

This meeting will accommodate virtual and in-person attendance. Those desiring to participate virtually are encouraged to join the meeting via Zoom using the information provided. The meeting will be broadcast via Zoom, City View Channel 192, on the City's website, and on the City's YouTube Channel.



Agenda
Hearing Examiner Meeting
Monday, May 8, 2023
Richland City Hall ~ Council Chambers
625 Swift Boulevard
[Zoom](#) ~ Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 872 2126 7401

Hearing Examiner: Gary McLean

Staff Liaison: Planning Manager Stevens

Public Hearing - 6:00 p.m.

Public Hearing Explanation:

New Business - Public Hearing:

1. SUP 2023-102, Special Use Permit, Dish Wireless, LLC. for 80 ft. Monopole Structure at 311 Van Giesen Street
 - Kyle Hendricks, Planner
2. SP2023-106 & Z2023-104 Preliminary Short Plat and Rezone at 521 Smith Ave from R-2 to R-2S
 - Kyle Hendricks, Planner

Adjournment

The next Hearing Examiner Meeting will be scheduled as needed.

This meeting is broadcast live on CityView Channel 192 and online at ci.richland.wa.us

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 5/8/2023

Agenda Category: New Business - Public Hearing

Prepared By: Kyle Hendricks, Planner

Subject:

SUP 2023-102, Special Use Permit, Dish Wireless, LLC. for 80 ft. Monopole Structure at 311 Van Giesen Street

Department:

Development Services

Recommended Motion:

Staff recommends approval of the request subject to conformance with the conditions of approval, which are warranted because the project conforms to the City's adopted Comprehensive Plan and zoning regulations; has followed the required State Environmental Policy Act procedures.

Summary:

Leslie Bradley has filed a special use permit application on behalf of Dish Wireless to establish and operate an 80-foot-tall cellular monopole. They will lease approximately 350 square feet for related equipment. The proposal includes plans for the related equipment to be screened with a six-foot tall cedar fence and surrounded with trees near the property lines.

Richland Municipal Code (RMC) Chapter 23.46.025 states that the "hearing examiner shall conduct the review of special use permit applications for the following uses," monopoles in C-2 – retail business districts.

The proposal is subject to state environmental review under the State Environmental Policy Act. The City has issued a SEPA Determination of Non-Significance after utilizing the Optional DNS Method outlined in WAC 197-11-355

Staff has completed its review of the request for special use permit (SUP2023-102, EA2023-110) and recommends approval of the request subject to conformance with the conditions of approval, which are warranted because the project conforms to the City's adopted Comprehensive Plan and zoning regulations and has followed the required State Environmental Policy Act procedures.

Attachments:

1. SUP2023-102 EA2023-110 Van Giesen Cellular Monopole Full Staff report
2. Site Plans

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

GENERAL INFORMATION:

PROPOSAL NAME: Van Giesen Cellular Monopole

LOCATION: Address: 311 Van Giesen Street
Parcel Number: 102983020732025

APPLICANT: Leslie Bradley for Morrison Hershfield Engineering on behalf
of Dish Wireless

FILE NOS.: SUP2023-102 and EA2023-110

DESCRIPTION: Request to install an 80-foot-tall monopole and accessory
facilities, covering approximately 350 square feet.

PROJECT TYPE: Type II Zoning Special Use Permit

HEARING DATE: May 8, 2023

REPORT BY: Kyle Hendricks, Planner

RECOMMENDED
ACTION: Approval subject to proposed conditions.

Vicinity Map

Item: 311 Van Giesen St cellular monopole
Applicant: Leslie Bradley
File #: SUP2023-102 & EA2023-110



Figure 1 - Vicinity Map

PROJECT DATA

Gross Site Area:	350 Square feet
Height of monopole:	80 feet and 3-foot lightning rod
Noise produced:	65 dBa at ground level.

DESCRIPTION OF PROPOSAL

Leslie Bradley in association with Morrison Hershfield Engineering has filed a special use permit application on behalf of Dish Wireless to establish and operate an 80-foot-tall cellular monopole. The site is located within the Retail Business C-2 zoning area, which will require issuance of a special use permit (Type II). Dish Wireless will lease approximately 350 square feet on the property for related equipment. The equipment will be fenced and surrounded with trees near the property lines.

REASON FOR REQUEST AND REVIEW AUTHORITY

Richland Municipal Code (RMC) Chapter 23.46.025 states that the “hearing examiner shall conduct the review of special use permit applications for the following uses”, to include “Monopoles in... C-2 – retail business districts”. Other direction to the Hearing Examiner continues:

19.60.095 Required findings.

No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

- A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.
- B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.
- C. The development application is beneficial to the public health, safety and welfare and is in the public interest.
- D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.
- E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

19.25.100 General criteria for examiner decisions.

- A. Each decision of the hearing examiner shall be in writing and shall include findings and conclusions, based on the record, to support the decision.
- B. The hearing examiner's findings and conclusions shall indicate the manner in which the decision is intended to carry out and implement applicable state laws and regulations, as well as the regulations, policies, objectives and goals of the city's comprehensive plan, zoning code, subdivision code, and other laws, policies and objectives of the city.

23.46.040 Hearings – Findings – Conditions.

The hearing body shall conduct an open record public hearing on an application for special use permit as required by RMC Title 19 for a Type III permit application.

- A. Any person may appear at the public hearing in person, or by agent or attorney.
- B. The hearing body shall make a finding that it is empowered under the section of this code described in the application to consider the application for the special use permit.

- C. The hearing body shall approve, approve with conditions or deny an application for a special use permit based on findings of fact with respect to the following criteria:
 - 1. The size and dimensions of the site provide adequate area for the proposed use;
 - 2. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;
 - 3. All required public facilities necessary to serve the project have adequate capacity to serve the proposed project;
 - 4. The applicable requirements of this zoning regulation (RMC Title 23), the city comprehensive plan, the city sensitive area regulations (RMC Title 20), the city shoreline management regulations (RMC Title 26) and the city sign regulations (RMC Title 27) have been met; and
 - 5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.
- D. The hearing body may impose conditions on the approval of a special use permit in addition to or above and beyond those required elsewhere in this title, which are found necessary to ensure the use is compatible with the public interest. These conditions may include, but are not limited to, the following:
 - 1. Limiting the hours, days, place and/or manner of operation;
 - 2. Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor and/or dust;
 - 3. Requiring additional setback areas, lot area and/or lot depth or width;
 - 4. Limiting the building height, size or lot coverage, and/or location on the site;
 - 5. Designating the size, number, location and/or design or vehicle access points;
 - 6. Requiring street right-of-way dedication and/or street improvement;
 - 7. Requiring additional landscaping, berms and/or screening of the proposed use and/or its parking or loading areas and designating the required size, height, type and/or location of fencing and landscaping materials;
 - 8. Limiting the number, size, location, height and/or lighting of signs.
- E. Violation of any conditions, requirements, and safeguards, when made a part of the terms under which the special use permit is granted, shall be deemed a violation of this code and punishable under RMC 23.70.270.
- F. The hearing body may prescribe a time limit within which the action for which the special use permit is required shall be begun and/or completed. Failure to begin and/or complete such action within the time limit set shall void the special use permit. The time limits may be extended by the hearing body for good cause shown. In the event that no specific time limit to begin or complete a special use permit is identified, then the special use permit shall remain valid for a period of

two years from the date that the permit was issued. The hearing body may authorize issuance of a special use permit for a specified probationary period of time, at the termination of which the applicant must resubmit a new application in accordance with the provisions of RMC 23.46.020.

23.62.070 Special use permit criteria for monopoles and lattice towers.

Requests for special use permits shall be considered in accordance with the provisions of Chapter 23.46 RMC. In addition to the provisions of Chapter 23.46 RMC, the following specific criteria shall be met before a special use permit can be granted:

A. Visual impact.

1. Antennas may not extend more than 15 feet above their supporting structure, monopole, lattice tower, building or other structure.
2. Site location and development shall preserve the preexisting character of the surrounding buildings, land uses, and zone district to the extent consistent with the function of the communications equipment. Wireless communications towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.
3. Accessory equipment facilities used to house or contain wireless communications equipment should be located within buildings when possible. When they cannot be located in buildings, equipment shelters or cabinets, they shall be screened and landscaped.
4. All monopoles and lattice type facilities shall be screened with trees, shrubs and landscaping planted in sufficient depth to form an effective and actual sight barrier within five years. Said landscaping shall have a minimum mature height of eight feet.

