Plan Map Amendment

LIST OF EXHIBITS

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

City of Richland

COMPREHENSIVE PLAN AMENDMENT

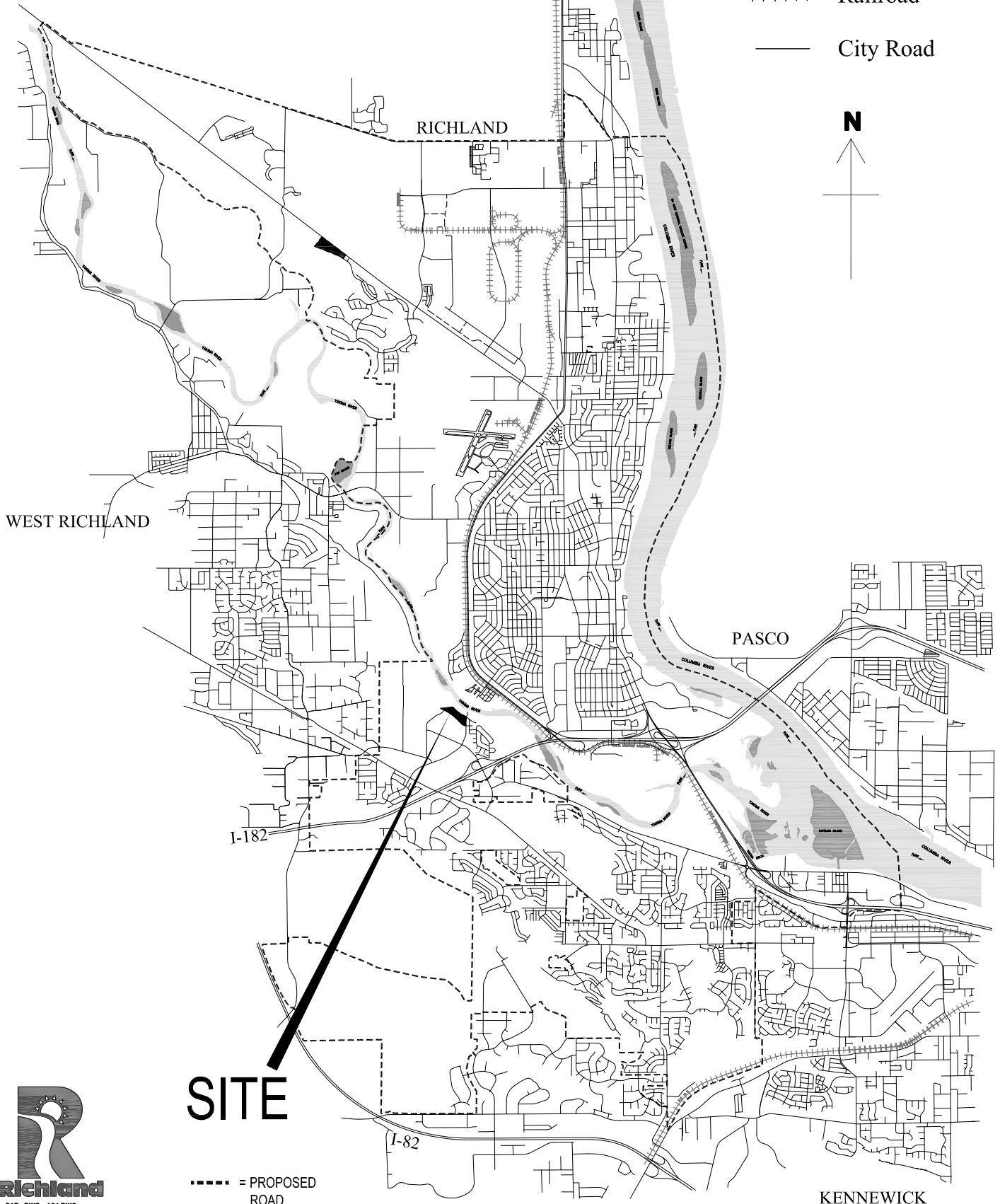
Legend

----- City Limits

+++++ Railroad

—— City Road

N



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

DESCRIPTION of PROPERTY:

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

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

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

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

EX-2A

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

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

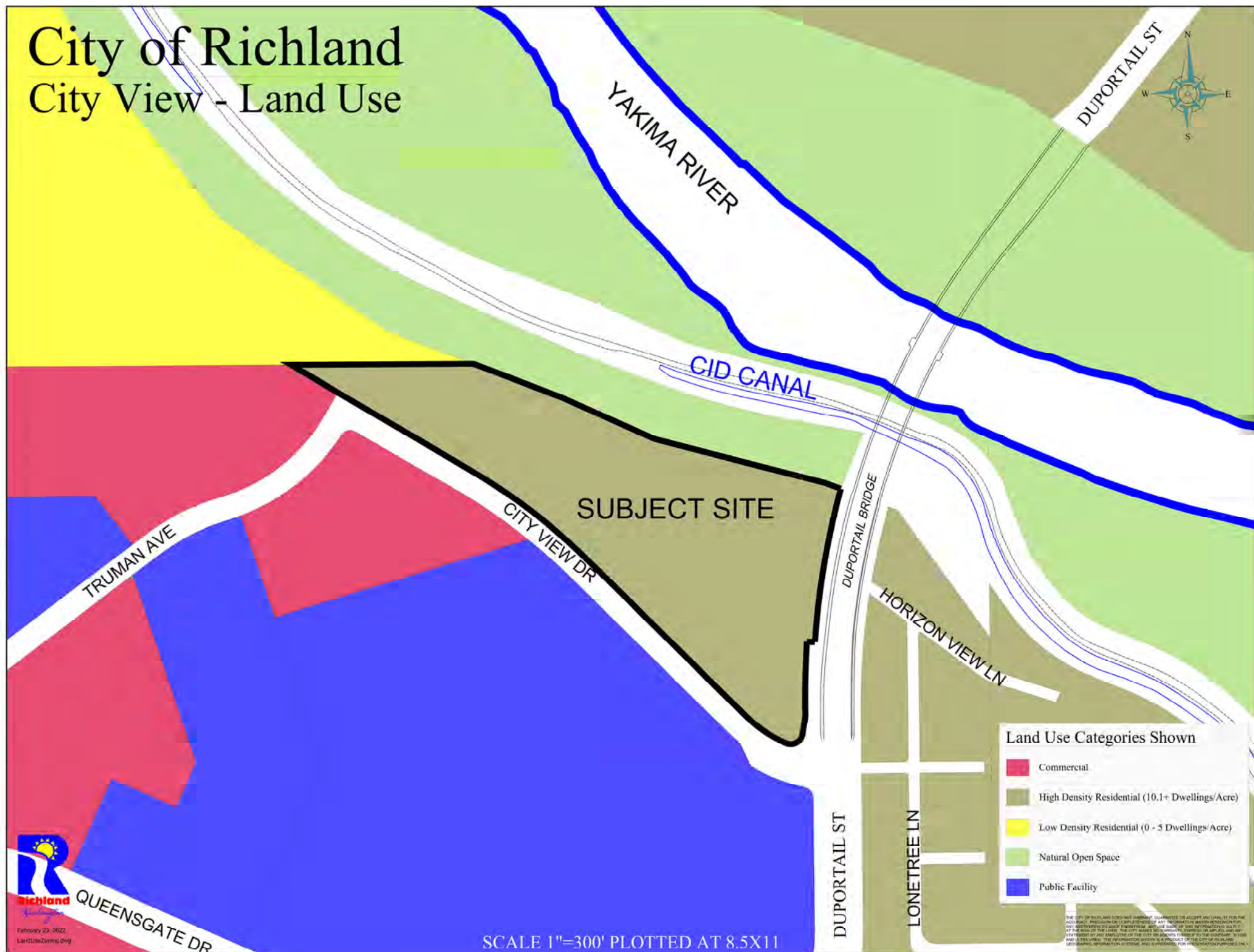
THENCE SOUTH $64^{\circ}21'20''$ EAST A DISTANCE OF 378.80 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 458.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 80.39 FEET, WITH A DELTA ANGLE OF $10^{\circ}03'26''$, A CHORD BEARING OF SOUTH $69^{\circ}23'02''$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

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

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

City of Richland

City View - Land Use



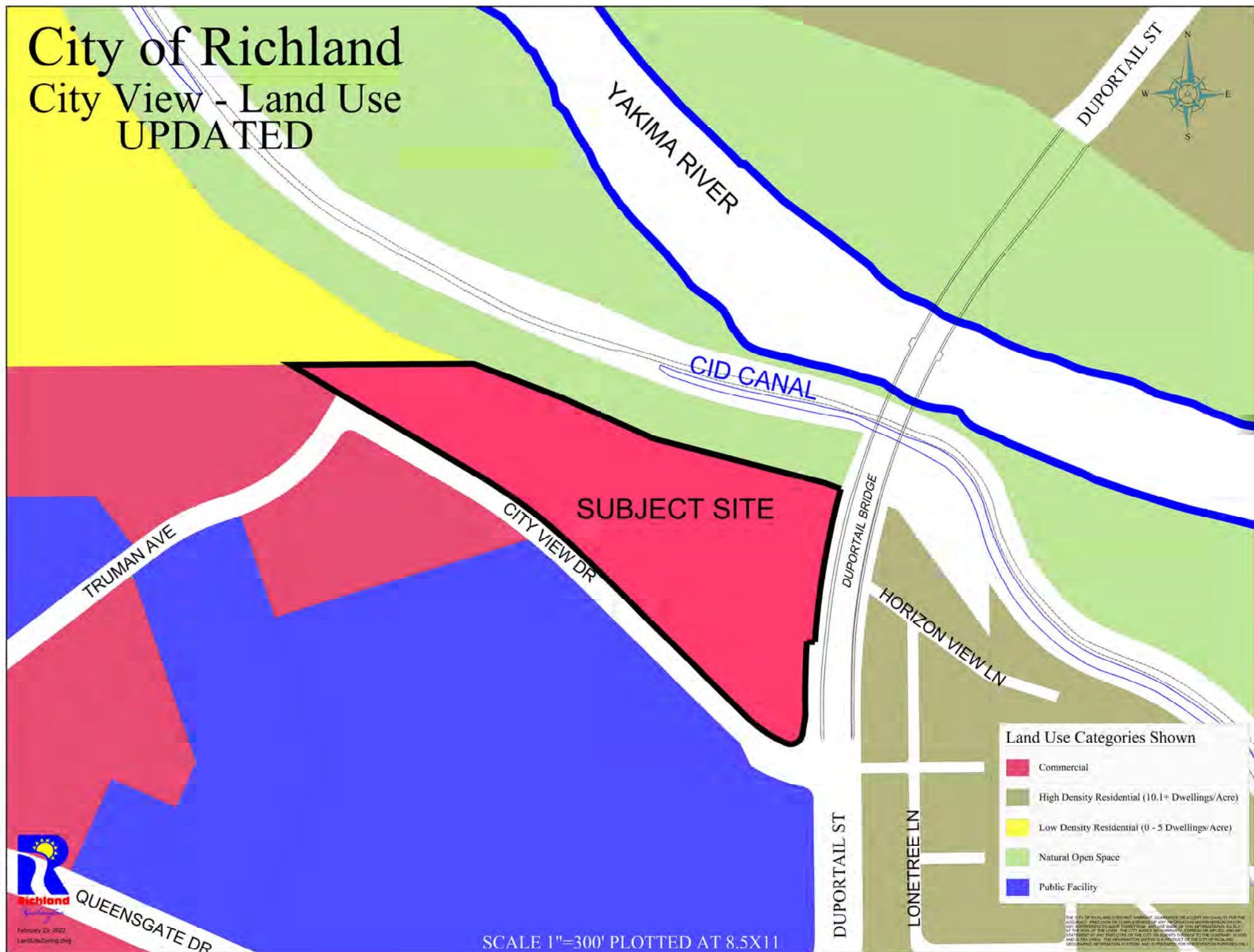
February 23, 2022
LandUseZoning.dwg

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City of Richland

City View - Land Use

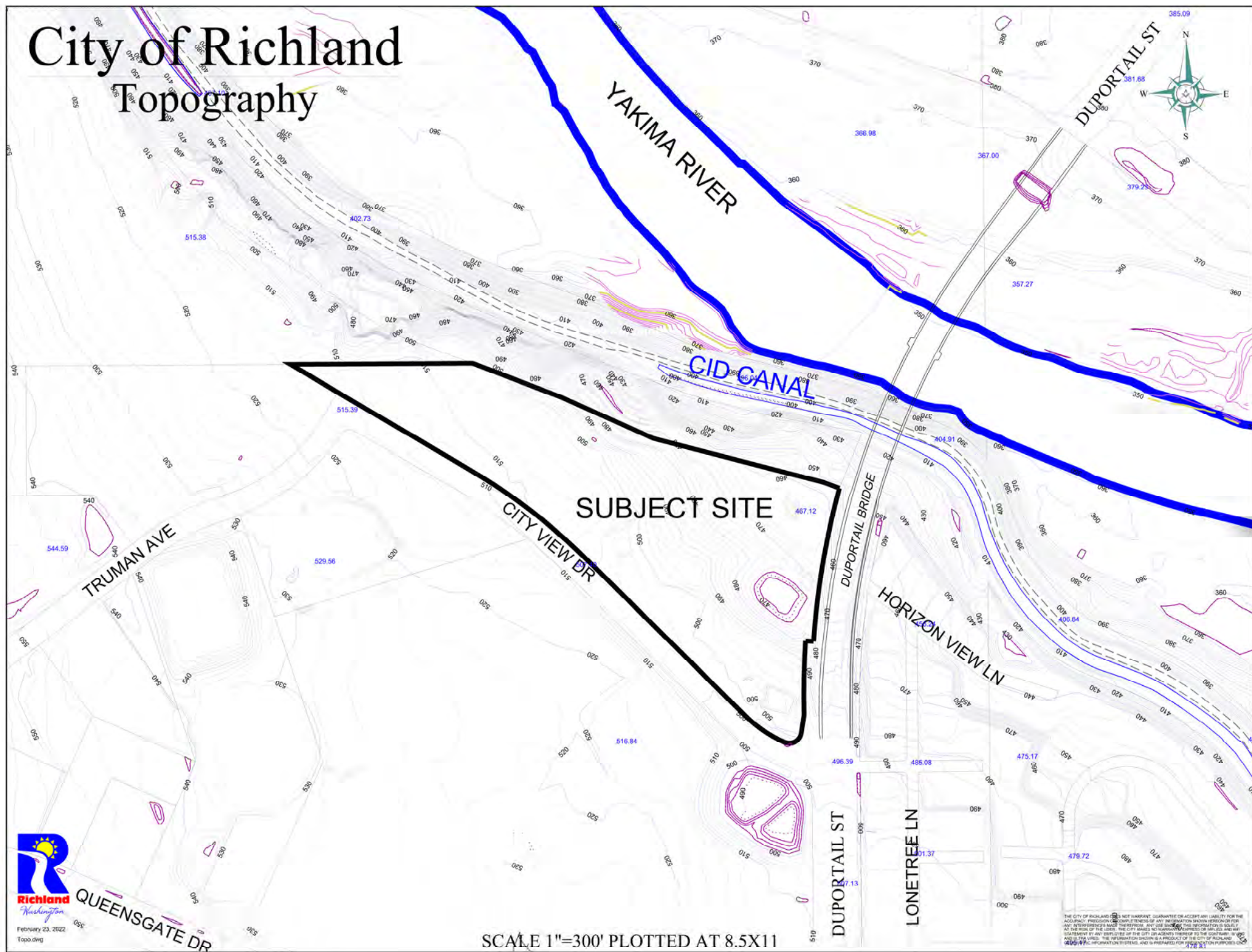
UPDATED



February 23, 2022
LandUseZoning.dwg

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City of Richland Topography



SCALE 1"=300' PLOTTED AT 8.5X11



February 23, 2022
Topo.dwg

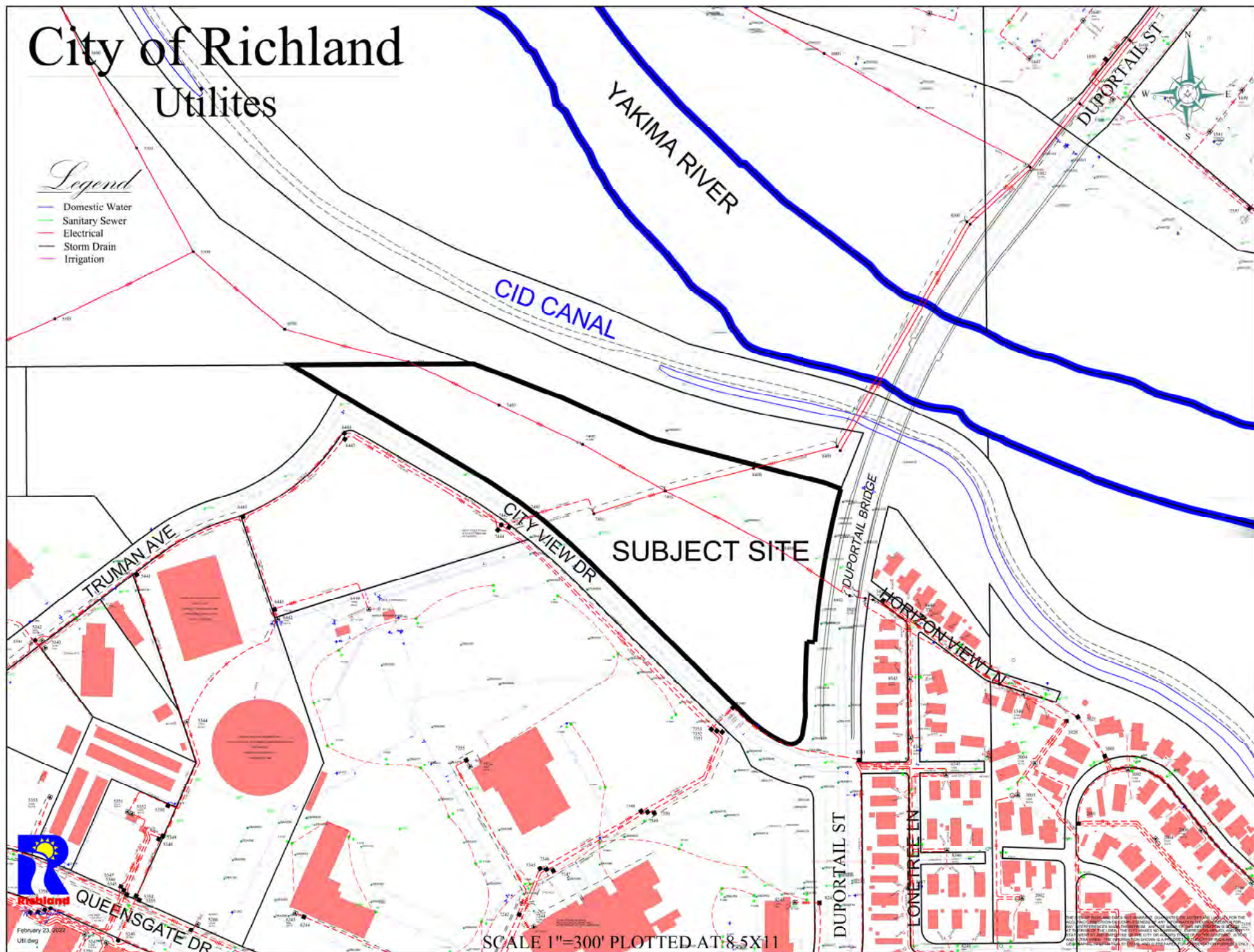
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City of Richland

Utilites

Legend

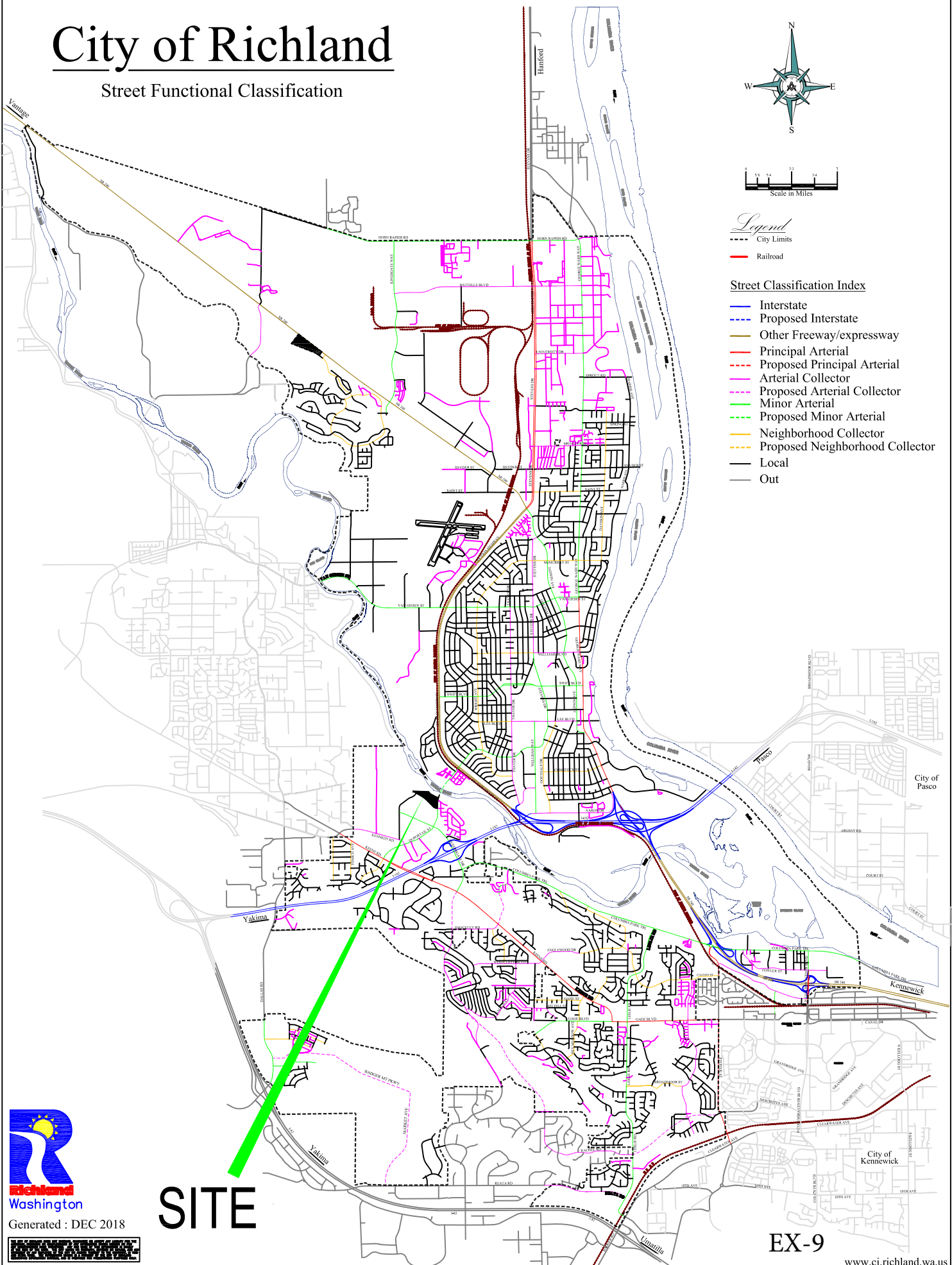
- Domestic Water
- Sanitary Sewer
- Electrical
- Storm Drain
- Irrigation



SCALE 1"=300' PLOTTED AT 8.5X11

City of Richland

Street Functional Classification





Comprehensive Plan Amendment Application

SUPPLEMENT

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

1. Completed application and filing fee;

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

2. The purpose of the proposed amendment;

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

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

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

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

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

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

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

(4) Housing. N/A

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

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

(7) Permits. N/A

(8) Natural resource industries. N/A

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

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

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

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

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

(14) Shoreline Management. N/A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SEPA checklist - *enclosed*

9. Comprehensive Plan TEXT AMENDMENT applications must also include:

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

Not applicable.

10. Comprehensive Plan MAP AMENDMENT applications must also include:

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

HDR - High Density Residential

- b. The land use map designation requested;

COM-Commercial

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

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

- d. A vicinity map showing:

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

A vicinity map is enclosed.

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

A topographical map is enclosed.

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

Commercial C-LB

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

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

Not applicable at this time.

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

The application is submitted.

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

No Development is proposed for the property at this time.



Comprehensive Plan Amendment Application

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

A vicinity map is enclosed.

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

A topographical map is enclosed.

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

Commercial C-LB

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

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

Not applicable at this time.

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

The application is submitted.

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

No Development is proposed for the property at this time.

Stevens, Mike

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

Darrin and Mike,

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

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

Background

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

Allowed Land Uses

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

Trip Generation

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

Traffic Implications

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

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

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

If you have any additional questions please let me know.

Sincerely,

SPENCER MONTGOMERY

Transportation Planner/Project Manager

J-U-B ENGINEERS, Inc.

3611 South Zintel Way, Kennewick, WA 9933

e smontgomery@jub.com w www.jub.com

p 509 783-2144 c 509 378-2312



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

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

To: Spencer Montgomery <smontgomery@JUB.com>

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

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

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

Thanks Spencer,

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

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

Darin



Darin K. Arrasmith

Planner | Economic Development

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

(509) 942-7591

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From: Spencer Montgomery <smontgomery@JUB.com>

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

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

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

Subject: RE: City View Comp Plan Traffic Study

Hi Darrin,

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

SPENCER MONTGOMERY

Transportation Planner/Project Manager

J-U-B ENGINEERS, Inc.

3611 South Zintel Way, Kennewick, WA 9933

e smontgomery@jub.com w www.jub.com

p 509 783-2144 c 509 378-2312



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

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

To: Spencer Montgomery <smontgomery@JUB.com>

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

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

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

Hello Spencer,

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

Thanks,

Darin



Darin K. Arrasmith

Planner | Economic Development

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

(509) 942-7591

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From: Spencer Montgomery <smontgomery@JUB.com>

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

To: Arrasmith, Darin <darrasmith@CI.RICHLAND.WA.US>; Stevens, Mike <mstevens@CI.RICHLAND.WA.US>

Cc: Follett, Lynne <lfollett@CI.RICHLAND.WA.US>

Subject: RE: City View Comp Plan Traffic Study

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

Thanks!

SPENCER MONTGOMERY

Transportation Planner/Project Manager

J-U-B ENGINEERS, Inc.

3611 South Zintel Way, Kennewick, WA 9933

e smontgomery@jub.com w www.jub.com

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

From: Spencer Montgomery

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

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

Cc: 'Follett, Lynne'

Subject: City View Comp Plan Traffic Study

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

Where: Microsoft Teams Meeting

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

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

Thanks,

SPENCER MONTGOMERY

Transportation Planner/Project Manager

J-U-B ENGINEERS, Inc.

3611 South Zintel Way, Kennewick, WA 9933

e smontgomery@jub.com w www.jub.com

p 509 783-2144 c 509 378-2312



Microsoft Teams meeting

Join on your computer or mobile app

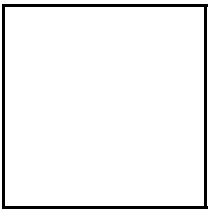
[Click here to join the meeting](#)

[Learn More](#) | [Meeting options](#)

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

Scenario 1: Existing Zoning (CL-B)

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

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

Scenario 2: Proposed Zoning (C-2))

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

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

Other stand alone scenarios, single use, for comparison

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

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

Peak-Hour Factor

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

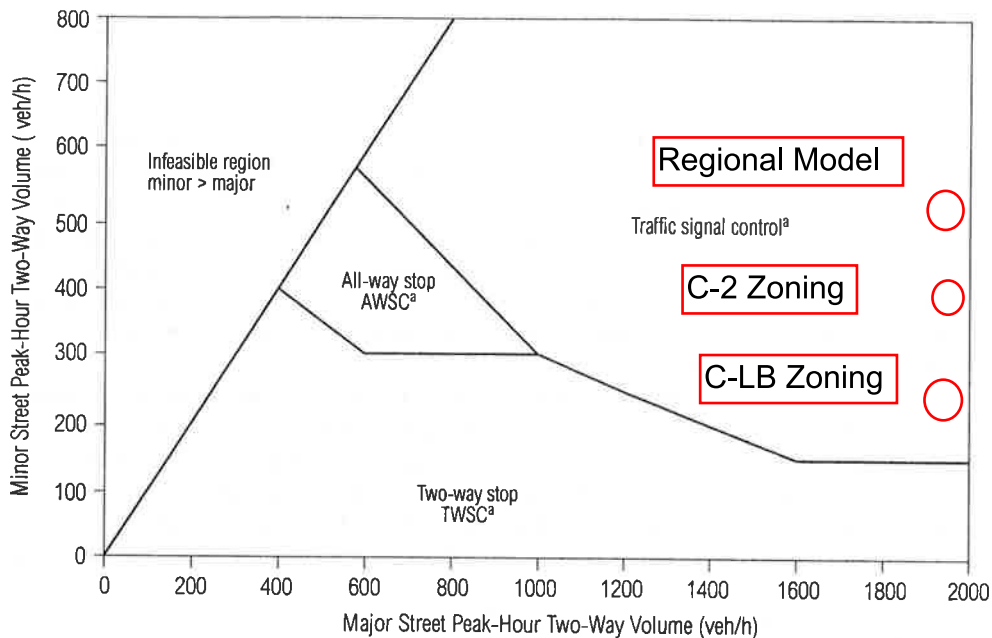
Length of Analysis Period

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

Intersection Control Type

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

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



Notes

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

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

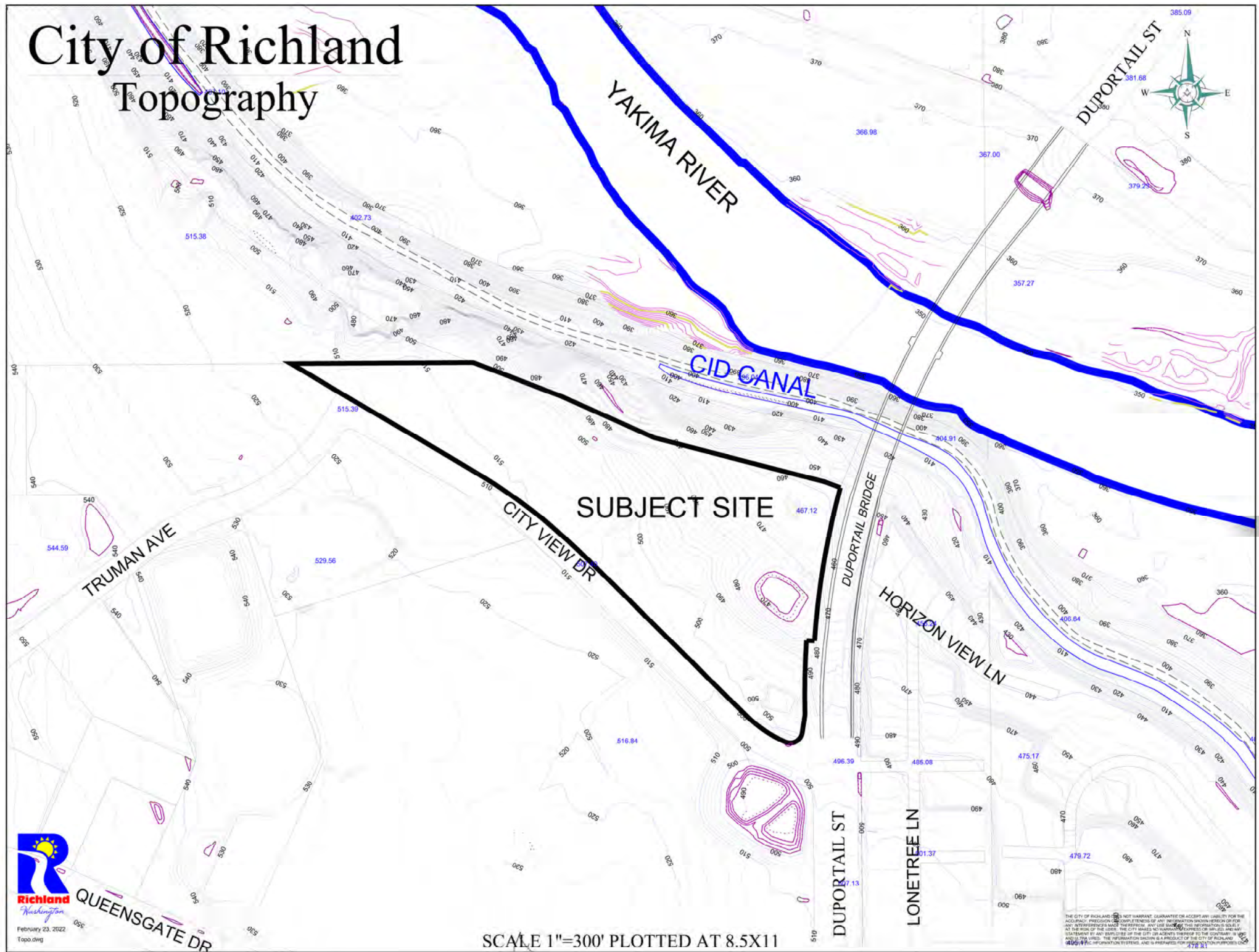
Cycle Length

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

EXHIBIT 10-16. DEFAULT CYCLE LENGTHS BY AREA TYPE

Area Type	Default (s)
CBD	70
Other	100

City of Richland Topography



SCALE 1"=300' PLOTTED AT 8.5X11



February 23, 2022
Topo.dwg

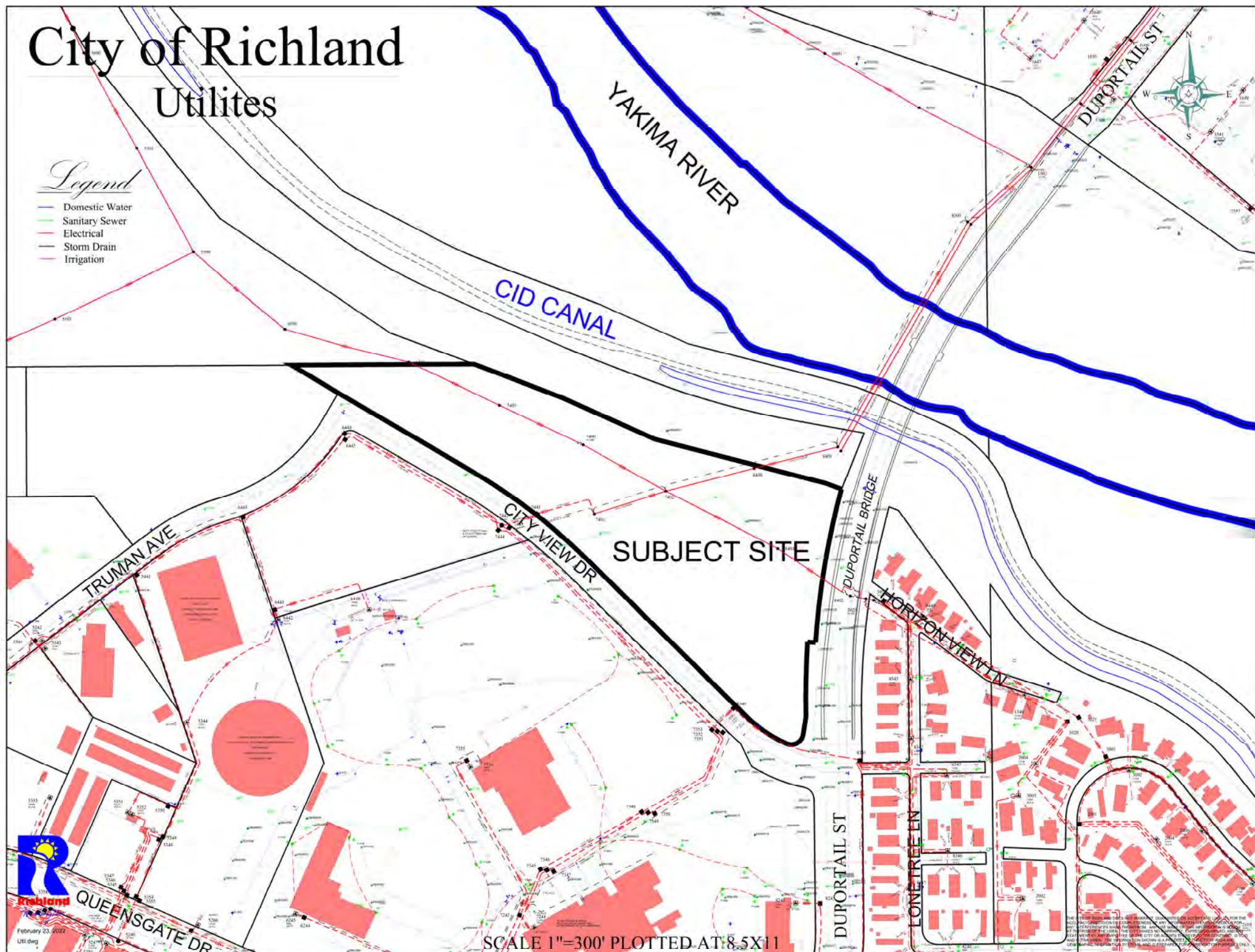
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City of Richland