B. Noise. No equipment shall be operated so as to produce noise in levels above 45 dBa as measured from the nearest property line on which the attached wireless communications facility is located.

C. Availability of Suitable Existing Towers or Other Structures. Applications for a special use permit shall reasonably demonstrate that alternatives such as lower structures that are permitted without a special use permit or other existing support structures are not capable of accommodating the applicant's needs. Evidence and information shall be submitted to establish the following:

1. Permitted shorter support structures are not of sufficient height to meet the applicant's engineering requirements.
2. No existing support structures are located within the geographic area required to meet the applicant's engineering requirements.

3. Existing support structures do not have sufficient structural strength to support the proposed antenna and related equipment.
4. The applicant's antenna would cause electromagnetic interference with antennas on the existing support structures, or the antenna on the existing support structures would cause interference with the applicant's proposed antenna.
5. The fees, costs, or contractual provisions required in order to share or adapt an existing support structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.
6. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

SITE DESCRIPTION & ADJACENT LAND USES

The site of the proposed, covers a small portion of land of the existing lot, which is currently used for the self-service Van Giesen Car Wash. The entire lot resembles a trapezoid, and is approximately a half-acre in size, the monopole facility would cover approximately 350 square feet of this lot, behind the current structure, along the southeast corner. This site is rectangular in shape, with one corner cut off.

The lot is almost entirely flat and not within any critical areas or shoreline management jurisdiction. The area will be accessed from a primary connection to Van Giesen Street to the north.

The northern boundary, approximately 110 feet from the proposed site, is immediately adjacent Van Giesen Street, with a few apartment complexes across Van Giesen Street. The Columbia Park apartment complex, and the smaller Uptown Apartments. The eastern boundary is immediately adjacent to vacant commercial land. The southern boundary of the site is adjacent to a parking lot and approximately 65 feet away from Building F of the Guardian Angels Senior housing facility to the southeast. The western boundary is approximately 120 feet away from the proposed site, and is occupied by a 7-11 convenience store and the VCA Animal Medical Center.

CURRENT LAND USE DESIGNATION AND USES :

North: HDR (High density residential), Apartments

East: COM (Commercial), Vacant

South: COM (Commercial), Parking, vet clinic, senior housing

West: COM (Commercial), 7-11 convenience store

Land Use Map

Item: 311 Van Giesen St cellular monopole
Applicant: Leslie Bradley
File #: SUP2023-102 & EA2023-110

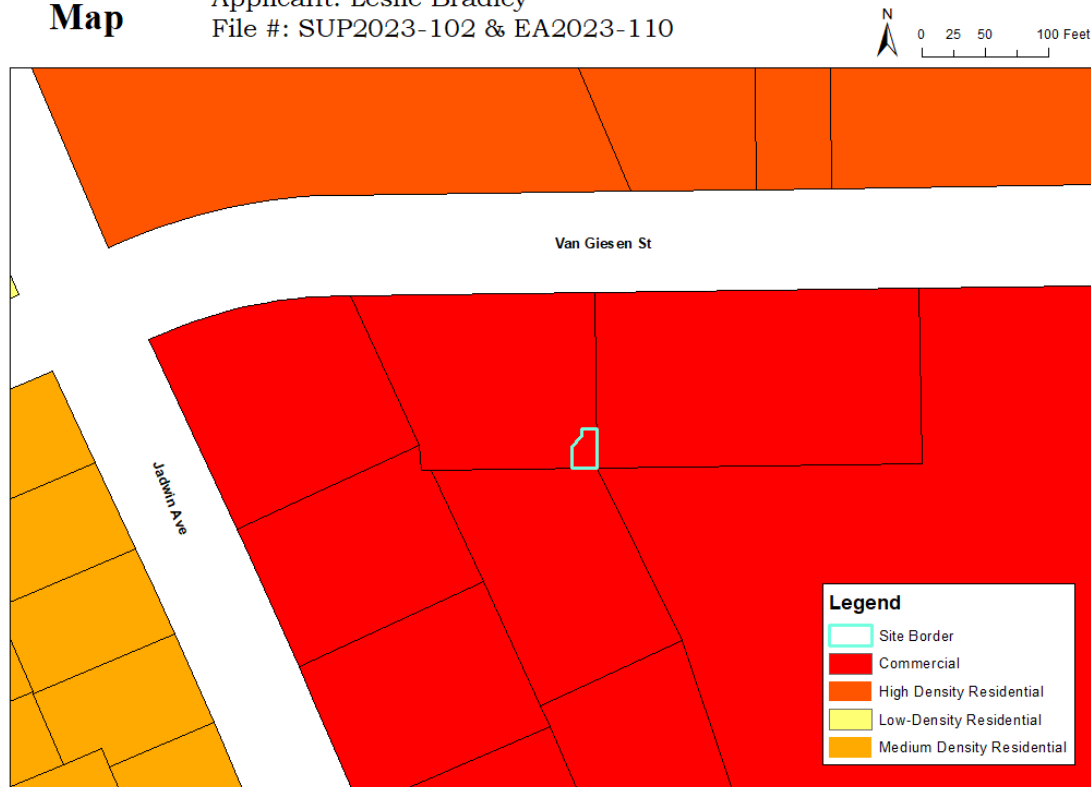


Figure 2 – Comprehensive Plan Land Use Map

COMPREHENSIVE PLAN

As illustrated in Figure 2 (above), Richland's Comprehensive Plan designates the site for Commercial (COM) land use (RMC 23.22).

Applicable Goals & Policies

Provided below is a set of Comprehensive Plan goals & policies which are particularly applicable to the subject proposal.

Utilities Element 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 serve new development.

Utilities Element Goal 3: Provide utility facilities that ensure environmentally sensitive, safe, and reliable service.

Policy 1: All utility expansion and construction will consider the environment and ways to minimize impacts to it in siting, construction, and use.

Utilities Element Goal 5: Coordinate with outside utility providers for efficient, cost-effective, and reliable utility service.

Policy 4: Promote a wider range of high-speed internet providers to encourage competition.

CURRENT ZONING

The subject site is zoned C-2, retail business use district. Surrounding parcels are zoned as follows:

North: R-3/CLB, High Density Residential/Commercial Limited Business

East: C-2, Retail business use district

South: C-2, Retail business use district

West: C-2, Retail business use district

Zoning Map

Item: 311 Van Giesen St cellular monopole
Applicant: Leslie Bradley
File #: SUP2023-102 & EA2023-110