Utilites

Legend

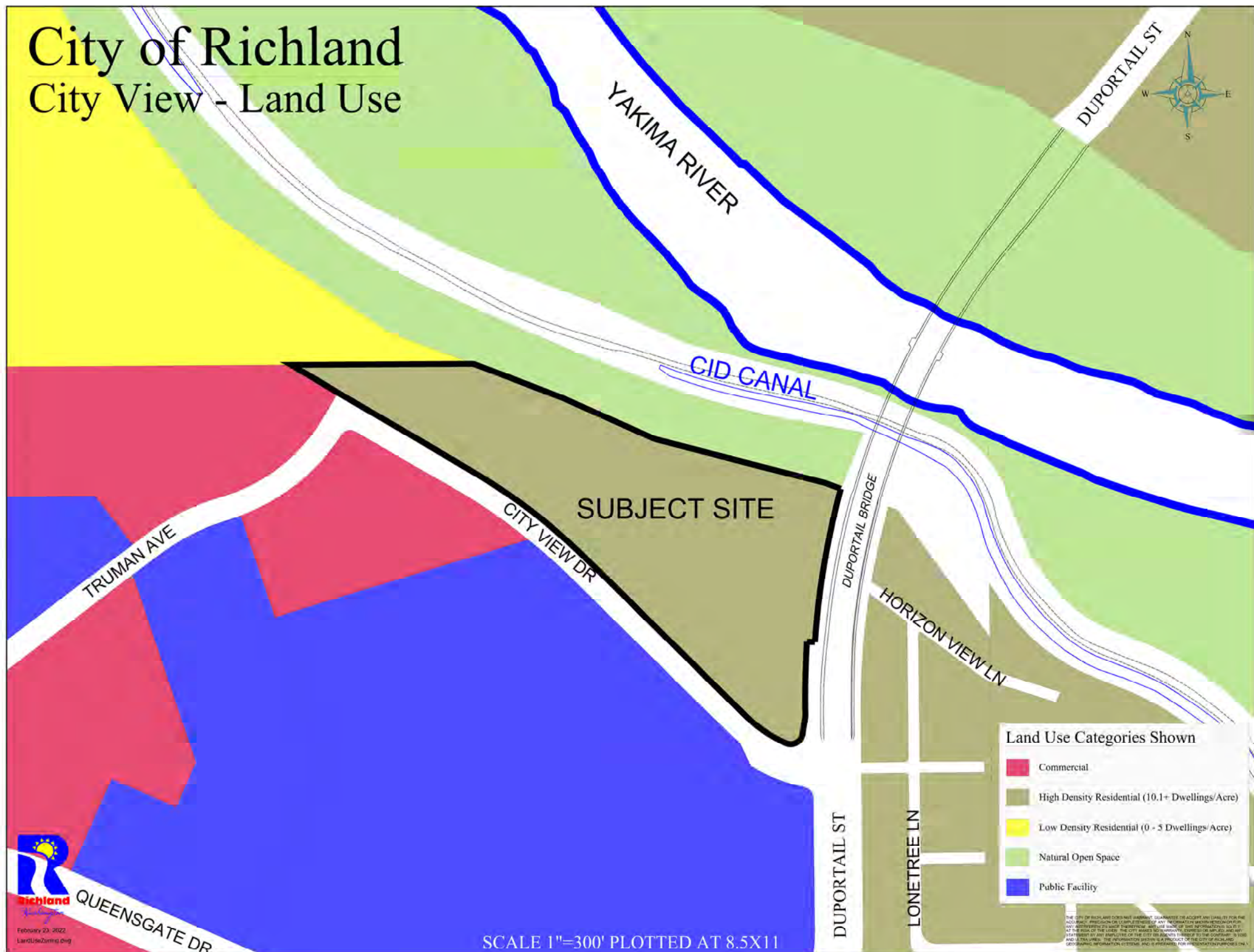
- Domestic Water
- Sanitary Sewer
- Electrical
- Storm Drain
- Irrigation



SCALE 1"=300' PLOTTED AT 8.5X11

City of Richland

City View - Land Use



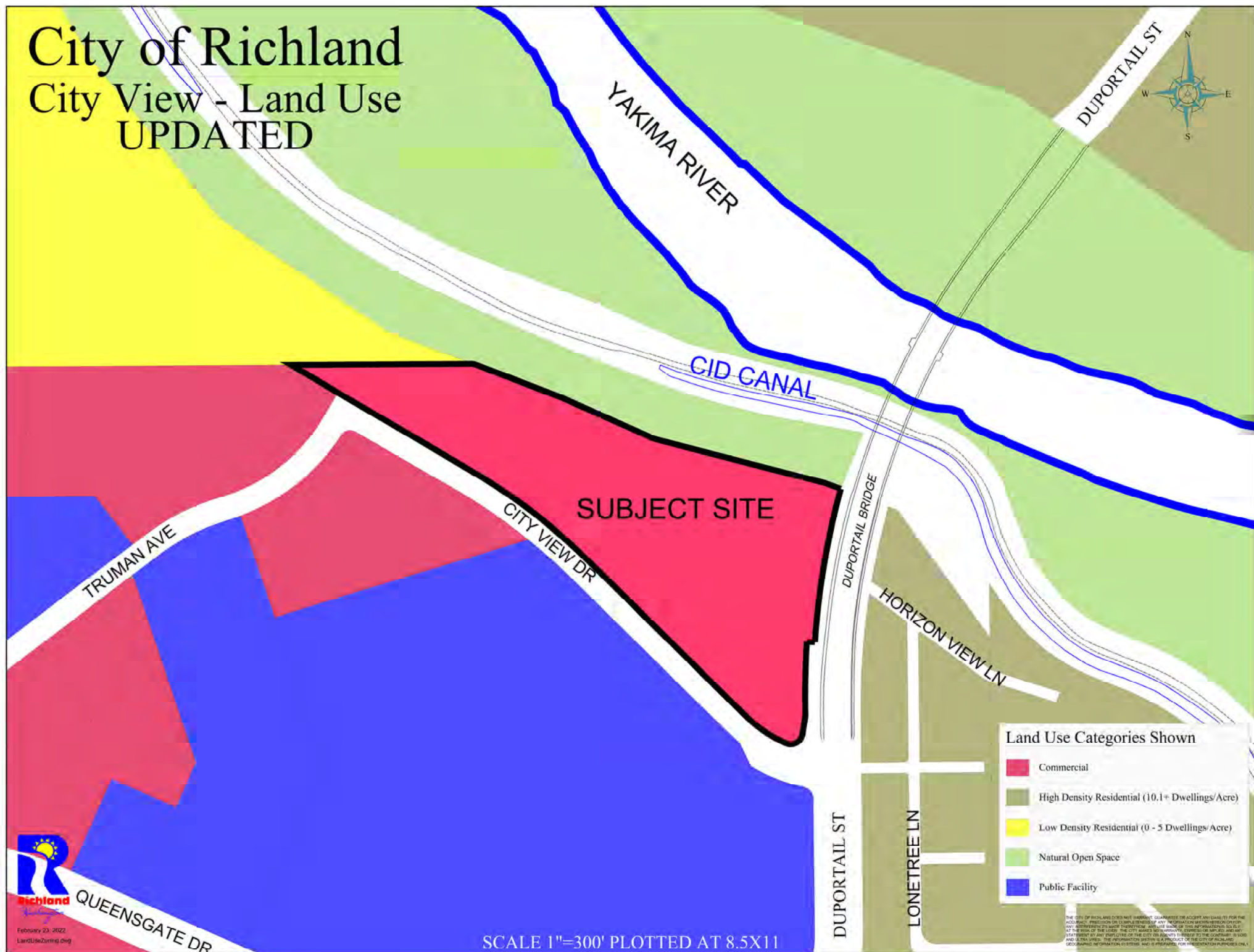
February 23, 2022
LandUseZoning.dwg

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City of Richland

City View - Land Use

UPDATED

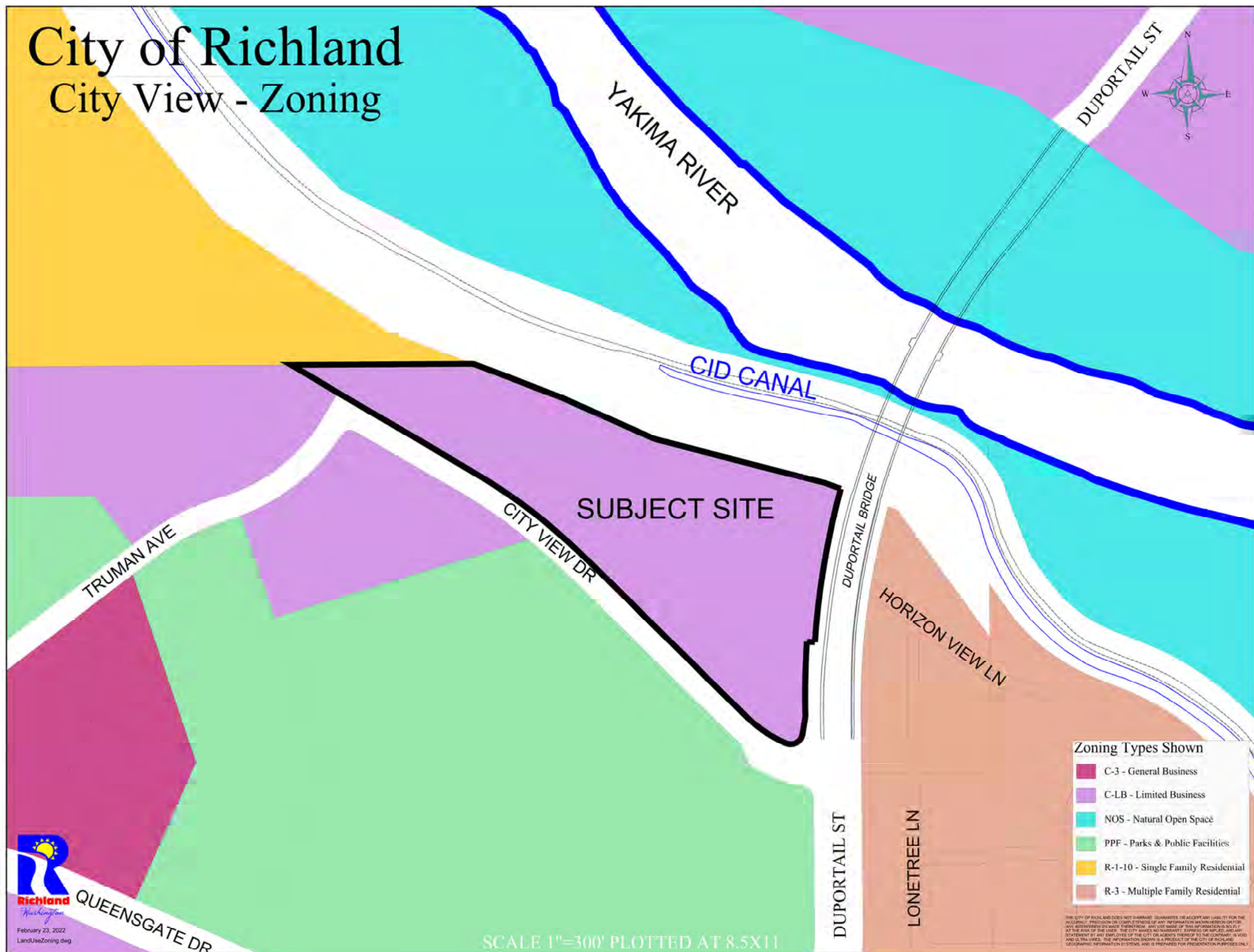


February 23, 2022
LandUseZoning.dwg

QUEENSGATE DR

City of Richland

City View - Zoning

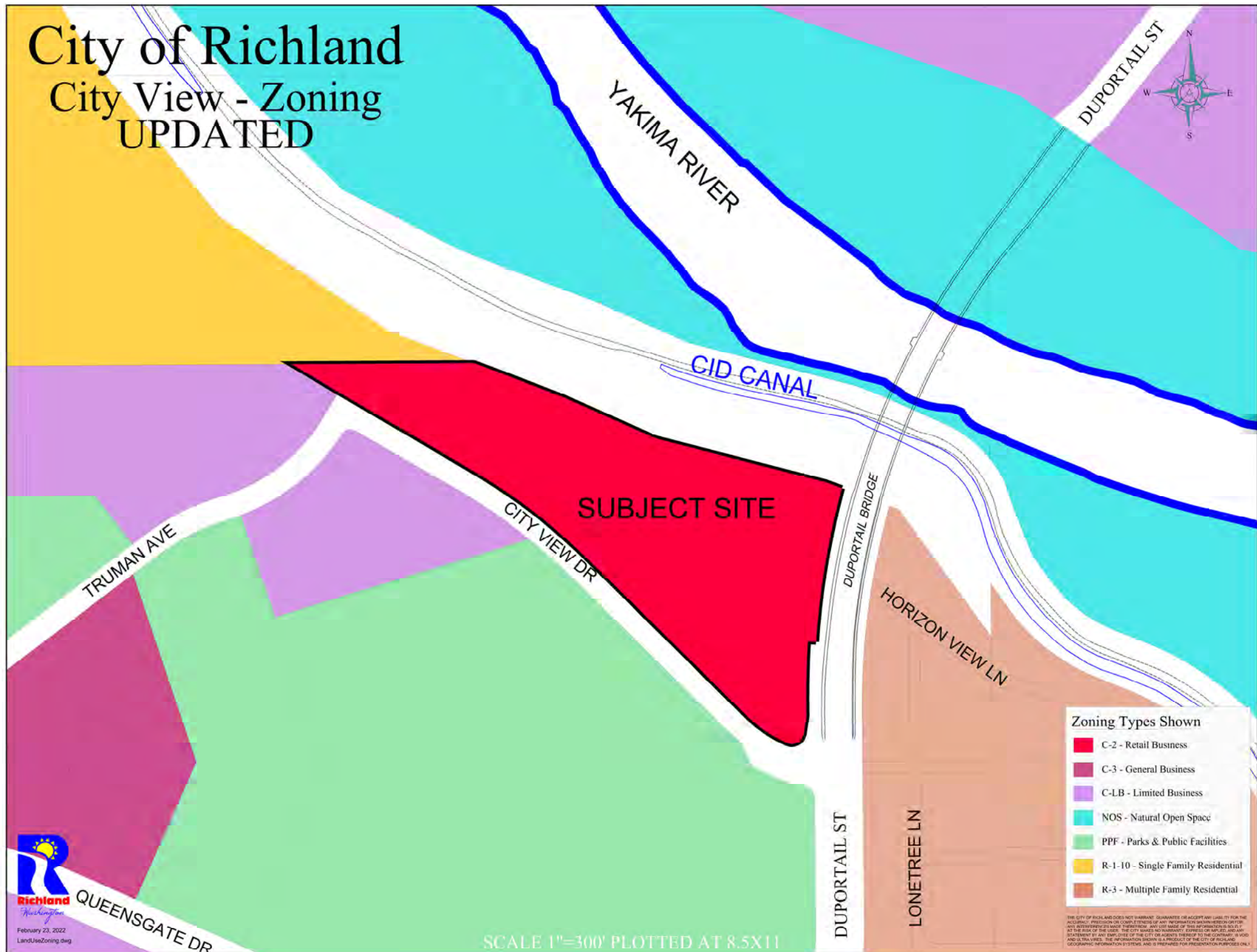


February 23, 2022
LandUseZoning.dwg

City of Richland

City View - Zoning

UPDATED



February 23, 2022
LandUseZoning.dwg

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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [HELP]

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

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

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

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

a. General description of the site:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. Water runoff (including stormwater):

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

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

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

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

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

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

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

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

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

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

Examples include:

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

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

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

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

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

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

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

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

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

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

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

b. Noise

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

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

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

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

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

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Proposed map amendments are reviewed by the City Development Services Dept.

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

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Approval of the map amendments would permit multi-family residential dwellings, assisted living and nursing facilities.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Property is vacant. However, both the current and proposed zoning for the property permit residential uses.

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

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

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Proposed Commercial C-2 zoning district permits a maximum height of 80 feet for structures.

b. What views in the immediate vicinity would be altered or obstructed? None. Uphill property is the City Shops laydown yard. And the City Shops facility does not have any views overlooking the subject property.

b. Proposed measures to reduce or control aesthetic impacts, if any: None.

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

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None under this application. Future development will have street lights and parking lot lights.

b. Could light or glare from the finished project be a safety hazard or interfere with views? No. Future development will be required to comply with City lighting and safety requirements.

c. What existing off-site sources of light or glare may affect your proposal? None.

d. Proposed measures to reduce or control light and glare impacts, if any: None under this application.

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

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

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

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

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

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

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

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

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

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

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

C. Signature [HELP]

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

Signature: 

Name of signee Darin Arrasmith

Position and Agency/Organization Planner

Date Submitted: February 17, 2022

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT 6



Hayden Homes

Clearwater Creek

CPA2022-103

Z2022-102



February 25, 2022

Mr. Mike Stevens
Planning Manager
City of Richland
625 Swift Boulevard
Richland, WA 99352

Dear Mr. Stevens,

Hayden Homes and Richland 132, LLC are respectfully requesting a Comprehensive Plan Amendment for Lot 9 of the Clearwater Creek Phase 3 development. Specifically, our request would reclassify the current land use designation from Commercial (COM) to Medium Density Residential (MDR). A Pre-Application meeting took place on January 5, 2021.

Purpose

The purpose of the proposed comprehensive plan amendment is to reclassify lot 9 of Clearwater Creek Phase 3 from Commercial to Residential. As you are aware, the subject property is part of the 132-acre site currently known as Clearwater Creek. At the time of the initial Clearwater Creek Development application submittal in 2013, the subject property was zoned Agriculture and designated as Medium Density Residential (MDR) in the City Comprehensive Plan. The city's vision at the time for this property was residential uses. It was at the request of the applicant in 2013, that the site be re-classified as Commercial. The original thought during the initial submittal was that a commercial component along N. Steptoe Street would benefit the future residents, the surrounding neighborhood, and the City of Richland. Unfortunately, that has not been the case. **The subject property has been marketed for sale by multiple commercial brokerages since 2016 with little to no interest.**

GMA Consistency

As outlined in RCW 36.70A.020

1. Urban Growth – the proposed site for reclassification is located in what would be defined as an urban setting with adequate municipal services, including sewer, water, irrigation, electrical, and natural gas systems which are already stubbed into the property. The municipal services were stubbed into the property as part of the Clearwater Creek Phase 3 improvements which included the connection of Meadows Drive South and Center Parkway.
2. Reduce Sprawl – The proposed site for reclassification would seek a zoning classification of R-2S consistent with the larger 320 lot Clearwater Creek development and would add another seventy-one lots on ten acres. The allowed density for the R-2S zone is 5.1 – 10 dwellings per acre.
3. Transportation – The proposed site is adjacent to Steptoe Street which connects to Clearwater Avenue to the south, which has direct access to Interstate 82, and Gage Boulevard to the north, as well as Highway 240 further north beyond Gage Boulevard. There is an abundance of paved pedestrian pathways along Steptoe that connect to the City's sidewalk system, as well as natural

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open space trails within the Clearwater Creek development that connect to trails within the Amon Creek Natural Preserve.

4. Housing – The site, if approved and constructed would continue to offer smaller affordable homes consistent with homes already constructed within Clearwater Creek. The city would benefit from additional housing in this area as other City developments are further West in the Badger South Area, and West Cliffe area of Badger Mountain. Larger estate style lots are also available along Columbia Park Trail east of Queensgate Avenue.
5. Economic Development – As mentioned in the Land Use Analysis included with this application, housing inventory throughout the Tri-Cities area has consistently seen extremely low inventory. The inventory of available homes in September 2020 had dropped to 375. Compare that to the inventory numbers reported in January 2021 to a total of less than 300 homes available for sale. The ability to provide much needed housing is critical, given the current conditions. The City of Richland would benefit greatly from the additional homesites within the Clearwater Creek development that this comprehensive plan amendment would provide.
6. Property Rights – The proposed roadway Rights of Way would be dedicated to the City of Richland upon approval of the final plat(s).
7. Permits – All applicable construction, grading, stormwater, and right of way permits will be obtained prior to ground disturbing activities. And all applicable building permits will be obtained prior to the construction of any residential structures.
8. Natural Resource Industries – The proposed site will not enhance or detract any natural resource industry such as timber, high producing agricultural lands, or fishery industries.
9. Open Space and Recreation – The proposed application will not remove any existing or proposed recreational activities. The proposed application can utilize the existing recreational opportunities provided within Clearwater Creek and the Amon Creek Natural Preserve. Other Recreational opportunities are available nearby such as Claybell Park, which is located along Bellerive Drive, North of Center Parkway.
10. Environment – The proposed application reclassifying the property from Commercial to Medium Density Residential. If approved, the number of vehicular trips per day would be reduced by 2,783 with 33 fewer trips and 160 fewer trips in the AM & PM peak hours, respectively (Traffic Memorandum provided by Charbonneau Engineering). Traffic memo is included as a separate attachment.
11. Citizen Participation and coordination – The property will be subject to a couple of public hearings if the application is approved to move forward. The public will have opportunities to comment on the Comprehensive Plan Amendment and Rezone, as well as a Preliminary Plat and SEPA applications.
12. Public Facilities and Services – The property already has municipal service such as sewer, water, irrigation, and electrical lines stubbed into the property that were installed with the construction improvements for Clearwater Creek Phase 3.
13. Historic Preservation – The site is not identified as an having archaeological or historical significance. Although there has been no report published to date declaring the site having no archaeological or historic significance, the site was used in the early 2000's to dump structural fill from an adjacent construction site. The area just east of the Amon wasteway, and west of Steptoe was filled and compacted with 10's of thousands of cubic yards of dirt removed from the railroad project crossing below Columbia Center Boulevard.

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Consistency with Countywide planning policies

The proposed site is consistent with the countywide planning policies under RCW 36.70A.210 Section 3, in which the proposal is contiguous with other residential developments and will utilize municipal services such as sewer, water, and irrigation to serve each residential lot. The proposal will also offer modestly sized and modestly priced homes that are close to existing commercial and retail spaces.

Furthering the purpose of the City's Comprehensive Plan

On October 3rd, 2017, the City of Richland released their Comprehensive Plan Supporting Analysis. In the report, it discusses the need for additional housing units beyond what is already projected on land currently designated as residential. The report states that 9,875 housing units are needed, and according to the analysis, 9,295 units will be developed from existing land within the city already designated as residential, leaving a shortfall of 580 units. The reclassification of the Clearwater Creek property from Commercial to Medium Density Residential further assists the city by reducing the number of housing units needed to achieve the total number of housing units needed by 2037.

Additionally, reclassifying the Clearwater Creek Property from Commercial to Medium Density Residential, reduces the amount of traffic by over 2,000 trips per day. The reduction in daily trips must be seen as a positive, as it will help prolong the life of the roads and maintain a level of service at major nearby intersections acceptable to the city.

Current and Proposed Land Use Designation

The current land use designation for the subject parcel is Commercial (COM) and the requested land use designation is Medium Density Residential (MDR).

Legal Description of Subject Parcel

The property is legally described as Clearwater Creek Phase 3, Lot 9. Recorded in Volume 15 of Plats at page 549. Records of Benton County, Washington. AF#2016-037862, 12/13/2016.

Current Zoning Map Designation

The current zoning map designation of the subject parcel is Commercial, C-1 Neighborhood Retail Business.

In conclusion, Hayden Homes, LLC and Richland 132, LLC respectfully request the approval of the Comprehensive Plan Amendment for the subject property from Commercial to Medium Density Residential Small Lots. Should you have any questions about the information provided in this application, please do not hesitate to contact me at (509) 492-0153 or email me at bthoreson@hayden-homes.com.

Sincerely,



Brian Thoreson

Regional Land Development Manager

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CCB# OR-172526 | WA-HAYDEHL937BH | ID RCE 29144



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: Richland 132, LLC.

Address: 2464 SW Glacier Pl. Suite 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Hayden Homes, LLC.

UBI#

Contact: Brian Thoreson

Address: 2464 SW Glacier Pl. Suite 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

PROPERTY INFORMATION

Legal Description: Lot 9 of Clearwater Creek Phase 3

Parcel # 101-881-030-000-009

Current Zoning: C-1

Current Land Use Designation: Commerical

GENERAL REQUIREMENTS FOR ALL APPLICATIONS – 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 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 road 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 scale of a minimum 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 improve
 - 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 concurrent 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 the 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: Brian Thoreson

Applicant Signature:  Date 2/25/2022



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Richland 132, LLC.

Address: 2464 SW Glacier Pl. Ste. 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Hayden Homes, LLC.

UBI#:

Contact: Brian Thoreson

Address: 2464 SW Glacier Pl. Ste. 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

DESCRIPTION OF WORK

To rezone the subject parcel from C-1 Neighborhood Retail Business to R-2S Medium Density Residential Small Lots.

PROPERTY INFORMATION

Parcel #: 10188103000000

Legal Description: Clearwater Creek Phase 3, Lot 9

Current Zoning: C-1 Neighborhood retail

Current Comp Plan: Commercial

Requested Zoning: R-2S Medium Density
Residential small lots

Current Use: Vacant Commercial

Proposed Use: Residential

Area of Property: 10.43 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:

The subject property was originally designated as residential, but in 2013 as part of the Clearwater Creek development, the applicant requested a rezone to Commercial C-1. The property has been sitting for the last 6 years (since Clearwater Creek Phase 3) with little to no interest from commercial buyers. Access and visibility constraints were cited by potential buyers as for reasons to not purchase.

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

The owner will continue to sit on the property with no interest from commercial buyers.

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

The proposed rezone is proposed to match the same lot size minimums as the adjacent Clearwater Creek development.

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

The benefit of granting the rezone will be that construction of a residential development will take place as soon as an application is submitted and approved. The land will be vacant for a shorter period of time. If the rezone application is denied, the existing commercial property will sit there vacant for a lot longer period of time potentially causing concerns with dust and weed control.

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 city is in need of additional housing inventory, and approving this proposal will help boost the historically low housing inventories.

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

The benefit of granting this special permit will be the reduction of over 2,000 vehicle trips per day if the site is rezoned to R-2S MDR versus Commercial C-1 Neighborhood Retail Business.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone: The proposed rezone does represent a better use of the land. First, from a traffic standpoint due to a reduction of over 2,000 trips per day. Second, the City needs additional housing units per the Comprehensive Plan Supporting Analysis dated October 3, 2017. Third, the entire state and nation for that matter are experiencing severe housing shortages with inventories not seen for decades. Lastly, due to COVID, there is an up tick in available commercial properties.

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

The proposed rezone does not represent spot zoning. It is not recommended that a larger area be considered at this time for a rezone.

Identify impacts on the environment and public safety:

Although there will be some temporary impacts to the environment and public safety such as noise and dust during construction, the impacts will be minimal.

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: Brian Thoreson

Applicant Signature:  Date 2/25/2022

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: Clearwater Creek Phase 13
2. Name of applicant: Richland 132, LLC

3. Address and phone number of applicant and contact person: 2464 SW Glacier Pl. Suite 110, Redmond, OR. 97756. (509) 492-0153 Brian Thoreson, bthoreson@hayden-homes.com

4. Date checklist prepared: February 21, 2022

5. Agency requesting checklist: City of Richland.

6. Proposed timing or schedule (including phasing, if applicable): Comprehensive plan amendment / rezone – 2022 , Preliminary plat submittal – January 2023 Construction – Summer 2023 Project Completion Fall / Winter 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No further expansion is anticipated for this property.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. A Phase 1 Environmental Site Assessment was prepared for the Clearwater Creek property in May 2016, which included the proposed lot 9 as well as all of Clearwater Creek. A SEPA checklist will be prepared directly for this application.

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. None are that are known.

10. List any government approvals or permits that will be needed for your proposal, if known. Comprehensive plan amendment and rezone approval, preliminary plat approval, construction drawing approval, grading and right of way permit will be required.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal consists of reclassifying 10.43 acres from Commercial to Medium Density Residential. The proposal also is seeking a rezone from C-1 to R-2S.

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.

The property is located at 2725 Steptoe Street which is the Southwest corner of the Center Parkway and Steptoe Street intersection. The property is located within the NE ¼ of Sec. 1, T.8N, R.28E, W.M.

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

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

- a. General description of the site: The site is generally flat, with slopes not exceeding 2.5:1 around the perimeter of the property. There is one grade break that runs through the middle of the property with slopes not exceeding 2.5:1.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Slope along property boundaries.

- b. What is the steepest slope on the site (approximate percent slope)? 40%
- 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. The soil classifications found onsite are generally silty sand, including some poorly graded sand with gravel. The National Resource Conservation Service identifies onsite soils as Esquatzel fine sandy loam, and Hezel loamy fine sand. The proposed site does not contain soils that result in agricultural land of long-term significance. To the applicant's knowledge, the site has never been used for agricultural services.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No surface indications of unstable soils are visible or have been found. GN Northern completed a geotechnical report for the proposal area dated 8/25/2020.
- 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. Grading activities will be approximately 35,000 cubic yards, and the total area of disturbance will be approximately 10.43 acres.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Minor erosion could occur as a result of clearing and construction. Prudent dust control and grading procedures such as watering will be used to minimize erosion. An approved erosion control plan will be implemented during ongoing construction activities. Best Management Practices (BMP's) will be in place such as, but not limited to, silt fence, construction entrance, and inlet protection to eliminate or reduce potential erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 40%-45% of the site would be covered with impervious surfaces after project completion.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: During construction, an erosion and sediment control plan will be included with the final approved engineering plans. Proposed measures will be, but not limited to, silt fencing, inlet protection, and construction entrance(s).

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. During construction, there will be noise and exhaust from construction equipment as well as dust.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No off-site emissions are known at this time that will affect this proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: During construction, emissions will be limited to working hours per City of Richland Municipal Code and dust will be controlled by a person operated watering device.

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

- a. Surface Water: [\[help\]](#)
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. The Amon Wasteway is approximately 200 feet west of the western property boundary of lot 9.
 - 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. No work will be required within 200 feet of the Amon Wasteway. All work will be approximately 300 feet or further away from the Amon Wasteway.
 - 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. There is no fill or dredge material that will be placed or removed as part of this application.
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. The proposal will not require surface water withdrawals or diversions.
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. The proposal **does not** lie within a 100-year floodplain.

- 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. The proposal does not involve any discharges of waste materials to surface waters.

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

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No groundwater will be withdrawn for drinking water or other purposes. The project will be served with water provided by the City of Richland.
- 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. No waste material will be discharged into the ground or groundwater. The proposed site will be served by the extension of the City of Richland's municipal sewer system.

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. Stormwater runoff from roadways, roofs, and impervious parking areas will be directed and collected within an approved onsite storm management system in accordance with the City of Richland standards. There will be no off-site discharge of stormwater.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. It is not anticipated that waste materials will enter ground or surface waters. The onsite storm management system will be designed by a licensed professional engineer in strict conformance with the Eastern Stormwater Manual and the City of Richland.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. The proposal does not seek to alter or affect the drainage patterns within the vicinity.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage

pattern impacts, if any: The stormwater disposal methods will be in compliance with the Eastern Washington Stormwater Manual and the City of Richland. The roadway and associated infrastructure will be designed by a licensed professional engineer and will be approved by the City of Richland.

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

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

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

b. What kind and amount of vegetation will be removed or altered? The site is bare with some weeds.

c. List threatened and endangered species known to be on or near the site. No threatened or endangered species are known to be on the site. However, the property is surrounded by shrub-steppe outside of the application boundaries.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Landscaping will be consistent with residential homes and will consist of turf grasses, shrubs, and trees.

e. List all noxious weeds and invasive species known to be on or near the site. Tumble weeds are known to be prevalent in the area.

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

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

Examples include:

birds: hawk heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: Rabbits, coyotes
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. None to the applicant's knowledge.
- c. Is the site part of a migration route? If so, explain. Not to the applicant's knowledge.
- d. Proposed measures to preserve or enhance wildlife, if any: No measures proposed at this time to preserve or enhance wildlife. There are several open space areas near the proposed site that promote wildlife.
- e. List any invasive animal species known to be on or near the site. None to the applicant's knowledge.

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

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. The completed project will utilize electrical service to fulfill its energy needs and will also use electrical service to heat residential unit.
- 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: The proposed homes will be constructed in accordance with all applicable building codes as recognized by the City of Richland.

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

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No, the project proposal when complete would not present any environmental health risks and would be consistent with adjacent single-family residential housing in the immediate area.
 - 1) Describe any known or possible contamination at the site from present or past uses. None are known to the applicant.
 - 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 are known to the applicant.

- 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. There will be no hazardous chemicals stored at the site during construction. However, heavy equipment will utilize diesel fuel during construction activities.
- 4) Describe special emergency services that might be required. The development of this proposal will require the use of emergency services such as fire, ambulance, and police.
- 5) Proposed measures to reduce or control environmental health hazards, if any: None are proposed at this time.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? The project site is located along Steptoe street which is classified as a Principal Arterial. However, the half of the site is located below the elevation of Steptoe Street which will help reduce noise. Additionally, the project site is located adjacent to the Burlington Northern Right of Way along the project's southern boundary. The tracks are approximately 200' south of the projects south property line.
- 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. On a short-term basis, the project will create noise associated with infrastructure construction such as the use of heavy equipment. Short term noise will also be created using handheld equipment such as saws and nail guns. Hours of operation will be limited to those allowed by the City of Richland Municipal Code. Lastly, the proposed project will increase the traffic in the area consistent with single-family neighborhoods on a long-term basis. However, traffic for a residential neighborhood will produce more the 2,000 fewer trips per day than a commercial development on the same property.
- 3) Proposed measures to reduce or control noise impacts, if any: Construction hours will be limited to working hours defined by the City of Richland Municipal Code. Construction equipment will have noise suppression as required by law. Furthermore, as noted above, the proposed project will reduce the total vehicle trips per day by more than 2,000, which would greatly reduce noise impacts to this area.