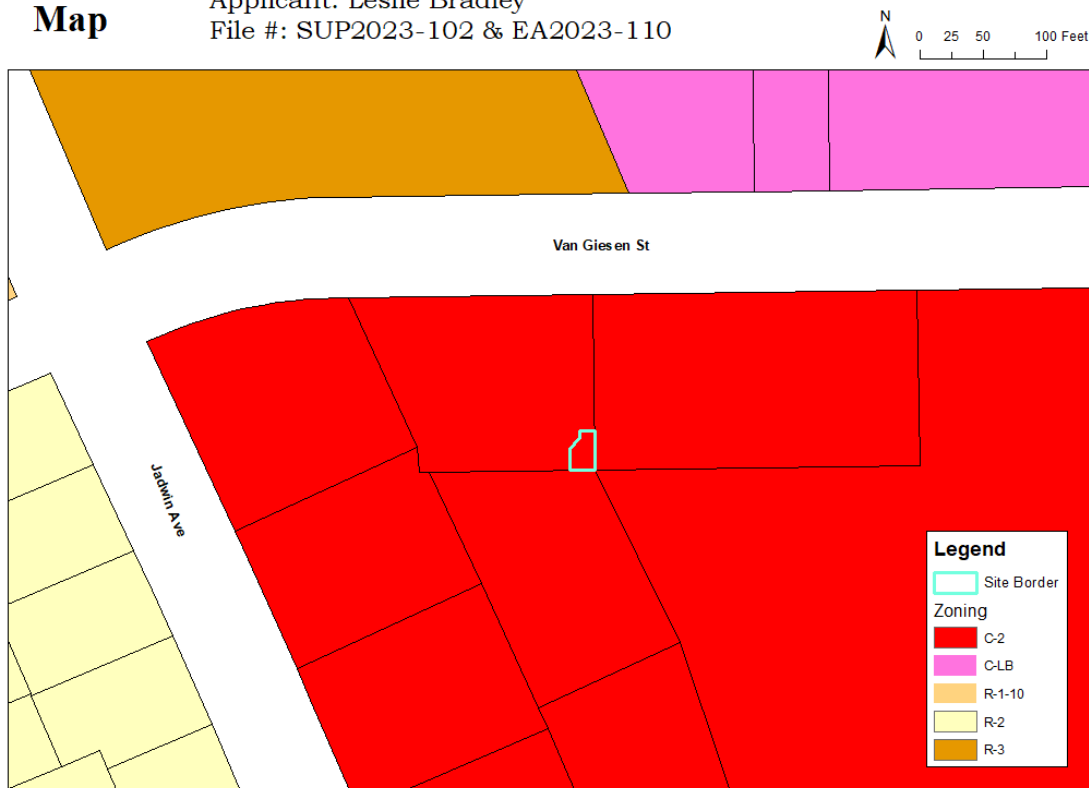


Figure 3 – Zoning Map

The retail business use district (C-2) is the primary zone classification providing for a wide range of retail business uses and services compatible to the core of the city and providing a focal point for the commerce of the city. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan. (RMC 23.22.010(C)).

C-2 DIMENSIONAL STANDARDS

The following standards apply in the C-2 zone per RMC 23.14.040:

Minimum Lot Area Requirement	None
Maximum Density	N/A
Minimum Lot Width	N/A
Minimum Front Yard Setback	45 feet ¹
Minimum Side Yard Setback	0 feet ²
Minimum Rear Yard Setback	None
Maximum Building Height	80 feet
Minimum Dwelling Unit	N/A

1. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required

UTILITY AVAILABILITY

Within the proximity of the proposed site there are underground power lines, a two inch natural gas, and a 15 inch stormwater drainage main line.

Utility Map

Item: 311 Van Giesen St cellular monopole
Applicant: Leslie Bradley
File #: SUP2023-102 & EA2023-110

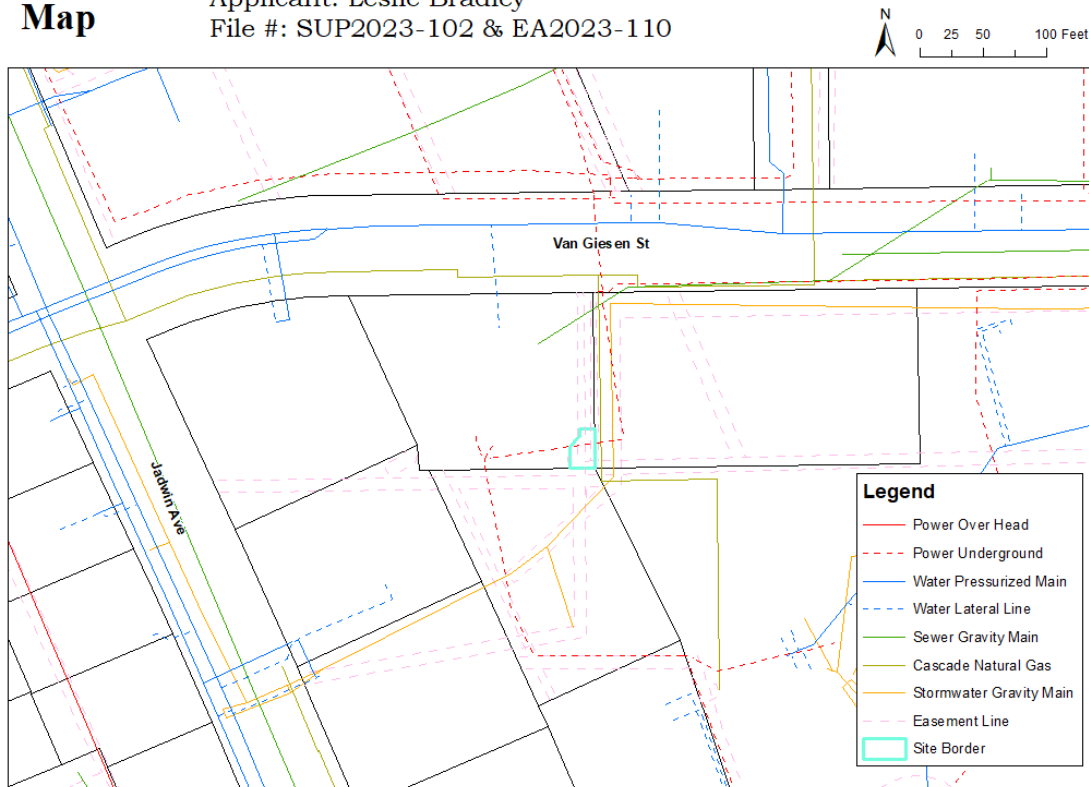


Figure 4 – Utilities Map

Sewer

There is an unknown diameter sewer line that accesses the property from the northeast corner.

Water

There is an 8-inch distribution main within the Van Giesen Street right-of-way.

Irrigation

There are no irrigation connections or other irrigation infrastructure in place or available for future use in proximity to the subject site.

Stormwater

According to the aerial image available to city from February 2022, and the site plan provided by the applicant, there is a catch basin adjacent to the proposed site, approximately four and a half feet away from the northwest corner of the site. A 15-inch stormwater main runs near the eastern boundary line, on the neighboring property.

Natural Gas

A two inch natural gas line runs near the eastern boundary, approximately four feet within the neighboring property.

Power

There is an existing underground primary conductor underneath the monopole site connecting the property to the power line running along the Van Giesen Right of Way. This power line accesses the property near the southeast corner and runs to nearly the other side of the property.

TRANSPORTATION & ACCESS

Primary access into the site will come from Van Giesen Street, classified by the City as a "Minor Arterial". The property has two driveways, which access Van Giesen, and allow for easier access for all car washing bays.

The monopole site would likely be accessed from the western driveway, as the only access to the rear of the property (the proposed site) is the pavement that wraps around the property near the western border. Although each car wash bay is a drive thru in nature, it is assumed that service vehicles would not use these routes for maintenance, unless they also needed the services provided. This access route along the western boundary is approximately 22 feet wide from the edge of the building and the edge of pavement at its most narrow point.

Parking

From aerial imagery available to the city from February 2022, it appears there are three marked parking spaces on the property. Two near the entrance, between the driveways and one in the rear, near the southwest corner of the property. In addition to three vehicle vacuum stations, which all provide space for two vehicles, in total six "temporary" spots. According to current Richland Municipal Code 23.54.020 *Standards and requirements* for off street parking, car washes are subject to the following "2 spaces at the ingress and 2 spaces at the egress of each lane or washing bay." There are six washing bays which would require 12 parking spaces. The Van Giesen Car Wash was permitted in 1991.

Although there is available space for turning a vehicle around, there are no marked parking space adjacent to the proposed site and this may cause brief parking conflicts when maintenance is required on a monthly basis, as stated in the application materials. Staff believes the following applies to this application:

RMC 23.54.010(B) states the following:

When any existing building or use is enlarged, expanded or altered to effect an arrangement of space or use which increases the required number of spaces by more than 10 percent over the number required by the building or use prior to the change or alteration, off-street parking shall be provided in accordance with the requirements set forth in this chapter; provided, that if the number of additional required parking spaces from any such enlargement, expansion or alteration is four or less, no additional off-street parking need be provided or improved.

Additionally RMC 23.54.030 *Unspecified uses* states:

In those instances where this title does not specify a parking requirement for a specific use, the administrative official shall establish the minimum requirement on a case-by-case basis. The applicant may be required to provide sufficient information to demonstrate that the parking demand for a specific use will be satisfied, based upon existing uses similar to the proposed use and other relevant factors including but not limited to required parking for the proposed use as determined by other comparable jurisdictions and based on available planning and technical studies. The administrative official may require the applicant to have a parking study for the proposed use prepared by a professional consultant with expertise in preparing traffic and parking demand analyses.