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The site is currently designated as commercial with a C-1 zoning designation. The site has been vacant and marketed for

sale for over six years. Prior to the surrounding area being improved, the proposed site was vacant. The property to the east across Steptoe is commercial that includes a coffee shop, the property to the west and north is residential, and the property to the south is the Burlington Northern rail line. Further south along the Clearwater Avenue corridor, the property is designated as commercial.

- 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 non-forest use? To the applicant's knowledge, the property has never been used for agricultural purposes, nor is the property working forest lands.

- 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: The proposal will not affect or be affected by surrounding working farmlands.

- c. Describe any structures on the site. The site does not contain any existing structures.

- d. Will any structures be demolished? If so, what? No, the site does not contain any existing structures.

- e. What is the current zoning classification of the site? The current zoning classification of the site is C-1 Neighborhood retail business.

- f. What is the current comprehensive plan designation of the site? The site has a current land use designation of Commercial.

- 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 part of the proposed site has been classified as a critical area by the city or county.

- i. Approximately how many people would reside or work in the completed project? There would be approximately 150-200 people residing in the proposed completed project.

- j. Approximately how many people would the completed project displace? The completed project would not displace any people.
- k. Proposed measures to avoid or reduce displacement impacts, if any: No measures are proposed at this time to avoid or reduce displacement impacts as no one will be displaced as part of this proposed project.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The proposed project would be an extension of the Clearwater Creek development and any proposed structures would be similar to what has already been constructed in the area.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: The site is not designated as agricultural lands of long-term commercial significance, therefore, no measures are proposed at this time.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 71 single-family homesites are proposed.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. No existing housing units will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any: No measures to reduce or control housing impacts are proposed at this time. The proposed project does not eliminate any existing homes.

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? The tallest height of any structure will be limited to what is allowed per the City of Richland Municipal code. The principal exterior building material will consist of wood siding.
- b. What views in the immediate vicinity would be altered or obstructed? No views will be altered or obstructed as part of this proposal.

- b. Proposed measures to reduce or control aesthetic impacts, if any: No measures are being proposed at this time. Height of structures will be controlled by the City of Richland Municipal code.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? The proposed project would create light from outside lighting on residential homes and streetlights during the evening hours.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? It does not appear from the applicant's knowledge that light or glare will create a safety hazard or interfere with surrounding views.
- c. What existing off-site sources of light or glare may affect your proposal? Streetlight glare from Steptoe Street, as well as headlight glare from vehicles travelling along the Steptoe and Center Parkway corridors could affect our proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any: All proposed lighting would be directed downward. Street lighting will be installed per the City of Richland standards.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? Claybell park is located approximately a half mile to the northwest of the proposed project. Also, there are many trails that have been created in the immediate area along with trails within the Amon Wasteway easement area that included in the Clearwater Creek development.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No, the proposed project would not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: There are no measures at this time to reduce or control impact to recreation. As noted above, the site does not displace any existing recreational uses.

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. No, there are no existing structures on or near the proposed project area.
- 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. Not to the applicant's knowledge. However, no professional studies have been conducted on proposed project site.
- 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. None.
- 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. No measures are proposed at this time.

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The proposed project site would have direct access to Steptoe Street via Center Parkway. Steptoe Street connects to Clearwater Avenue to the south, and Gage Boulevard to the north.
- 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? The nearest bus stop is located at Center Parkway and Deschutes Avenue approximately a half mile away.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Residents of the proposed project would have access to on-street parking as well as onsite (driveway and garage) parking at each individual homesite.
- 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). It is not anticipated that the proposed project would

require new improvements of existing roads or streets. A trip generation memorandum was provided as part of the proposal and dated February 18, 2021. As noted in previous answers and in the traffic memorandum, the proposed project would reduce daily vehicle trips by more than 2,000.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates? Per the traffic memorandum written by Charbonneau Engineering dated February 18, 2021, the projected vehicle trips per day for the proposed project will 670, with 53 AM peak hour trips and 70 PM peak hour trips.
- 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: Roads within the proposed project would be constructed per the City of Richland design and construction standards.

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

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. Yes, the proposed project will result in the need for fire protection, police protection, schools, and other public service associated with housing.
- b. Proposed measures to reduce or control direct impacts on public services, if any. No measures are proposed at this time to reduce or control impacts to public services.

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

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other irrigation
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Sewer, water, electrical, and refuse service will be provided by the City of

Richland. Irrigation will be provided by the Kennewick Irrigation District, natural gas will be provided by Cascade Natural Gas, and Telecommunications will be provided by Spectrum. All these services are stubbed into the proposed project boundaries.

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

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

Signature: B. Thoreson

Name of signee Brian Thoreson

Position and Agency/Organization Regional Land Development Manager, Hayden Homes.

Date Submitted: 2/25/2022

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

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

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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



MEMORANDUM

Date: February 18, 2021

To: Travis Johnson, PE
PLS Engineering
604 West Evergreen Blvd
Vancouver WA 98660

From: Frank Charbonneau, PE, PTOE

Subject: Trip Generation Assessment FL2112
Lot #9 Clearwater Creek Phase 3
North Center Parkway, Richland

As requested a trip generation assessment and trip accounting summary has been prepared for the proposed Clearwater Creek Lot #9 subdivision in Richland. The development is being planned for a total of 71 single-family housing units with a single site access connecting to North Center Parkway across from the stop controlled intersection at Meadows Drive South. The access approach to Clearwater Creek Lot #9 will be controlled by stop signing on the approach to North Center Parkway. A site plan furnished by PLS Engineering is attached to this memorandum.

The City of Richland has required that the trip generation for the 71 lot housing development be compared to a previous proposal to buildout Lot #9 with commercial facilities which typically generate much higher traffic volumes. With this finding documented and confirmed it will not be necessary to prepare a full traffic analysis report for the current housing plan.

In year 2015 a proposal to develop Lot #9 with 91,465 square feet of commercial space was identified and included as in-process traffic in the traffic analysis report for the Clearwater Creek Lot #1 study performed by Charbonneau Engineering for Hayden Homes. For reference purposes the in-process traffic flow map (titled Figure 4) for the commercial use is included in the appendix.

For the current housing development plan the following trip generation (shown in Table 1) has been calculated based on 71 single-family housing units. The calculations utilizing the latest ITE Trip Generation rates (10th edition, year 2017) determined that the site will generate a weekday ADT of 670 trips. In the peak hours the site will generate 53 AM trips and 70 PM trips.

Table 1 Trip Generation Summary - Clearwater Creek Lot #9 for 71 Housing Units

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Single-Family (#210)	71							
Generation Rate ¹		9.44	0.74	25%	75%	0.99	63%	37%
Site Trips		670	53	13	40	70	44	26

¹ Source: *Trip Generation*, 10th Edition, ITE, 2017, average rates.

Table 2 has been prepared to document the number trips that would be generated if Lot #9 was developed with 91,465 square feet of commercial building space as previously assessed in the year 2015 traffic report. It is noted that at the time the 9th edition ITE Trip Generation manual was applicable. Table 2a lists the trip generation based on the 10th edition ITE rates.

Table 2 Trip Generation for Clearwater Creek - Lot #9 Commercial Use - Year 2015 Proposal

ITE Land Use	Units (sq.ft.)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Shopping Center (#820)	91,465							
Generation Rate ¹		42.70	0.96	62%	38%	3.73	48%	52%
Total Driveway Trips		3,906	88	55	33	341	164	177
Pass-By Rate ²						34%		
Pass-By Trips						116	56	60
New Site Trips		3,906	88	55	33	225	108	117

¹ Source: *Trip Generation*, 9th Edition, ITE, 2012, average rates.

³ 34% based on *Trip Generation Handbook, 2nd Edition*, ITE, 2004.

Table 2a Trip Generation for Clearwater Creek - Lot #9 Com. Use - Yr 2015 Proposal w/10th Edition Rates

ITE Land Use	Units (sq.ft.)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Shopping Center (#820)	91,465							
Generation Rate ¹		37.75	0.94	62%	38%	3.81	48%	52%
Total Driveway Trips		3,453	86	53	33	348	167	181
Pass-By Rate ²						34%		
Pass-By Trips						118	57	61
New Site Trips		3,453	86	53	33	230	110	120

¹ Source: *Trip Generation*, 10th Edition, ITE, 2017, average rates.

³ 34% based on *Trip Generation Handbook, 2nd Edition*, ITE, 2004.

The proposed housing development on Lot #9 will generate less traffic than the previous commercial proposal on Lot #9. In summary there would be 2,783 fewer ADT trips with 33 fewer trips and 160 fewer trips in the AM & PM peak hours, respectively.

Based on these findings it is recommended that the City of Richland support the Lot #9 proposed subdivision without further transportation analysis.

If you should have any questions, please contact Frank Charbonneau, PE, PTOE at 503.293.1118 or email Frank@CharbonneauEngineer.com.

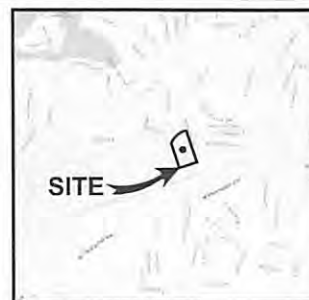
Attachments

- Clearwater Creek Site Plan (furnished by PLS Engineering)
- Figure 4, Lot #9 In-Process Traffic for Commercial Development (Charbonneau Engineering TIA, September 2015)

SEC. 01, T.8N., R.28E., W.M., City of Richland,
Benton County, Washington

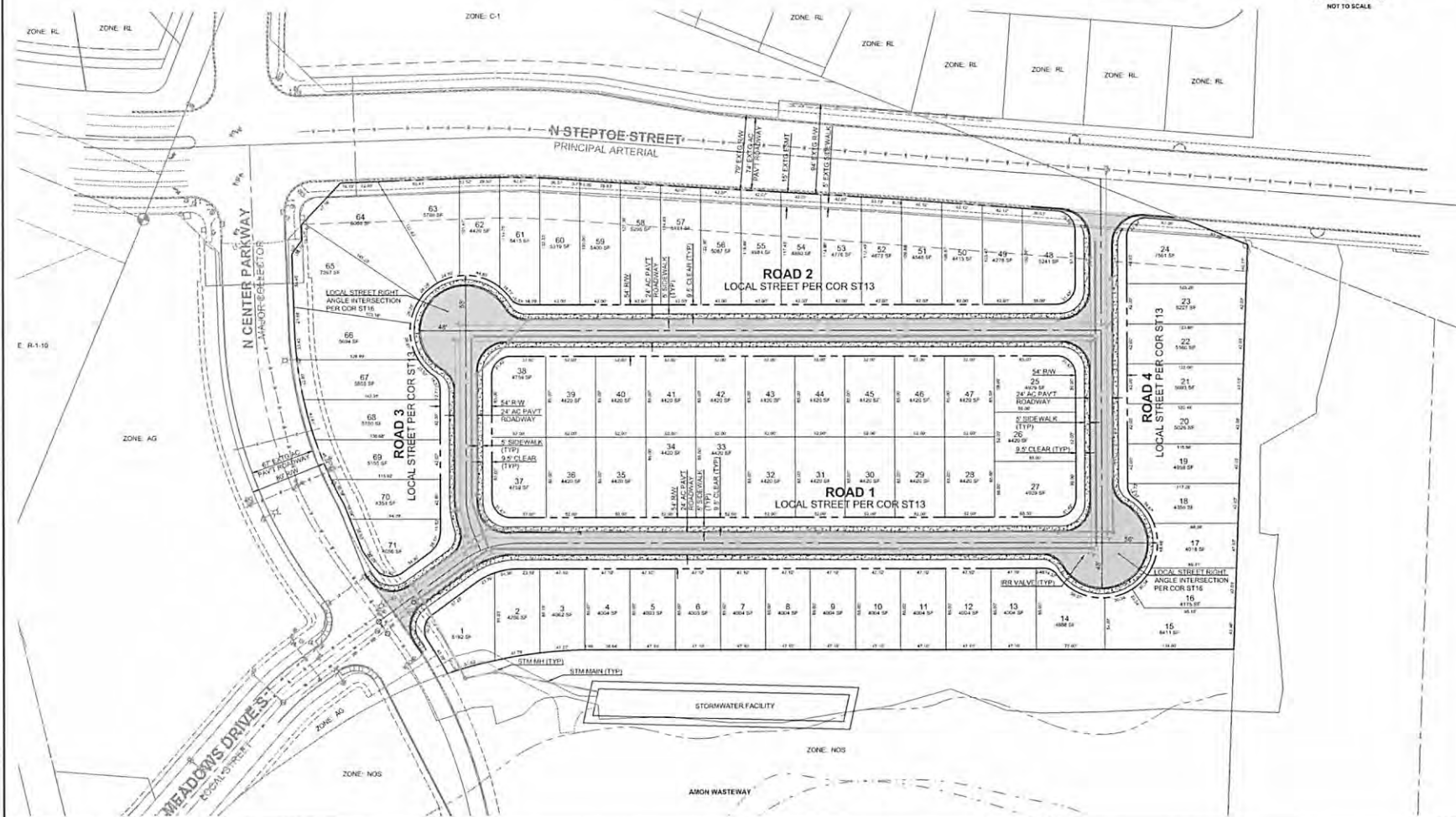
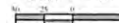
APPLICANT:
Hayden Homes
2464 SW Glacier Place, Suite 110
Redmond, OR 97756
Contact: Brian Thoreson
Ph. (509) 492-0153
E-mail: bthoreson@Hayden-Homes.com

CIVIL ENGINEER:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
pm@plsengineering.com

SITE 

VICINITY MAP
NOT TO SCALE

Scale 1" = 50'



Conceitual Plot for:

Conceptual Plan for: Clearwater Creek Phase 13

A Subdivision located in the City of Richland, Washington

A Subdivision located in the City of Richland, Washington

PLS ENGINEERING

A Subdivision located in the City of Richland, Washington

Revisions

area	PI (%)	PI (%)	PI (%)	PI (%)
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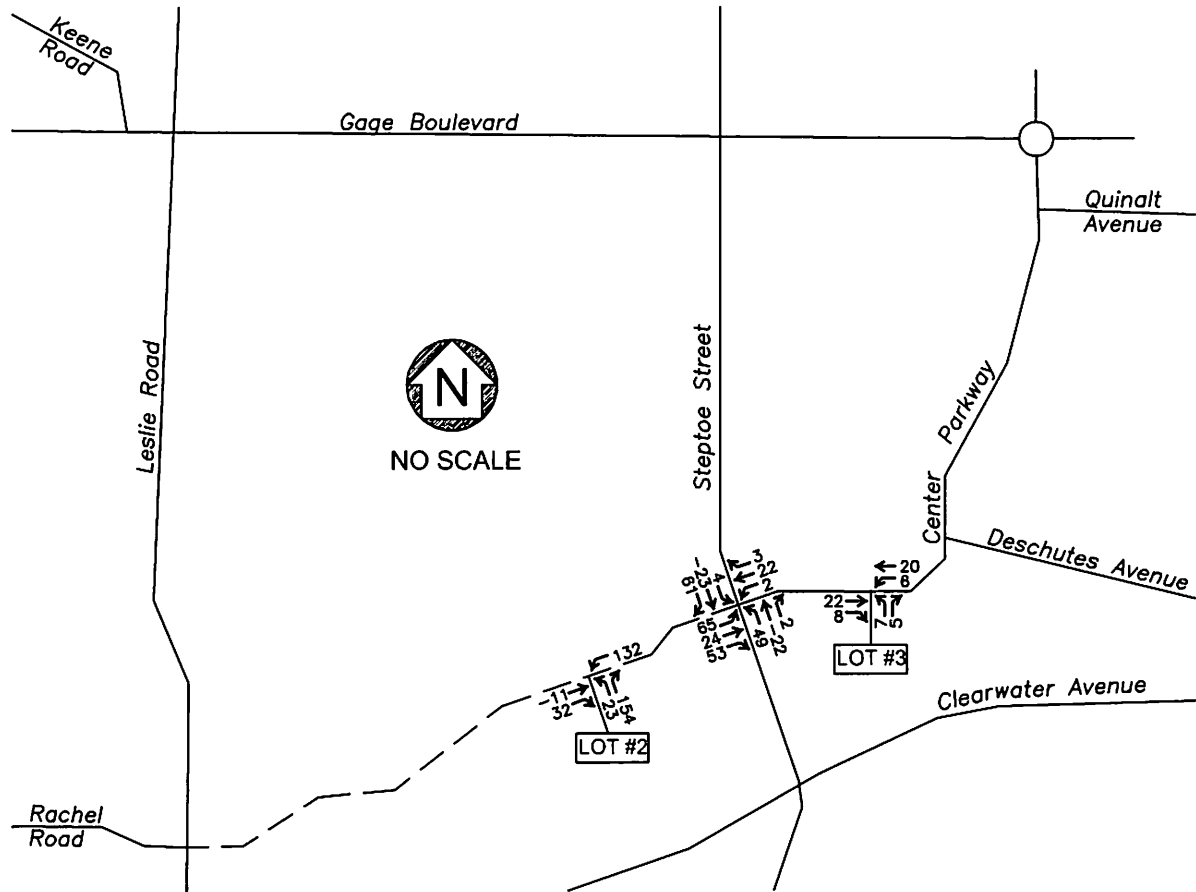
Project No. 3131	
SCALE:	H: 1" = 50' V: N/A
DESIGNED BY:	JM
DRAFTED BY:	JS
REVIEWED BY:	TC