EASEMENTS

City maps do show easements that run along the entire eastern boundary of the lot, as shown in Figure 4 above. Within the proximity of the proposed site this easement appears to be approximately 14 feet in width from the eastern boundary. This continues toward the southern boundary until this easement kicks out, and resembles the shape of boot. In this area the easement is approximately 20 feet wide from the eastern boundary and approximately 9 feet from the southern boundary.

The applicant has provided a response, which is attached as Exhibit 1, as part of the application materials, stating that this issue was brought in a preapplication meeting in November of 2022. They hired a surveyor which determined no easement exists. The City of Richland surveyor has provided documents that appear to show the easements are correct. These will be attached with agency comments Exhibit 6.

FIRE SAFETY

The City of Richland Fire Department will provide fire protection services to the subject property and resulting development. Currently, there is one hydrant adjacent to the lot. This hydrant is located across Van Giesen Street, northeast of the lot, and is approximately 200 feet from the proposed site, assuming there is unobstructed access for a hose through the space between the car wash structure and the eastern boundary.

SCHOOLS

The proposed site falls within the boundaries of the Richland School District. The closest primary institution is the Jefferson Elementary School approximately 1,120 feet east, and Chief Joseph Middle School approximate 1,000 feet northwest.

PARKS

There are two Richland Parks near the proposed site. By way of street travel Stevens Park is approximately 1,710 feet to the west and Jefferson Park is approximately 1,870 feet to the southeast.

SEPA

A SEPA checklist addressing potential impacts of the proposed use was included in along with the special use permit application. On May 1, 2023 staff issued a Determination of Non-Significance (DNS) on EA2023-110 (*Exhibit 4*) using the Optional DNS process available under the provisions of WAC 197-11-355.

Critical Areas

The subject site does not lie within a Critical Area.

Floodplains

The site does not lie within a floodplain area.

Shoreline Master Program

The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable with this proposal.

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Copies of all agency comments received by the City are included as *Exhibit 6*. Comments are primarily concerned with the easement that is within record along the eastern boundary, which may limit permitting construction.

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. Staff has not received public comment at the time of writing this report.

PUBLIC NOTICE

Application Date:	March 10, 2023
Combined Notice of Hearing/Optional DNS Mailed:	April 6, 2023
Combined Notice of Hearing/Optional DNS Posted:	April 6, 2023
Combined Notice of Hearing/Optional DNS Published:	April 10, 2023
DNS issued:	May 1, 2023
Public Hearing:	May 8, 2023

A combined notice of application and SEPA Optional DNS determination was provided by mailing notices to property owners within 300 feet. Public hearing notices were distributed through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the Tri-City Herald newspaper. Copies of the notices and affidavits are included in *Exhibit 5*.

ANALYSIS

Based upon the Code language in RMC 23.46.040, discussed previously, Staff will offer analysis for section C.

- C. The hearing body shall approve, approve with conditions or deny an application for a special use permit based on findings of fact with respect to the following criteria:
1. The size and dimensions of the site provide adequate area for the proposed use;
In reference to RMC 23.62.050 Development standards for monopoles and lattice towers. The site provides adequate area for the monopole.
 2. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;
There are no known pre-existing physical limitations prohibiting development of the site in accordance with the current use proposed.
 3. All required public facilities necessary to serve the project have adequate capacity to serve the proposed project;
All public facilities available for use by the proposed project have adequate capacity for proposed project.
 4. The applicable requirements of this zoning regulation (RMC Title 23), the city comprehensive plan, the city sensitive area regulations (RMC Title 20), the city shoreline management regulations (RMC Title 26) and the city sign regulations (RMC Title 27) have been met; and
The applicant has stated there will be one sign near the equipment to warn the public of any safety hazards. Approval of this special use permit is conditioned that the monopole design shall meet the requirements and standards of RMC 23.62.050 and RMC 23.62.070.
 5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.
The applicant has included an acoustical report. The noise believed to be produced by the related equipment will be 65 dBa, this may exceed the 45 dBa condition within RMC 23.62.070(B) even with a cedar wood fence and vegetation mitigations installed near the property boundaries. The study also noted that the car wash operation already produces about 57 dBa at the nearest property boundaries, when the car wash vacuums are not in use. Staff and agency conditions have been included with this report to mitigate foreseen impacts. Per Special Use Permit conditions in RMC 23.46.040(D), the Hearing Examiner has additional latitude to consider mitigation based on feedback from neighbors.

Regarding the language under RMC 19.60.095, Staff will offer the following analysis:

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

The proposed project appears to meet most applicable Code-related requirements, most of which are found within RMC 23.62.050 and RMC 23.62.070.

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

Using the Optional DNS process available under the provisions of WAC 197-11-355, Staff issued a Determination of Non-Significance (DNS) for the project (EA2023-106), as proposed, on May 1, 2023 (Exhibit 4). The applicant has stated that a wooden fence and vegetation will be installed

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

The City does have interest in providing a certain level of available service for cellular devices as they become inherently more entrenched in daily life.

- D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

There has been no indication to Staff that the proposed project will result in surface transportation impacts which would lower local level of service below rating "D".

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

Correct. Staff have considered impacts of the development proposal and have drafted conditions, which in our estimation, provide robust mechanisms for mitigation of said impacts.

Regarding the language under RMC 23.62.070, the applicant has provided a response letter addressed March 27, 2023 that responds to the criteria. This letter is included in the application materials. Staff will offer the following analysis:

A. Visual impact.

5. Antennas may not extend more than 15 feet above their supporting structure, monopole, lattice tower, building or other structure.

There is only a three (3) foot tall lightning rod extending above the 80' monopole.

6. Site location and development shall preserve the preexisting character of the surrounding buildings, land uses, and zone district to the extent consistent with the function of the communications equipment. Wireless communications towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.

Staff believes that the preexisting character of the surrounding area will be preserved to the greatest extent possible, while also maintaining the function of the equipment. At ground level the cabinet and accessory equipment will be screened with a six foot tall cedar fence and vegetation (Arborvitae) which appears it will grow to the required height, within the required time period as prescribed in code.

7. Accessory equipment facilities used to house or contain wireless communications equipment should be located within buildings when possible. When they cannot be located in buildings, equipment shelters or cabinets, they shall be screened and landscaped.

As previously mentioned, all ground level equipment will be concealed with a solid cedar fence around the whole site, in addition to vegetation near the property lines.

8. All monopoles and lattice type facilities shall be screened with trees, shrubs and landscaping planted in sufficient depth to form an effective and actual sight barrier within five years. Said landscaping shall have a minimum mature height of eight feet.

It appears that the proposed vegetation will achieve this.

- B. Noise. No equipment shall be operated so as to produce noise in levels above 45 dBa as measured from the nearest property line on which the attached wireless communications facility is located.

The acoustic study submitted by Lance Cooke, PE with Morrison Hershfield, states that the noise produced by the proposed equipment at ground level will be approximately 65 dBa, exceeding the limit described in code of 45 dBa for a monopole within the C-2 zone. The study also stated that the average noise levels on the property were measured at approximately 57 dBa, this was mostly attributed to nearby traffic. The report states that the car wash vacuums were not in use during the study. The report concludes that the noise produced by the equipment, in conjunction with the six foot tall cedar fence and 5 foot tall vegetation (at time of planting) will be sufficient to reduce the noise below the average 57 dBa level already present. It is unclear to staff if the noise levels will comply with the 45 dBa limit described in city code.

- C. Availability of Suitable Existing Towers or Other Structures. Applications for a special use permit shall reasonably demonstrate that

alternatives such as lower structures that are permitted without a special use permit or other existing support structures are not capable of accommodating the applicant's needs. Evidence and information shall be submitted to establish the following:

1. Permitted shorter support structures are not of sufficient height to meet the applicant's engineering requirements.
Included in the letter provided by the applicant they have stated that other nearby facilities are at capacity, too narrow or short for the desired coverage objectives by Dish engineers, or the opportunities are simply no longer available. No additional evidence was provided to show that a shorter tower could be used.
2. No existing support structures are located within the geographic area required to meet the applicant's engineering requirements.
The applicant stated that all existing facilities are too far from the proposed coverage area. It does appear to Staff that there are no existing facilities within the immediate area.
3. Existing support structures do not have sufficient structural strength to support the proposed antenna and related equipment.
As stated before, in conjunction with the applicants statement that other others do not meet the coverage objectives by Dish Engineers, it appears to Staff that there are extremely limited options to achieve what has been proposed. The nearest permitted zone for a monopole are more than a mile from the proposed site.
4. The applicant's antenna would cause electromagnetic interference with antennas on the existing support structures, or the antenna on the existing support structures would cause interference with the applicant's proposed antenna.
Also included with the application materials is a Radio Frequency - Electromagnetic Energy report. This report concludes that the energy and signals emitted from this facility are within the FCC's regulations for the general public area, at the nearest walking/working surfaces.
5. The fees, costs, or contractual provisions required in order to share or adapt an existing support structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.
The applicant states that the fees associated with bringing other nearby equipment up to the needs of the application would be prohibitive.
6. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

The applicant has indicated that other existing structures are too far from the proposed coverage area.

Cellular service facilities are becoming a common sight throughout many jurisdictions as the use of cellular device has become increasingly engrained into everyday business. The Richland Comprehensive Plan does encourage the placement of these facilities to maintain a level of service that will be acceptable for the growing population, and a competitive market for service providers. City code does allow for this kind of facility in this location, as long as a special use permit is issued. Certain criteria shall be met to receive a special use permit. RMC 23.62.070(B) clearly states that noise levels produced by the equipment shall not exceed 45 dBa at the nearest property lines. Although the applicant has planned to mitigate noises with a cedar fence and vegetation to visually screen the ground equipment, it is unclear if these mitigations will achieve the required noise levels at the nearest property lines. This facility is proposed to be approximately 65' from the nearest senior housing building. To ensure the comfort of the nearby residents, this criteria should be strictly followed.

As proposed, the monopole structure is within a city easement, the city surveyor has found documents that confirms the existence of this easement. City geographic information shows that this easement is approximately 14' wide when measured from the eastern property boundary, and roughly shaped like a small boot at the southeast corner of the property. Its dimensions are approximately 20' from the eastern property boundary, and nine feet from the southern boundary. This easement may prohibit the potential buildable area of any facilities. The applicant has hired a surveyor and received a title report that concluded there is no easement, but as previously stated the city surveyor has confirmed the easements.

Although not directly associated with the application, the applicant has stated the maintenance of the proposed facility may occur monthly. With the proposed additional land use of this property Staff believes parking should be addressed in some capacity. The site currently has three marked parking spaces and about six temporary parking spots to be used near the vacuums, totaling about nine parking spots to service six car washing bays. RMC 23.54.030 allows for unspecified uses to be prescribed on a case-by-case basis. Currently, only within the Commercial Business District (CBD) may an on-street parking credit be applied. The painted lane between the curb and vehicle traffic lane, is prescribed as an on street bicycle lane.

FINDINGS, CONCLUSION, AND RECOMMENDATION:

Findings of Fact

Staff has completed its review of the request for a Special Use Permit (SUP2023-102) and recommends approval of the request subject to conformance to the conditions of approval identified below and based on the following findings:

1. The City of Richland Comprehensive Plan designates the subject site as suitable for proposed use subject to a Special Use Permit per Richland Municipal Code [RMC] 23.62.070.
2. The subject site is located within the retail business use district (C-2)
3. RMC Chapter 23.46.025 designates the Hearing Examiner to conduct the review of special use permit applications for monopoles in the C-2 zoning district.
4. Leslie Bradley, on behalf of Morrison Hershfield, Inc and Dish Wireless has filed an application for a special use (Type II) permit to establish and operate an 80-foot-tall cellular service monopole on 350 square feet, within a C-2 retail business zoning district, to include six-foot-tall cedar fencing and five-foot-tall arborvitae.
5. The acoustic report states that ground level equipment will produce 65 dBA. The average noise level on the site was measured 57 dBA. A monopole granted a special use permit within C-2 shall not exceed 45 dBA at the nearest property lines.
6. Applications for Special Use Permit are evaluated under the criteria contained in RMC 23.46.040.
7. A special use permit is classified as a Type II application under RMC 19.20.030.
8. Required findings for Type II applications are found under 19.60.095.
9. General criteria for Hearing Examiner decisions are outlined in 19.25.100.
10. Public notice of the application and hearing was provided via mail to surrounding landowners within 300 feet of the site; through the posting of a sign on-site and through a legal advertisement in the Tri-City Herald, all in accordance with the notice provisions contained in RMC 19.40.010.
11. The applicant filed an environmental checklist along with their special use permit application.
12. The City issued a Determination on Non-Significance (EA2023-106) for the project on May 1, 2023, thus satisfying the requirements of the State Environmental Policy Act (Exhibit 4).
13. There are recorded easements on the site that should be addressed with any potential construction.
14. The lot is currently used as a self-service car wash, permitted and in operation since 1991.
15. The proposal would add the use of a cellular utility tower.
16. With the exception of sewer, public facilities consisting of sewer, water and street access are in place and available to serve the proposed development. All utility systems have adequate capacity to serve the proposed development.
17. The proposal, as conditioned, is consistent with the City's comprehensive plan.
18. The proposed site is not impacted by the City's Critical Areas regulations or Shoreline Master Program.
19. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in this report.
20. As conditioned, the project meets the criteria for the issuance of a special use permit as established in RMC 23.46.040.

21. As conditioned, the proposed special use permit makes appropriate provisions for the public health, safety and general welfare, is consistent with the adopted comprehensive plan, meets the requirements and intent of the Richland Municipal Code, and, has appropriately identified and mitigated environmental impacts as described under RMC Chapter 22.09.

Recommendation

Staff has completed its review of the request for special use permit (SUP2023-101, EA2023-110) and recommends approval of the request subject to conformance with the conditions of approval, below, which are warranted because the project conforms to the City's adopted Comprehensive Plan and zoning regulations; has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of monopole structures, with conditions.

RECOMMENDED CONDITIONS OF APPROVAL

Should the Hearing Examiner find approval with conditions of the Special Use Permit, Planning staff has developed the following set of approval conditions upon which the project should be conditioned.

Public Works

General Conditions

1. All construction is located entirely out of any easements located on the property.

Planning

2. Final design of the proposed monopole shall meet all the standards prescribed by RMC 23.62.070. A final measurement that the noise produced by the equipment does not exceed 45 dBA at the nearest property lines.
3. The applicant shall notify the Richland Airport of construction.
4. The applicant shall complete Forms 7460-1 and 7460-2 in accordance with the Federal Aviation Administration.
5. An additional parking space shall be marked for maintenance purposes.

EXHIBIT LIST

1. Application Materials
2. Site Plan
3. SEPA Checklist
4. EA2023-110 Determination of Non-Significance
5. Public Notice and Affidavits
6. Agency Comments



Exhibit I

Application Materials



Special Use Permit Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Aaron Rich / Hi-Tech Self Storage, Inc and recently changed to Deareld and Teresa Family Investments, Inc.

Address: 4765 N 1100 W, Brigham City, UT84302

Phone: (801) 309-5671

Email: adrich421@gmail.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Dish Wireless, LLC

UBI#:

Contact: Leslie Bradley /Morrison Hershfield as Agent for Dish Wireless

Address: 600 Stewart Street, Suite 200, Seattle, WA 98101

Phone: (206) 992-1684

Email: lbradley@morrisonhershfield.com

PROPERTY INFORMATION

Legal Description:

PLAT OF RICHLAND BLOCK 732 PORTION OF LOTS 4 AND 5 DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 4 AND 5, BLOCK 732, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

Parcel #:

102983020732025

Current Zoning: C-2

Current Land Use Designation: CARWASH

DESCRIPTION OF PROJECT

Dish Wireless is proposing to install an 80' steel monopole to support installation of six wireless antennas (two (2) antennas for each of three sectors) and twelve radios (four (4) radios per each of three sectors) for this site within their new wireless network. The proposed monopole will be surrounded by a 6' wood fence and an approximate lease area of 350 SF. The tower and lease area is designed to support a future additional carrier. Per code requirements, a setback of 5' is shown with a landscape barrier on the southerly and easterly property lines.