3

3

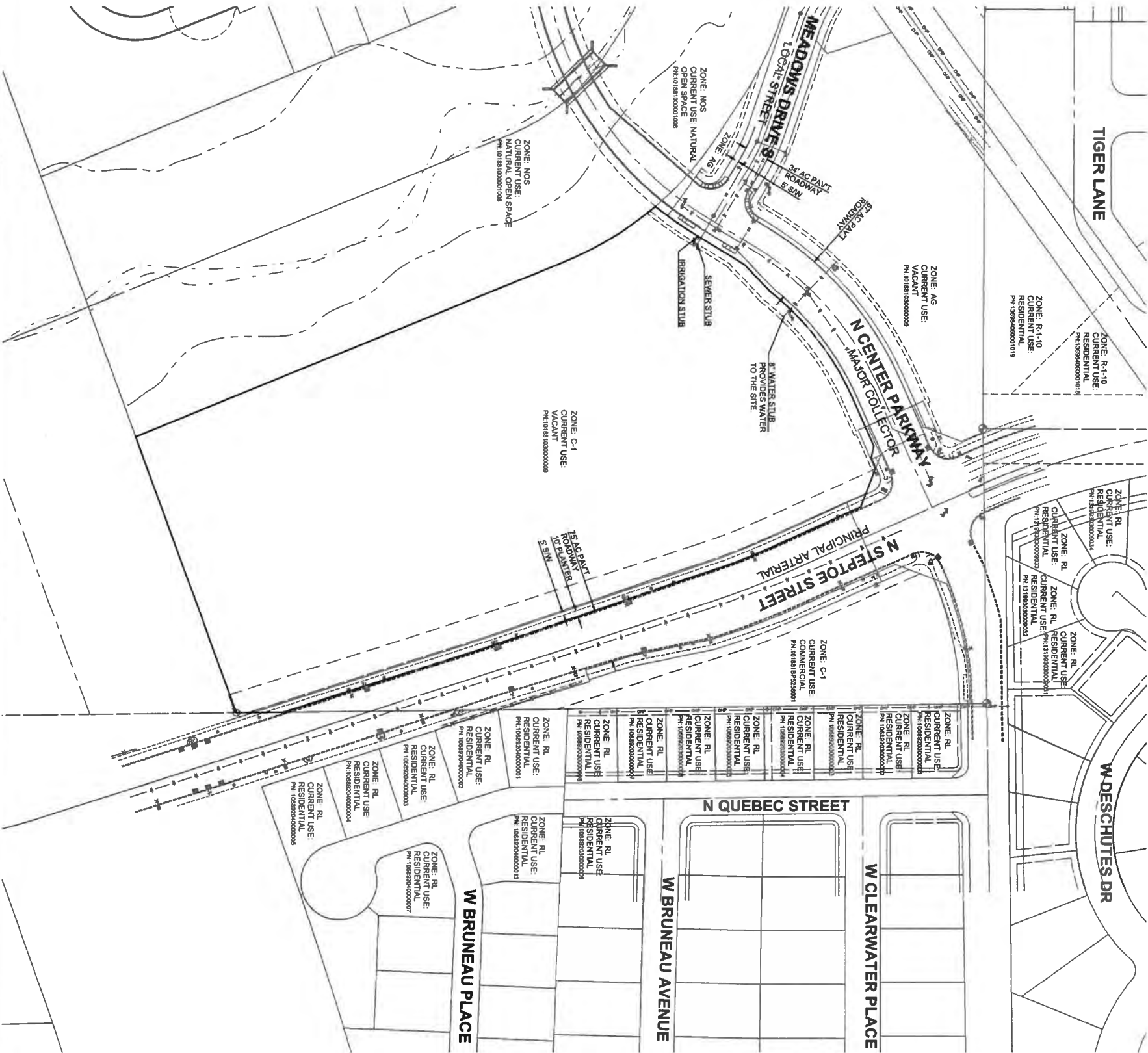
FILE NAME: 1536flow.dwg

PLOT DATE: 09.15.15



Clearwater Creek Phase 13

SEC. 01, T.8N., R.28E., W.M., City of Richland,
Benton County, Washington



VICINITY MAP
NOT TO SCALE

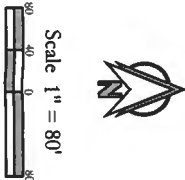
GENERAL NOTES

APPLICANT:
Hayden Homes
2464 SW Glacier Place, Suite 110
Redmond, OR 97756
Contact: Brian Thorson
Ph. (509) 492-0153
E-mail: bthorson@Hayden-Homes.com

CIVIL ENGINEER:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
Ph: (360) 944-6519
pm@plsengineering.com

SHORELINE:
There are no shorelines or critical areas within 300' of the site.

STRUCTURES:
There are no existing structures on the site.



Project No. 3131

SCALE: H: 1" = 80'

DESIGNED BY: JMT

DRAFTED BY: JSV

REVIEWED BY: TJD

Revisions	
1	
2	
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Vicinity Map for:

Clearwater Creek Phase 13

A Subdivision located in the City of Richland, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

PLS

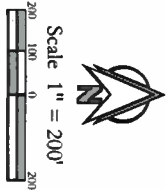
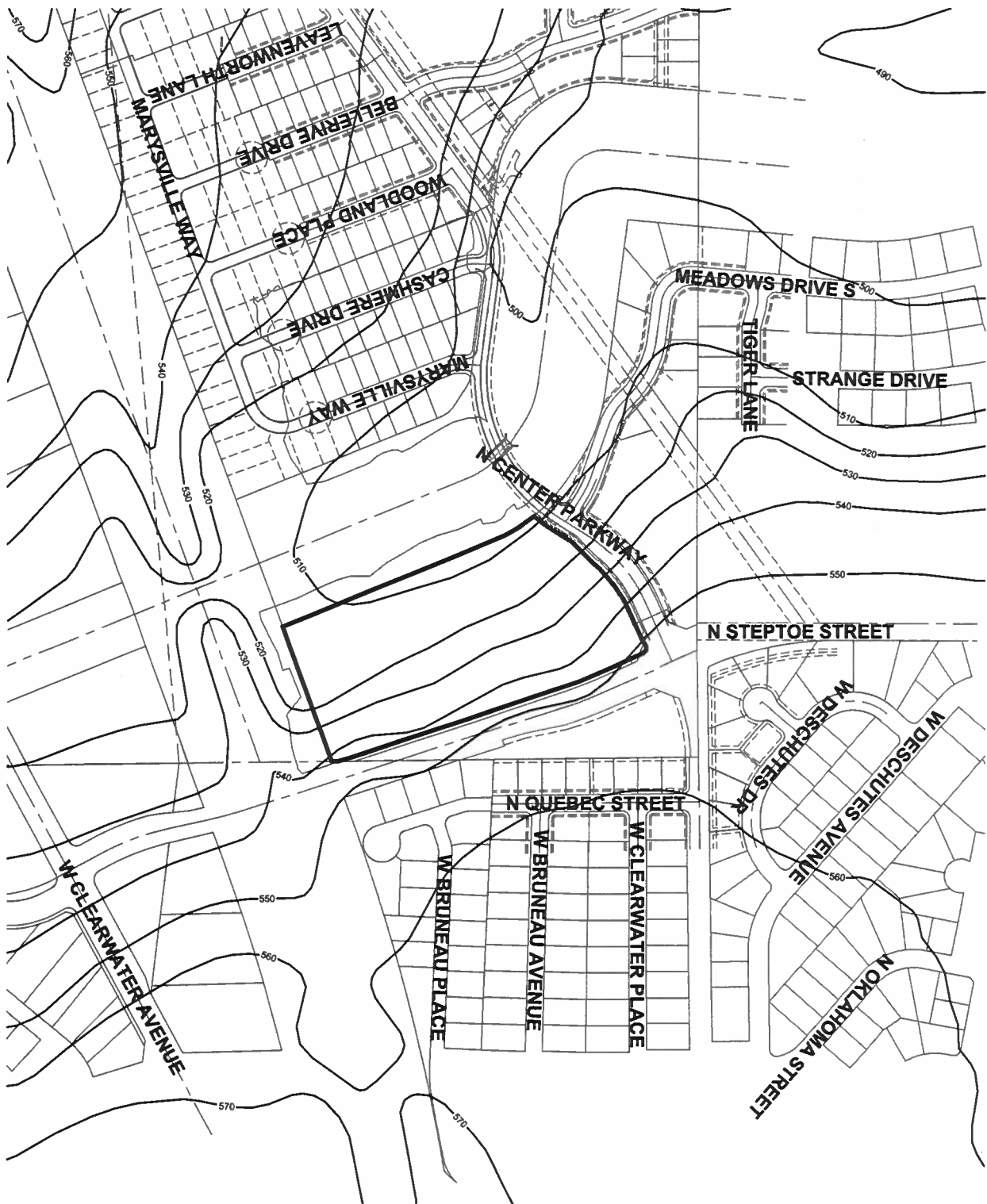
ENGINEERING

1

2

Clearwater Creek Phase 13

SEC. 01, T.8N., R.28E., W.M., City of Richland,
Benton County, Washington



Topographic Map for:

Clearwater Creek Phase 13

A Subdivision Located in the City of Richland, Washington

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PLS

ENGINEERING

Revisions	
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Project No. 3131
SCALE: H: 1" = 200'
V: N/A
DESIGNED BY: TGD
DRAFTED BY: JSV
REVIEWED BY: TGD

EXHIBIT 7



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.

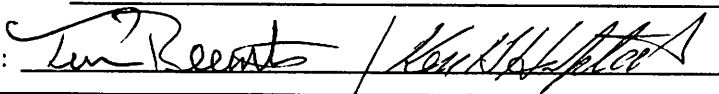
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation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

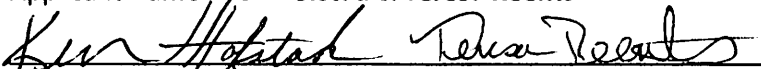
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation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

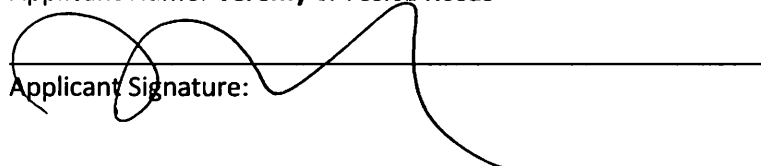
Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent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

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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Applicant Name: **Nicholas Benavides**

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 Applicant Signature: BC02FE6729704A2...

02/25/2022

Date:

Applicant Name: **Blake & Brittney Kluse**

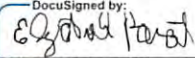

 Applicant Signature:

2/24/22
 Date:

Applicant Name: **David & Elizabeth Bryant**

DocuSigned by:

 Applicant Signature: 7C888805000644C...

DocuSigned by:

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02/25/2022

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.

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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: **Jeffrey & Renee Leaumont**


Applicant Signature:

2/25/22
Date:

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

DocuSigned by:

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Applicant Signature:

02/25/2022
Date:

Applicant Name: **John & Lisa Demetreon**

DocuSigned by:

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Applicant Signature:

02/25/2022
Date:

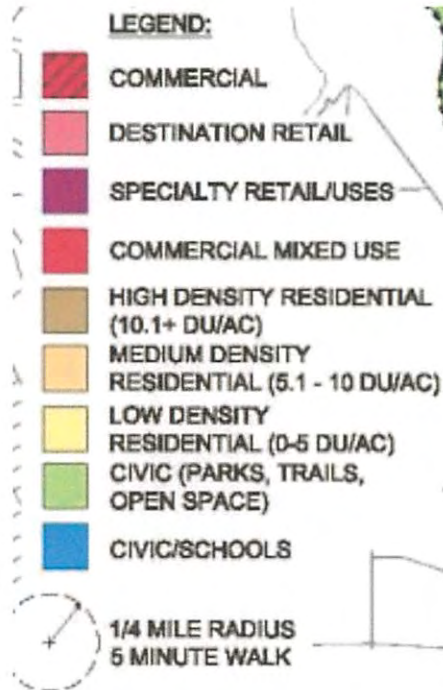
Reents/Hofstad Comprehensive Plan Amendment

Badger Mountain South Subarea Plan

Existing Land Use Plan

10a. Current Land Use Map Designation

Slide 1

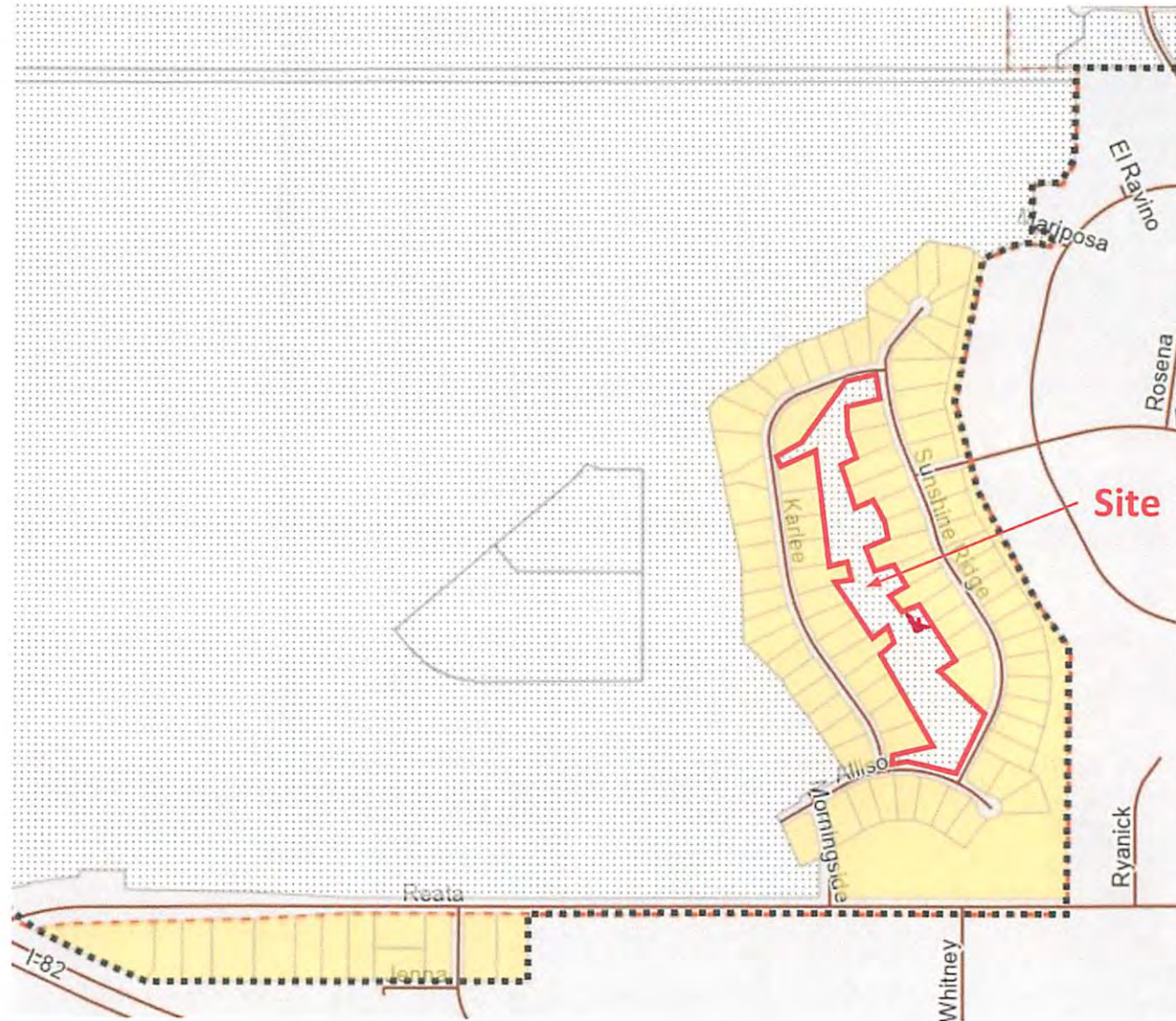


10a. Current Land Use Designation Slide 2

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

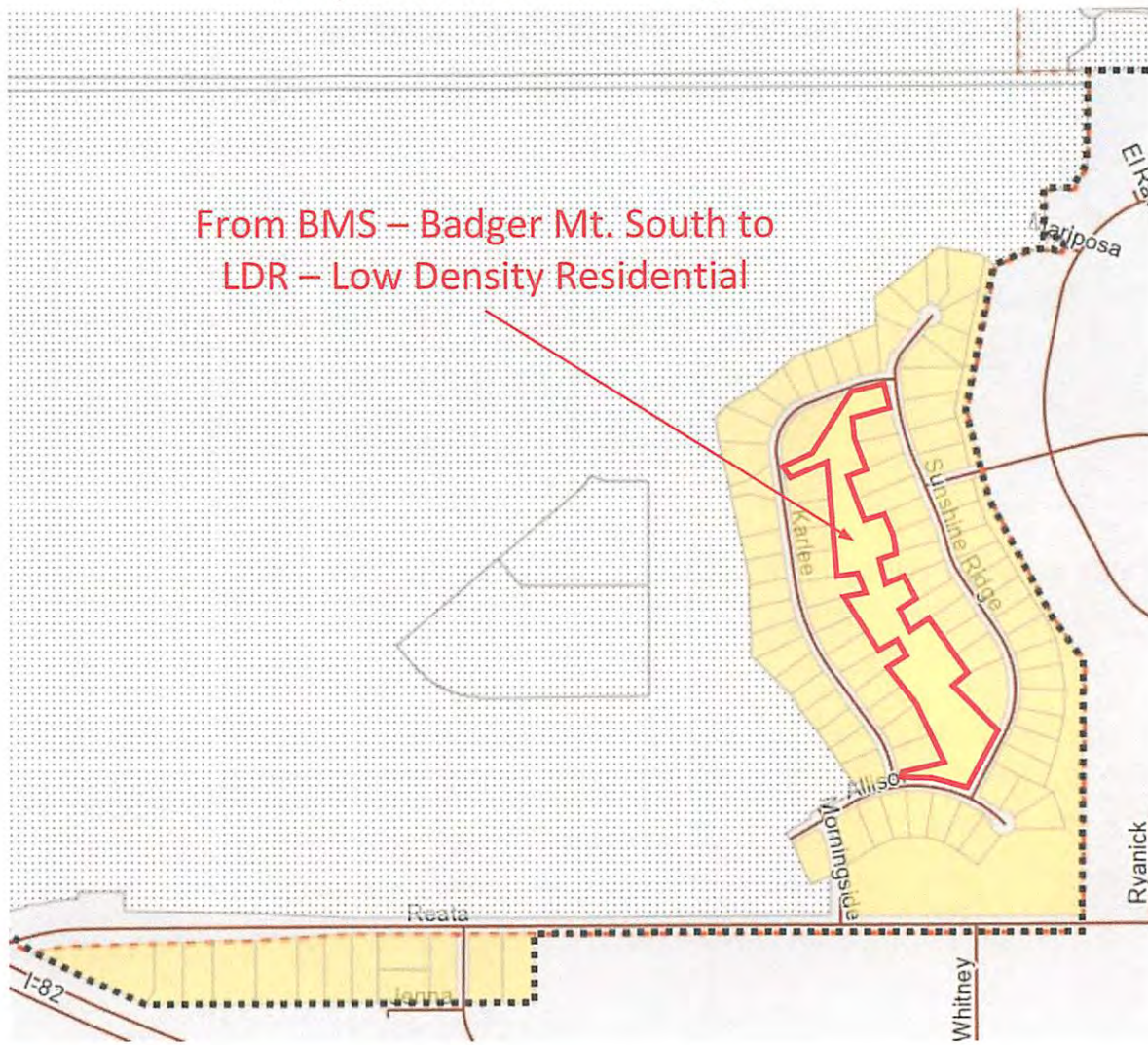


10b. Requested Land Use Map Designation

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



Reents/Hofstad Comprehensive Plan Amendment

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.