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. SEPA Checklist
3. Title Report showing ownership, easements, restrictions and accurate legal description of the property involved
4. Site Plan, which shall be drawn at a scale of not less than 30-feet to the inch, nor more than 100-feet to the inch, and shall be clear, precise and shall contain the following information:
 - Boundaries and dimensions of property
 - Location and width of boundary streets
 - Size and location of existing or proposed buildings, structures, or activities on the site
 - Roadways, walkways, off-street parking, loading facilities, and emergency vehicle access
 - Fencing, screening, or buffering with reference to location, type, dimension, and character
 - Open spaces or Natural Areas
 - Easements, rights-of-way, etc.
 - Architect's sketches showing elevations of proposed buildings or structures, complete plans, and any other information needed by the Hearing Examiner as determined by the Administrator

COMPLETE QUESTIONS WITH AS MUCH DETAIL AS POSSIBLE (Use additional sheet if needed)

Describe how the size and dimension of the site provide adequate area for the proposed use:

See subsequent attached page.

Describe how the proposed Special Use is compatible with the physical characteristics of the subject property (including size, shape, topography and drainage):

See subsequent attached page.

Describe the infrastructure which will serve the proposed Special Use, including but not limited to roads, fire protection, water, wastewater disposal and storm water control:

See subsequent attached page.

Describe how all applicable requirements of this zoning regulation (RMC Title 23), the City Comprehensive Plan, the City Critical Area Regulations (RMC Title 20), the City Shoreline Management regulations (RMC Title 26) and the City sign regulations (RMC Title 27) have been met:

See subsequent attached page.

Identify the impacts which may occur to adjacent properties, surrounding areas and public facilities and how those impacts are proposed to be mitigated:

See subsequent attached page.

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: Leslie J. Bradley

Applicant Signature:  Date 3/10/2023

1) Describe how the size and dimension of the site provide adequate area for the proposed use.

The proposed lease area will accommodate the new monopole and adequate space for two carriers, one of which is Dish Wireless. Dish lease area needs for required equipment space is typically 35 square feet as their footprint is very small and requires only a single cabinet to support the installation. The remaining lease space provides approximately 250 SF for the additional carriers equipment to be placed in the future. The site is unmanned so no additional utility or facilities will be required.

2) Describe how the proposed Special Use is compatible with the physical characteristics of the subject property (including size, shape, topography and drainage.)

The proposed Special Use is compatible with the physical characteristics of the subject property in several ways. The subject property is a manual car wash facility with six open air bays for washing multiple types and sizes of vehicles. There are also three bays in back of the property with vacuums for cleaning the interior of the cars. Turn over of customers for the car wash is likely not longer than 20 or 30 minutes if all available cleaning opportunities are used by each customer. The Special Use is unmanned and does not have regular attendance to the facility so there will be no affect on the car wash customers. It is also compact and tucked in to the back corner of the property to be out of the way for the existing property use. The property is flat and there is not any anticipated increased runoff /drainage due to the proposed Special Use.

3) Describe the infrastructure and how it will support the Special Use including but not limited to roads, fire protection, water, wastewater disposal, and storm water control.

The proposed Special Use will not produce any wastewater disposal needs, and will not utilize any water services as the site is unmanned. The existing roads to the site are adequate and will not require upgrades for access to the proposed Special Use. There are not anticipated increased storm water runoff issues. The lease area will have a gravel base other than the foundation for the tower and the 5'x7' concrete pad for the Dish Equipment, so any storm water within the lease area will be absorbed into the ground within the lease space. There are no anticipated additional fire protection needs for the proposed Special Use other than what is already in place for the surrounding area.

4) Describe how all applicable requirements of this zoning regulation (RMC Title 23), the City Comprehensive Plan, the City Critical Area Regulations (RMC Title 20), the City Shoreline Management Regulations (RMC Title 26) and the City Sign Regulations (RMC Title 27) have been met.

Title 23.22.010 : C. The retail business use district (C-2) is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the city and providing a focal point for the commerce of the city.

The proposed Special Use supports the community in being able to conduct their normal day to day business in providing wireless services to support their wireless communication needs.

Title 20: DISH will endeavor to meet any requirements for critical areas that would be affected by this proposed Special Use.

Title 23.22.030 : Monopoles are permitted in the C-2 Zone with a Special Use Permit.

Title 23.22.050 : Off Street parking is provided at the site and will not impede the customers for the property primary use.

Title 23.46.020 : Dish Wireless' goal is to meet all of the RMC Code Requirements for a successful application process for this SUP.

Title 26: Shoreline Management Regulations. The proposed Special Use is not proposed in the Shoreline District but will endeavor to abide by any requirements designated by the City related to the Special Use.

Title 27: The Special Use will provide only signage at the entrance to the lease area which will serve to protect the public interest and safety as outlined in 27.02.010. No other signs shall be placed at the site unless required by the City Special Use and Building Permit Processes.

5) Identify the impacts which may occur to adjacent properties, surrounding areas and public facilities and how those impacts are proposed to be mitigated.

There are no anticipated impacts that would negatively impact surrounding properties. The lease area will be landscaped to adjacent properties to minimize any perceived visual impacts. It is an unmanned facility that has one visit per month by the cell tech to ensure the site is running well and providing customer satisfaction. The proposed installation will provide cost effective wireless services to the surrounding community and work with other proposed sites in the area to provide seamless wireless coverage services.



MORRISON HERSHFIELD

March 10, 2023

City of Richland Planning Department
625 Swift Blvd, MS-35
Richland, WA 99352

RE: 311 Van Giesen Street
Special Use Application – Project Narrative

To Whom It May Concern:

Dish Wireless, LLC is proposing the installation of a new Wireless Communications Facility located at 313 Van Giesen Street, Richland, WA with APN: 102983020732025. The proposed facility will consist of the following: One (1) 80' steel monopole to support the installation of six wireless antennas (two (2) antennas for each of three sectors), twelve (12) radios (four (4) radios for each of three sectors), and an equipment compound for the support cabinet and auxiliary equipment. The proposed monopole compound will be surrounded by a 6' wood fence and an approximate lease area of approximately 330 SF. The tower/lease area is designed to support one additional future carrier.

A Pre-Application Meeting was held on November 22, 2023 and subsequently approved for submittal for the required SUP process. During the meeting it was stated by Energy Services that they believed that there were easements for utilities located on the easterly and southerly property lines of the parcel. We had our surveyor review the title and he did not identify any recorded utility easements on the property that could be documented on the plans for the purpose of this proposal. As part of the required submittal documentation, I am providing a copy of the title report for review purposes.

Pursuant to Code Chapter 23.46.010 the following documents are required for processing a complete application. I have also supplemented the list additional support documents as may be needed for review by the Planning Department review process:

- 1) SUP Land Use Application
- 2) Project Narrative Letter
- 3) Letter of Authorization for Morrison Hershfield
- 4) Letter of Authorization from the Property Owner for Application Submittal
- 5) Zoning Drawings – Including a Site Plan
- 6) Title Report
- 7) Radius Map (300') and list of property ownership with corresponding numbers to the location of the listed owner/property on the Radius Map
- 8) SEPA Checklist
- 9) Noise Report
- 10) FAA Determination
- 11) EME (NIER) Report

Per the City of Richland - 2023 Land Use Fee Schedule, the SEPA Application for Threshold Determination is \$440.00 and for the Special Use Permit Fees of \$ 515.00. for a total of \$955.00. Once this amount is confirmed the fees will be paid immediately with a credit card (if accepted) or via other accepted form of payment.

We appreciate the opportunity to participate in the review process and hope that you find everything to be in order.

If there are any questions, I can be reached via cell phone at (206) 992-1684 or via email: lbradley@morrisonhershfield.com.

Best regards,

MORRISON HERSHFIELD

A handwritten signature in blue ink that reads "Leslie Bradley". The signature is written in a cursive style and is positioned above a horizontal line.

Leslie Bradley
Project Manager



MORRISON HERSHFIELD

March 27, 2023

Mr. Mike Stevens
City of Richland
Development Services Department
625 Sift Boulevard, MS-35
Richland, WA 99352

RE: City of Richland Plan Check Number: SUP2023-102-311 Van Giesen Street
Request for Additional Information

Dear Mr. Stevens:

Morrison Hershfield is pleased to provide the following responses to the itemized plan check corrections as provided from you in your correction letter received 3/22/2023.

As noted, we offer the following responses to your comments:

Jurisdiction Comments

1. Signed Copy of Letter of Authorization from Dish Wireless for 311 Van Giesen Street, Dish Wireless Site No: SEGEG00160B.

MH Response: *Please see the attached signed LOA by the LL. I had grabbed the unsigned version previously, I apologize.*

2. Please address 23.62.070

A. 1-4

B.

C. 1-6

MH Response: *Please see the noted responses to the Code Sections outlined above:*

A. Visual Impact.

1. Antennas may not extend more than 15 feet above their supporting structure, monopole, lattice tower, building or other structure.

LJB: As shown in the provided zoning Drawings, the proposed tower is 80' tall. There is a 3' lightning rod at the top of the pole but even with this, the site is well within the 15' limitation.

2. Site location and development shall preserve the preexisting character of the surrounding buildings, land uses, and zone district to the extent consistent with the function of the communications equipment. Wireless communications towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.

LJB: The proposed WCF is located in a commercial zone with some residential properties beyond to the north and the west. Placing this facility as proposed is preserving the character of the surrounding land uses that is consistent with the function of the communications equipment. Cell phones are used by a clear majority of people, so much so that they are typically replacing the traditional home phone. Cell phone usage is part of every single zone, whether you are out in your neighborhood shopping, eating out, washing your car or at home speaking with friends and family or connecting to the internet for entertainment. DISH Wireless will provide the opportunity for citizens to have another carrier option that will offer their services at a reasonable price and fast speeds for a great experience with connectivity.

3. Accessory equipment facilities used to house or contain wireless communications equipment should be located within buildings when possible. When they cannot be located in buildings, equipment shelters or cabinets, they shall be screened and landscaped.

LJB: The proposed ground equipment will be enclosed with a 6' cedar fence and a 5' landscape buffer in which twelve (12) – 6' arborvitae will be planted on the southern and eastern property line. Please see the Landscape Plan within the provided Zoning Drawings for greater detail.

4. All monopoles and lattice type facilities shall be screened with trees, shrubs and landscaping planted in sufficient depth to form an effective and actual sight barrier within five years. Said landscaping shall have a minimum mature height of eight feet.

LJB: The proposed landscaping around the compound will be installed at 6' in height and should achieve the 8' height within five (5) years. They will be strategically placed to for the desired barrier as required. Please see the attached Zoning Drawings for more information.

B. Noise. No equipment shall be operated so as to produce noise in levels above 45 dBa as measured from the nearest property line on which the attached wireless communications facility is located.

LJB: We have provided a Noise Report that evaluated the existing noise on the property along with the proposed noise levels of the equipment. Note, the baseline noise levels at the property line where the WCF is proposed is at 57 dBa and was taken when none of the three (3) commercial grade vacuum cleaners at the car wash were being used. With the WCF equipment installed, the proposed noise levels are anticipated to be at 65 dBa. Through the use of the 6' cedar fence and the 5' landscape barrier, it is determined that the noise levels at 5' from the property lines should not exceed the existing noise levels established as the baseline of 57 dBa.

C. Availability of Suitable Existing Towers or Other Structures. Applications for a special use permit shall reasonably demonstrate that alternatives such as lower structures that are permitted without a special

use permit or other existing support structures are not capable of accommodating the applicant's needs. Evidence and information shall be submitted to establish the following:

1. Permitted shorter support structures are not of sufficient height to meet the applicant's engineering requirements.

LJB: DISH evaluated several existing sites for collocation opportunities prior to determining the proposed location for the new WCF:

- a. Existing City of Richland Self Support Tower 1715 Stevens Drive – Structure is only 60' tall and rejected by DISH RF Engineers as it did not meet their coverage objectives.***
- b. Existing stealth flagpole at 1515 George Washington Way – this location was rejected by DISH RF as it is too narrow to accommodate two panel antennas per sector as required by DISH. Additionally, there appears to be two existing carriers at this site and it could not provide an acceptable rad center for the purposes of the coverage objectives.***
- c. Previous existing rooftop installation at the former "M Hotel" now rebranded as "The Franklin" as apartments currently being leased. Last year, the LL was approached for a collocation on their rooftop and they declined stating that they were removing all antennas from the building and would not place any WCF's on the building once it as remodeled. A call was recently placed to them and they confirmed that their position remains the same.***

2. No existing support structures are located within the geographic area required to meet the applicant's engineering requirements.

LJB: That is correct. Any existing sites located outside of those listed in Item #1, are too far from the proposed coverage area.

3. Existing support structures do not have sufficient structural strength to support the proposed antenna and related equipment.

LJB: Due to the existing sites not being tall enough to meet the coverage objectives, the existing facility locations were rejected for the reasons identified in Item #1.

4. The applicant's antenna would cause electromagnetic interference with antennas on the existing support structures, or the antenna on the existing support structures would cause interference with the applicant's proposed antenna.

LJB: It is very rare if at all, that there is interference with the existing carriers (or the existing antennas interfering with the DISH equipment) on an existing WCF.

5. The fees, costs, or contractual provisions required in order to share or adapt an existing support structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.

LJB: Since the existing facilities are too short, they would need to be completely dismantled and replaced with a new taller structure. And in the case of the existing stealth flagpole, it would likely need to be changed to a new type of structure in order to accommodate the required two (2) antennas per sector that is proposed by DISH for the current application. Costs to replace the existing facilities along with dismantling them and the displacement of the existing carriers for several weeks would be prohibitive in comparison to placement of a single new tower which is being designed to accommodate an additional carrier for future growth and minimize the need for additional WCF's.

6. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable. [Ord. 28-05 § 1.02; Ord. 44-15 § 1; Ord. 07-19 § 3].

LJB: Other existing structures beyond those discussed above, are simply too far from the proposed coverage area as identified in the application for the new structure proposed at 311 Van Giesen St.

We appreciate the opportunity to participate in the review process and hope that you find everything to be in order.

If there are any questions I can be reached at (206) 992-1684.

Best regards,

MORRISON HERSHFIELD

A handwritten signature in blue ink, reading "Leslie Bradley", written over a horizontal line.

Leslie Bradley
Project Manager



December 7, 2022

RE: DISH Wireless LLC Authorization of Morrison Hershfield

To Whom It May Concern:

Dish Wireless has engaged with Morrison Hershfield Corporation in the Pacific Northwest Market to provide Site Acquisition and Permitting Services for the densification launch of their Wireless Communication Facilities.

Their scope of work includes but is not limited to contact with potential Landlords and negotiating with the Landlords for terms of the Agreement(s) between the Landlord and Dish Wireless, LLC and on DISH's behalf; permitting processes including but not limited to Zoning and Land Use Permits as well as Building Permit processing and other permits related to the approval process for the proposed DISH Facilities. They may also be requested to continue processes commenced by the previous vendor Ryka Consulting. Should you be provided with a copy of this letter by personnel of Morrison Hershfield seeking information on leasing negotiations or permitting activities that are underway by the previous vendor, they have our express approval for reassignment of these tasks under their assigned representative for the project.

Should you have any questions, please feel free to reach out to me at your convenience. I can be reached at (425) 422-2700.

Sincerely,

A handwritten signature in blue ink that reads "Callie Bolton".

Callie Bolton

DISH WIRELESS, LLC



Callie Bolton
Senior Site Acquisition Specialist
Dish Wireless | Seattle
M: (425) 422-2700



LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

DISH Wireless Site No: SEGEG00160B

Property Address: 311 Van Giesen St, Richland, WA 99354

Deareld and Teresa Family Investments, Inc. ("Property Owner"), owns the real property described above ("Property") and hereby authorizes DISH Wireless and its representatives, to take all such actions necessary for the sole purpose of applying for and obtaining any building or land use applications, permits and approvals related to DISH Wireless's communications facilities on the Property consistent with the lease between the parties for the Site.