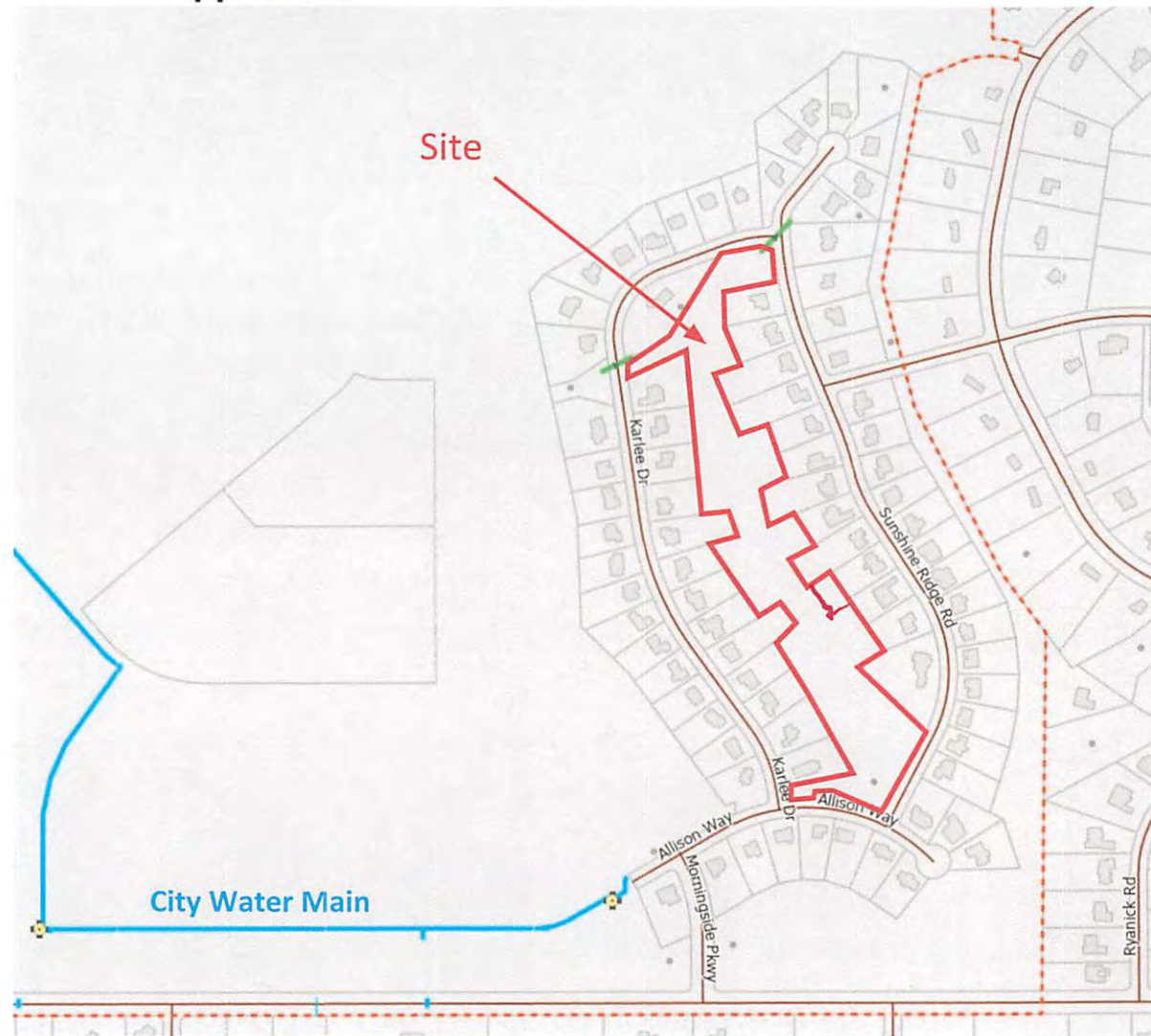


Reents/Hofstad Comprehensive Plan Application

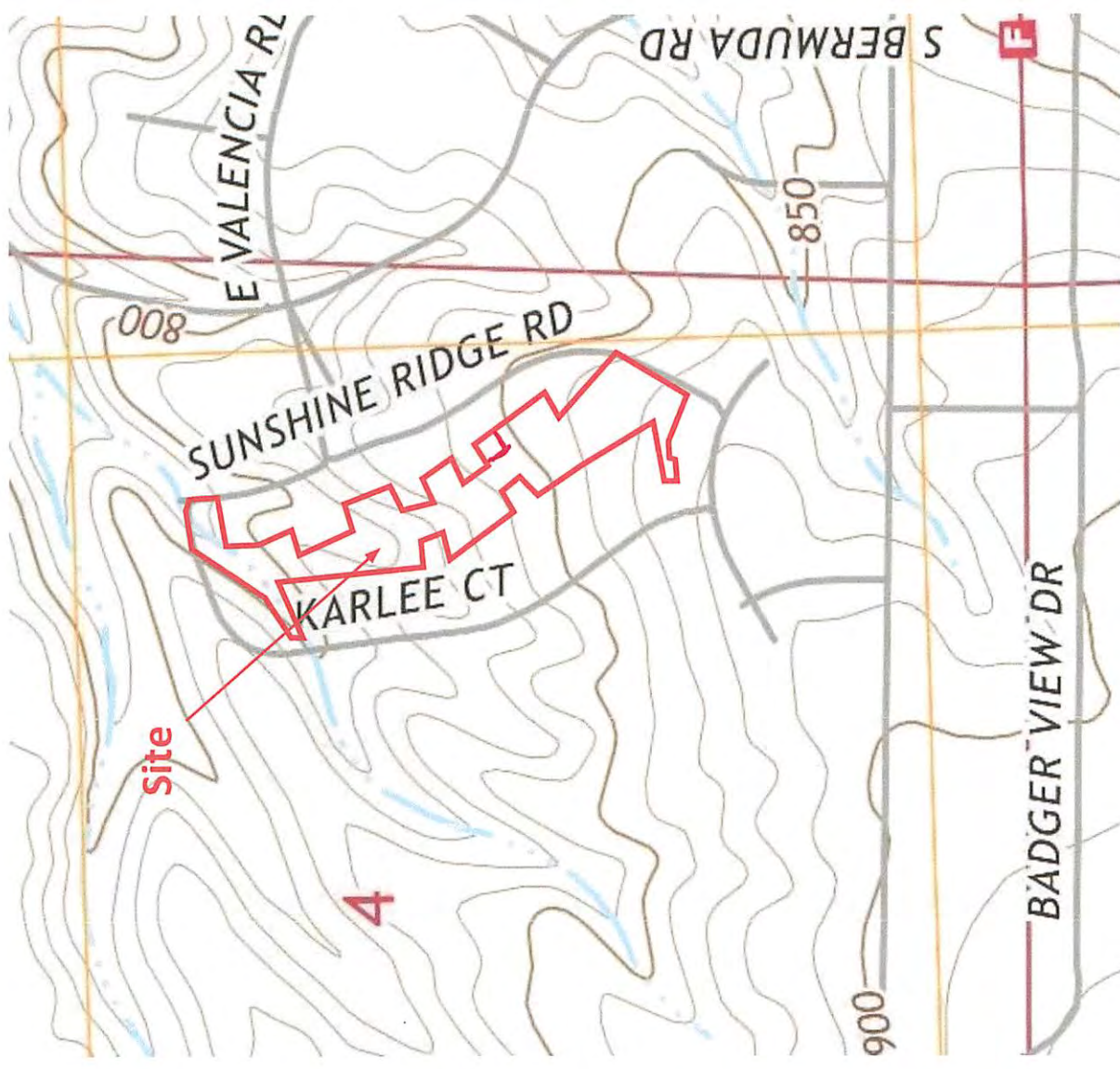
10d. Vicinity Map Slide 2 - Utilities

Notes:

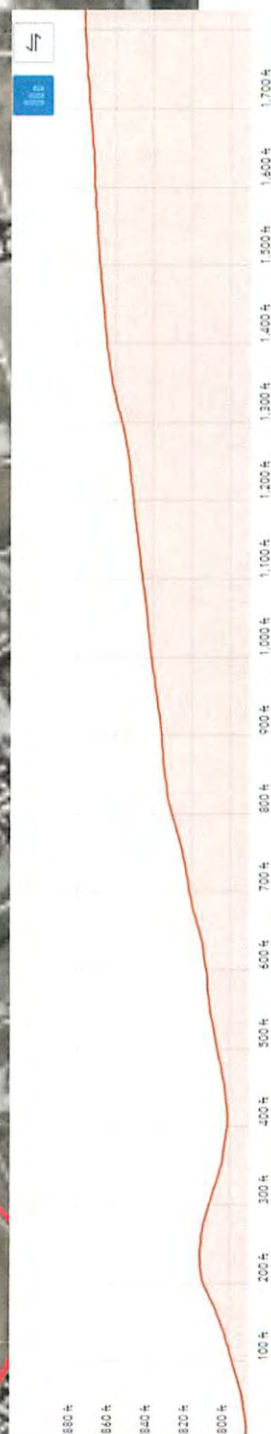
- City water serves the plat of Reata Ridge. Individual lots are served by Badger Mountain Irrigation Dist.
- Residences within Reata Ridge are served by individual septic tank systems, not public sewer.
- Power is provided by Benton County PUD, not City of Richland.
- Irrigation water is provided by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

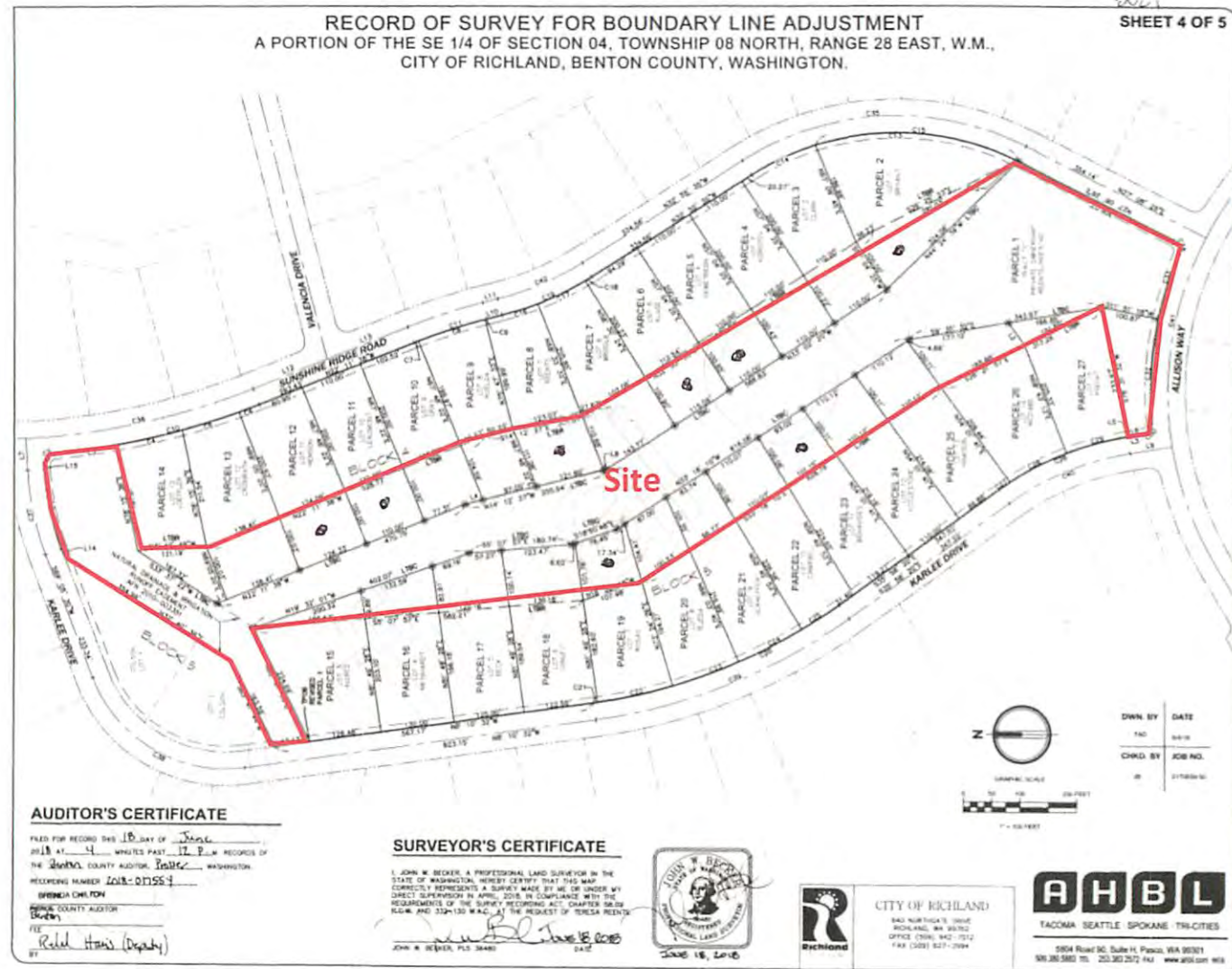
Reents/Hofstad Comprehensive Plan Amendment

10g. Proposed Development

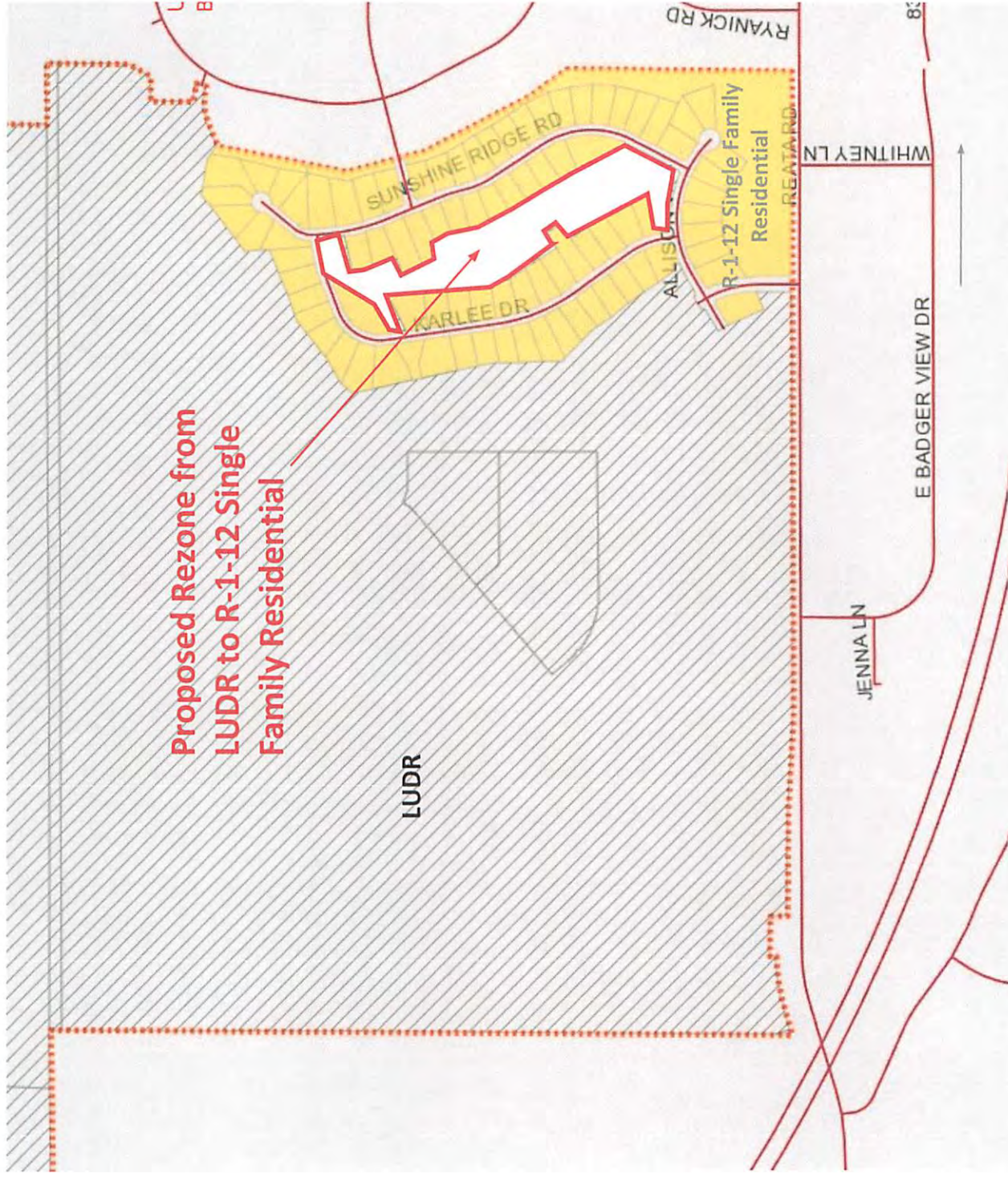
Note:

- 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.

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: 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.

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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:

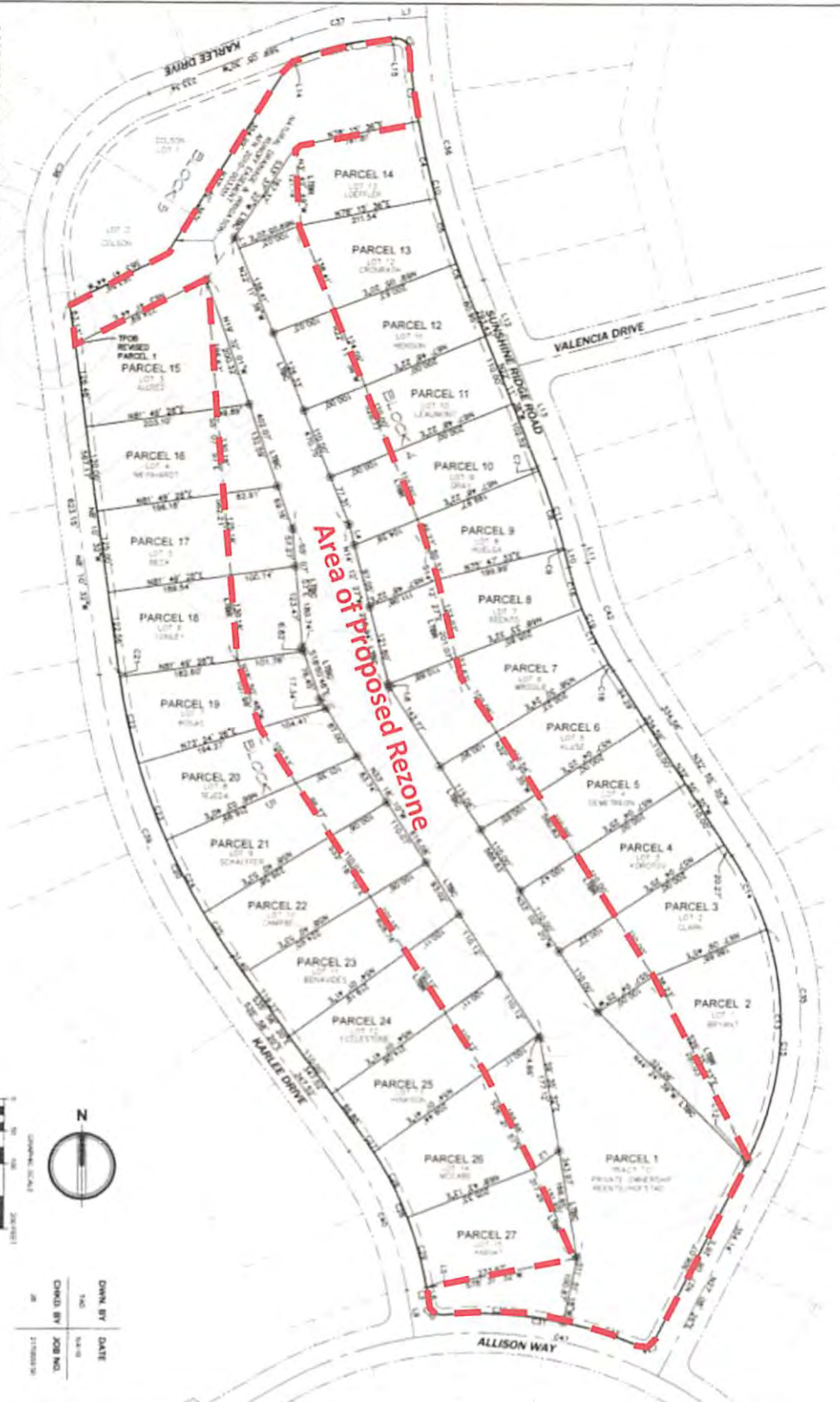
Date:

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, IN THE PUBLIC RECORDS OF THE SPOKANE COUNTY AUDITOR, SPOKANE, WASHINGTON.
RECORDING NUMBER 2018-07551
SPOKANE COUNTY AUDITOR
J. R. HARRIS (Seal)

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 direction and supervision in accordance with the requirements of the Surveying Act, Chapter 92A RCW, and 22A-10 WAC, at the request of TRENDA RENTALS, INC.



CITY OF RICHLAND
440 NORTH 1ST STREET
RICHLAND, WA 99102
OFFICE (509) 942-7912
FAX (509) 942-7904



5804 River Rd, Suite 11, Puyallup, WA 99107
509.867.5800 or 206.807.207 fax www.ahbl.com web



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

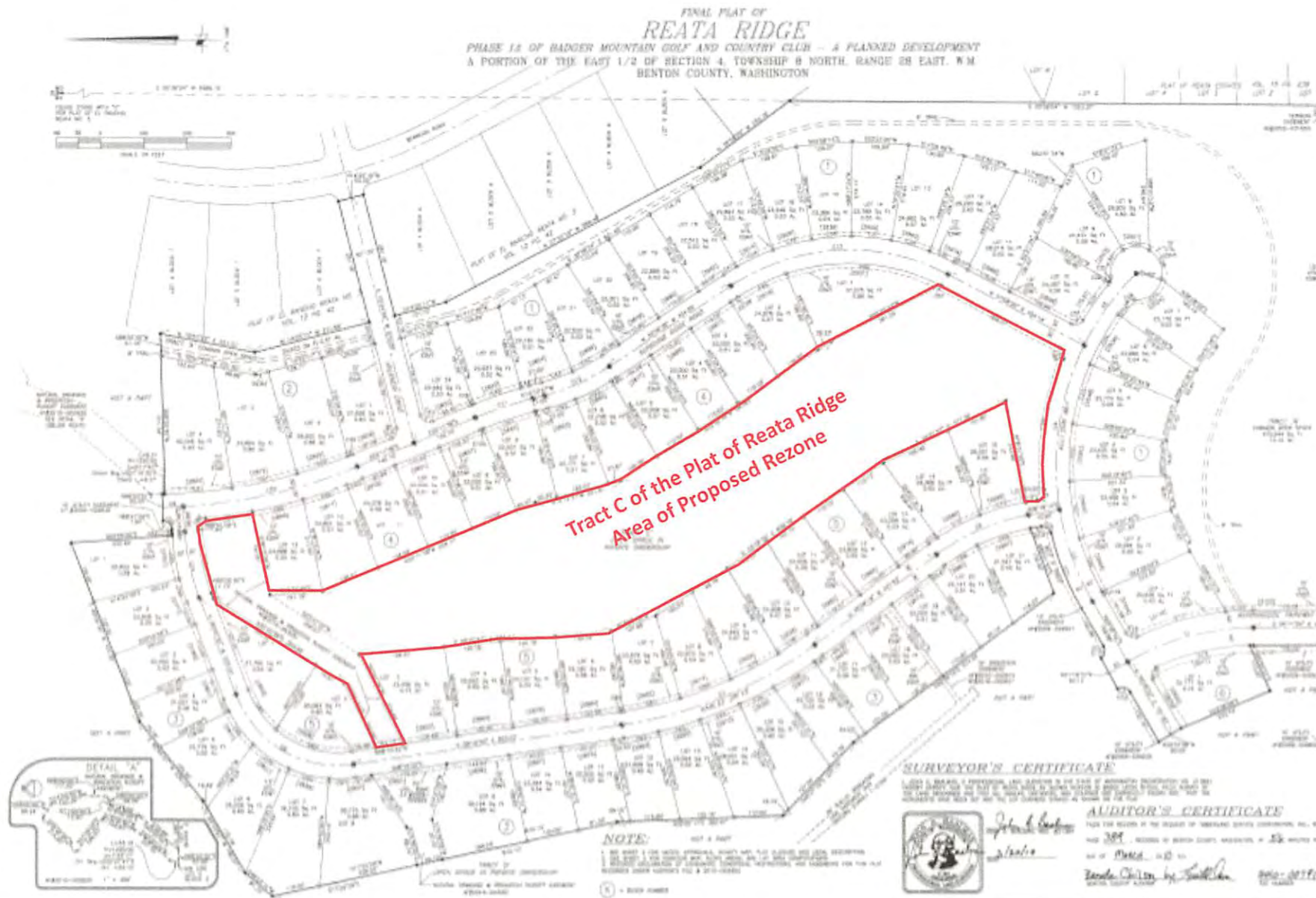


FIGURE 4:
Excerpt from
the Badger
Mountain
South LUDR

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

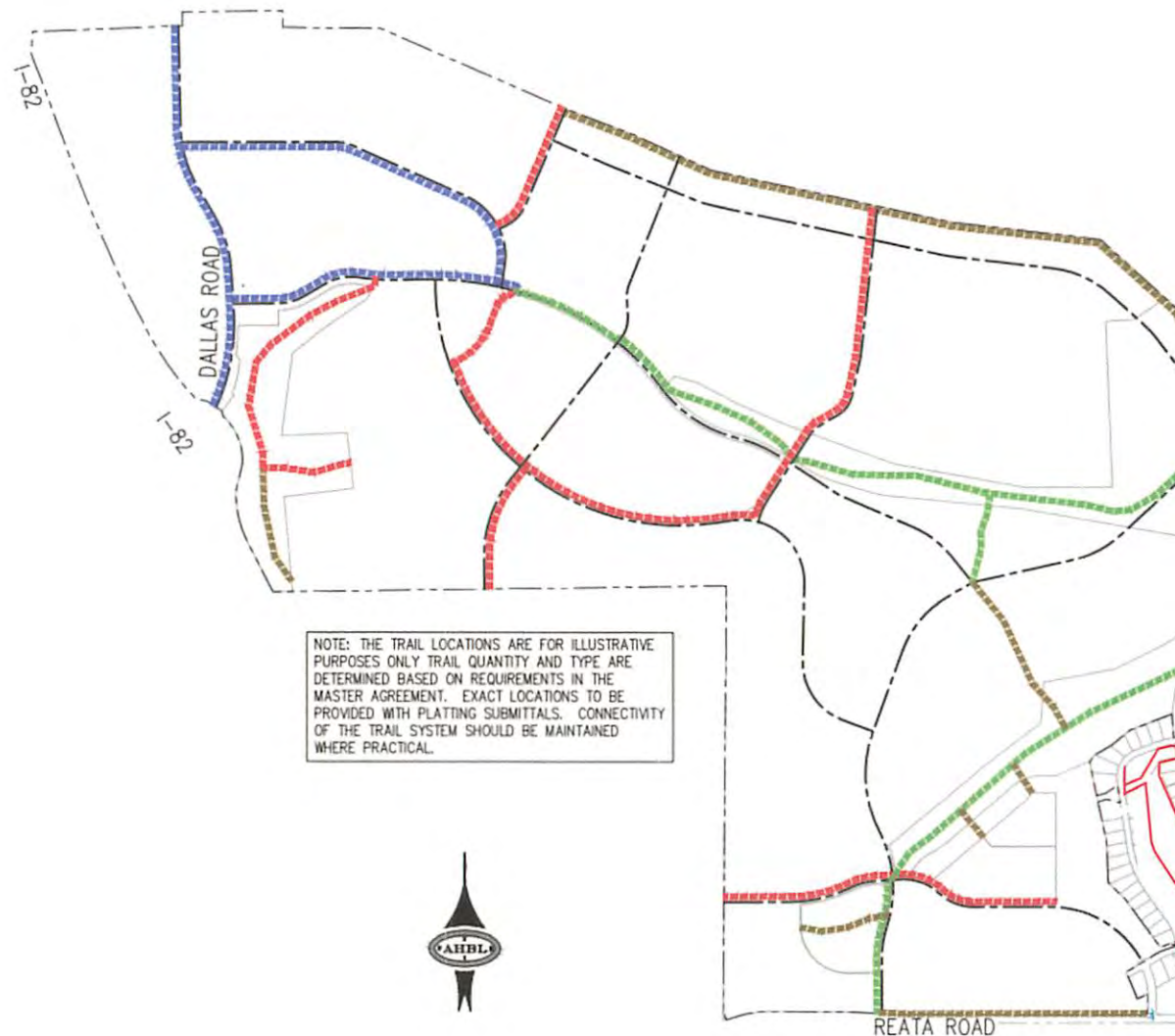
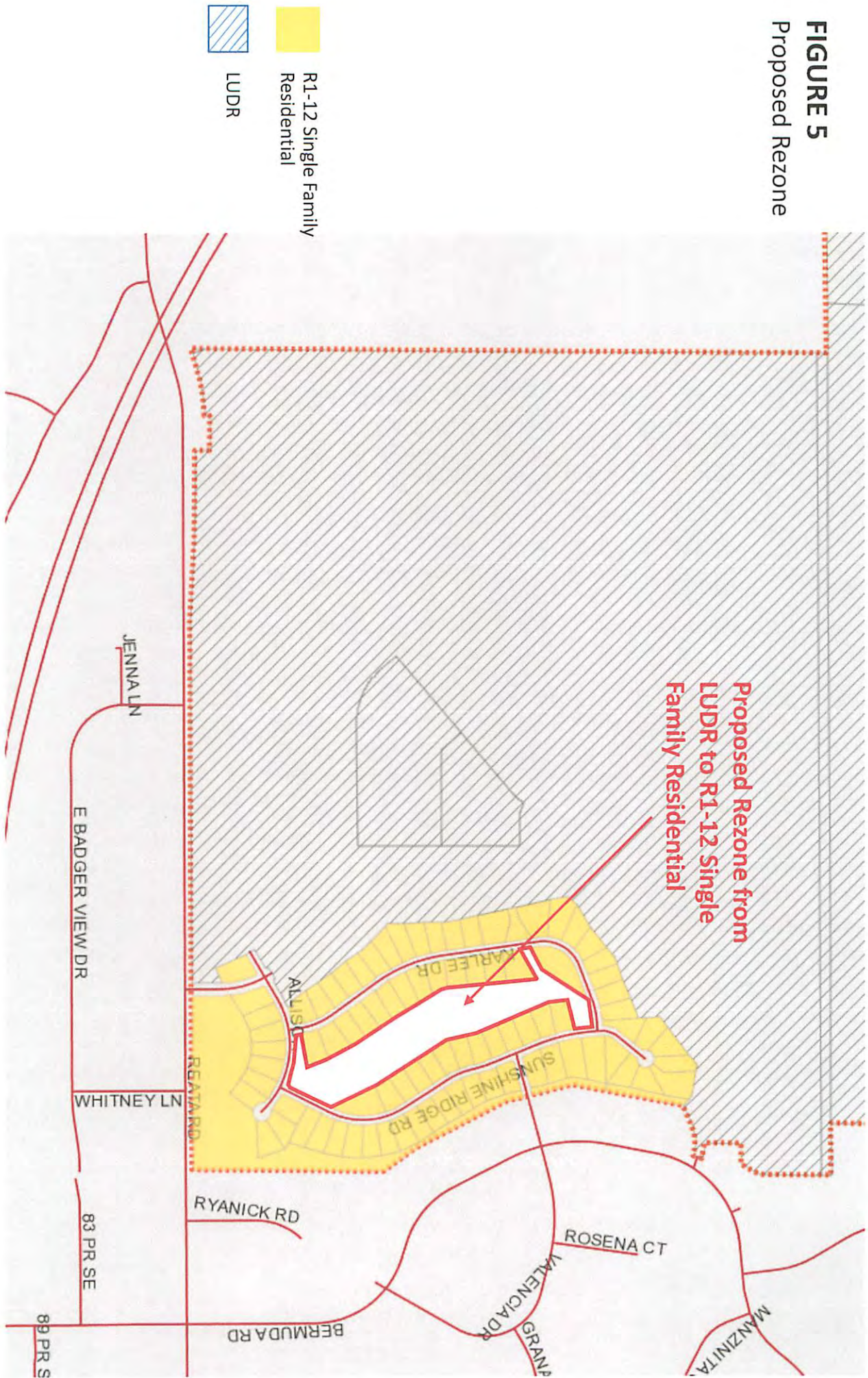


FIGURE 5

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.

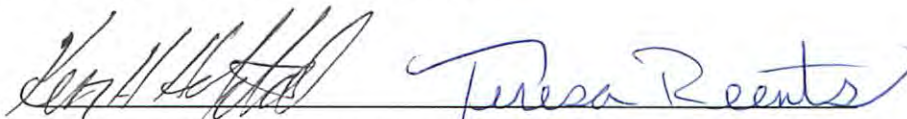
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

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.

EXHIBIT 8



2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

November 21, 2022

Mike Stevens, Planning Manager
City of Richland – Development Services
625 Swift Blvd., MS-35
Richland, WA 99352

Subject: Review Comments for City of Richland 2022 Comprehensive Plan & Development Regulations Update

Dear Mr. Stevens:

The Kennewick Irrigation District has received your Comprehensive Plan Amendment Docket and Associated Rezones. KID provides the following comments regarding file number CPA2022-103 & Z2022-102 submitted by Hayden Homes, LLC – Clearwater Creek.

1. Irrigation water is available for this Development.
 - a. A crossing of the Amon Wasteway and improvements to existing KID pump facilities may be required to provide irrigation service to this Development.
2. Please note that permanent structures are not allowed within irrigation easements.
3. Please protect all existing irrigation facilities.

If you have any questions regarding these comments, please contact me at the address/phone number listed above.

Sincerely,

Daniel Tissell, P.E.
Assistant Engineering Manger

cc: LB\correspondence\File 1-8-28
Applicant via mail – Brian Thoreson, Hayden Homes, LLC., 2464 SW Glacier PL. Ste. 110, Redmond, OR 97756