Authorized Signature of Property Owner:

Deareld D. Rich President

Print Name:

Deareld D. Rich

Signature:

1-9-23

Date:



LETTER OF AUTHORIZATION
APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

DISH Wireless Site No: SEGEG00160B

Property Address: 311 Van Giesen St, Richland, WA 99354

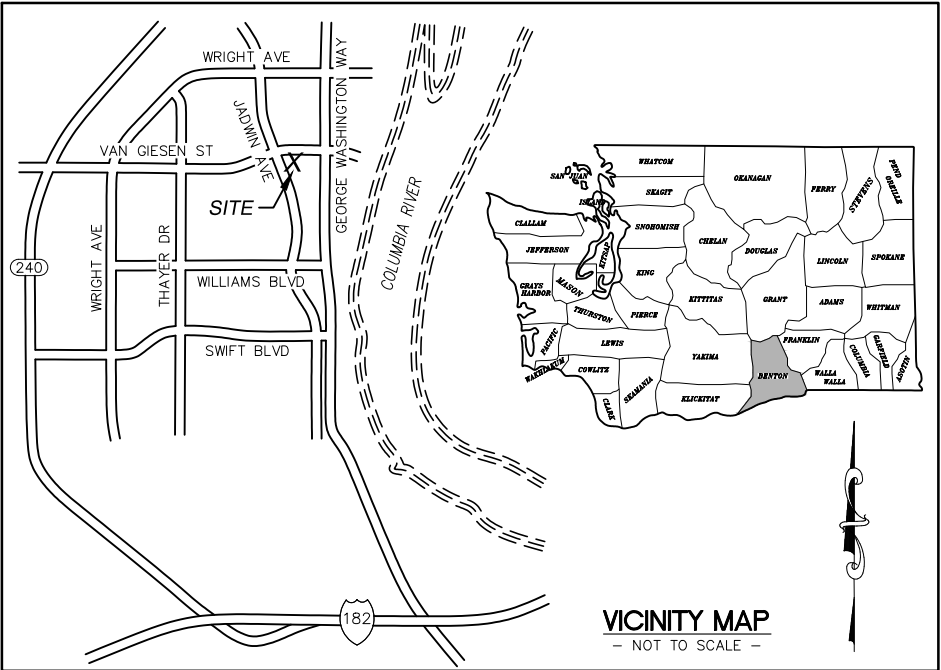
Deareld and Teresa Family Investments, Inc. ("Property Owner"), owns the real property described above ("Property") and hereby authorizes DISH Wireless and its representatives, to take all such actions necessary for the sole purpose of applying for and obtaining any building or land use applications, permits and approvals related to DISH Wireless's communications facilities on the Property consistent with the lease between the parties for the Site.

Authorized Signature of Property Owner:

Print Name:

Signature:

Date:



ALL THAT PORTION OF LOTS 4 AND 5, BLOCK 732, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLAT RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF SOUTHERLY BOUNDARY OF VAN GIESEN STREET AND EASTERLY BOUNDARY OF JADWIN AVENUE;

THENCE SOUTHERLY ALONG EASTERLY BOUNDARY OF JADWIN AVENUE A DISTANCE OF 167 FEET;

THENCE EASTERLY AT RIGHT ANGLES TO JADWIN AVENUE IN AN EASTERLY DIRECTION A DISTANCE OF 160 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTHERLY AT RIGHT ANGLES AND PARALLEL TO JADWIN AVENUE A DISTANCE OF 130 FEET MORE OR LESS TO A POINT ON SOUTHERLY BOUNDARY OF VAN GIESEN STREET;

THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 195 FEET;

THENCE SOUTHERLY AT RIGHT ANGLES TO VAN GIESEN STREET A DISTANCE OF 140 FEET;

THENCE WESTERLY AT RIGHT ANGLES AND PARALLEL TO VAN GIESEN STREET A DISTANCE OF 140 FEET;

THENCE NORTH TO THE TRUE POINT OF BEGINNING.

 CORRESPONDS WITH ITEM NUMBER IN 'SCHEDULE B' OF TITLE REPORT.

THE FOLLOWING EASEMENTS FROM THE REFERENCED TITLE REPORT CONTAIN SUFFICIENT INFORMATION TO BE DEPICTED ON THE PLAN. OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, MAY AFFECT THE PROPERTY, BUT LACK SUFFICIENT INFORMATION TO BE SHOWN.

 NONE OF RECORD.

1. TITLE INFORMATION PER TITLE REPORT PROVIDED BY PLM CORPORATE DATED OCTOBER 11, 2022
2. FIELD WORK CONDUCTED IN AUGUST 2022.
3. BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83/91).
4. UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
5. FEMA DESIGNATION: ZONE 'C' (AREA OF MINIMAL FLOOD HAZARD), FIRM MAP NUMBER 5355.330010E, EFFECTIVE DATE MARCH 1, 1984.

COORDINATE DATA AT PROPOSED TOWER LOCATION:
NAD 83/91
LAT - 46°17'38.33" N NAVD 88
LONG - 119°16'41.60" W ELEV= 362.1 FEET

LAT - 46.293980° N
LONG - 119.278222° W

BENCHMARK IS BASED ON
WSRN PUGET SOUND
REFERENCE NETWORK.

ELEVATION DERIVED USING GPS.
ACCURACY MEETS OR EXCEEDS
1A STANDARDS AS DEFINED ON
THE FAA ASAC INFORMATION
SHEET 91:003.

	SUBJECT BOUNDARY LINE		RIGHT-OF-WAY CENTERLINE
	RIGHT-OF-WAY LINE		ADJACENT BOUNDARY LINE
	SECTIONAL BREAKDOWN LINE		OVERHEAD POWER LINE
	BURIED POWER LINE		BURIED GAS LINE
	OVERHEAD TELEPHONE LINE		BURIED TELEPHONE LINE
	BURIED WATER LINE		BURIED SANITARY SEWER
	BURIED STORM DRAIN		DITCH LINE/FLOW LINE
	ROCK RETAINING WALL		VEGETATION LINE
	CHAIN LINK FENCE		WOOD FENCE
	BARBED WIRE/WIRE FENCE		TRANSFORMER
	FIRE HYDRANT		LIGHT STANDARD
	GATE VALVE		POWER VAULT
	WATER METER		UTILITY BOX
	FIRE STAND PIPE		UTILITY POLE
	IRRIGATION CONTROL		GUY ANCHOR
	CATCH BASIN, TYPE I		GAS VALVE
	CATCH BASIN, TYPE II		GAS METER
	SIGN		TELEPHONE VAULT
	BOLLARD		TEL. MANHOLE
	MAIL BOX		TEL. PEDESTAL
	SPOT ELEVATION		

NOTE:

1. ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.
2. ALL TOWER, TREE AND APPURTENANCE HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ± 0.5 FEET OR $\pm 1\%$ OF TOTAL HEIGHT, WHICHEVER IS GREATER.

DECIDUOUS TREE

AL=ALDER
MP=MAPLE
DS=DECIDUOUS
MA=MADRONA
OK=OAK
CH=CHERRY

EVERGREEN TREE

CE=CEDAR
DF=DOUGLAS FIR
HE=HEMLOCK
PI=PINE
EVG=EVERGREEN

NOTE:
TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS
REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS
WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL.
TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER
TREES AND VEGETATION MAY EXIST.

1. RECORD OF SURVEY PREPARED BY AHBIL,
RECORDED FEBRUARY 18, 2021, RECORDING
#2021-008122, RECORDS OF BENTON COUNTY,
WASHINGTON.
2. RECORD OF SURVEY PREPARED BY ROGERS
SURVEYING INC, RECORDED APRIL 12, 2007 IN
BOOK 1 OF SURVEYS, PAGE 3740, RECORDS OF
BENTON COUNTY, WASHINGTON.
3. RECORD OF SURVEY PREPARED BY DAVID EVANS
AND ASSOCIATES, RECORDED JUNE 7, 1984 IN
BOOK 1 OF SURVEYS, PAGE 890, RECORDS OF
BENTON COUNTY, WASHINGTON.

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

UNDERGROUND UTILITIES
EXIST IN THE AREA AND
UTILITY INFORMATION SHOWN
MAY BE INCOMPLETE. STATE
LAW REQUIRES THAT
CONTRACTOR CONTACT THE
ONE-CALL UTILITY LOCATE
SERVICE AT LEAST 48 HOURS
BEFORE STARTING ANY
CONSTRUCTION.



Know what's below.
Call before you dig.



CAMP+
ASSOCIATES



DUNCANSON
Company, Inc.

145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

SITE

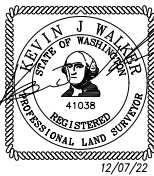
SEGE00160B
GUARDIAN ANGEL

311 VAN GIESEN ST
RICHLAND, WA 99354
BENTON COUNTY

THIS DRAWING WAS CREATED FOR THE
EXCLUSIVE USE OF THE CLIENT NAMED HEREON.
AND IS NOT TO BE USED IN WHOLE OR IN PART
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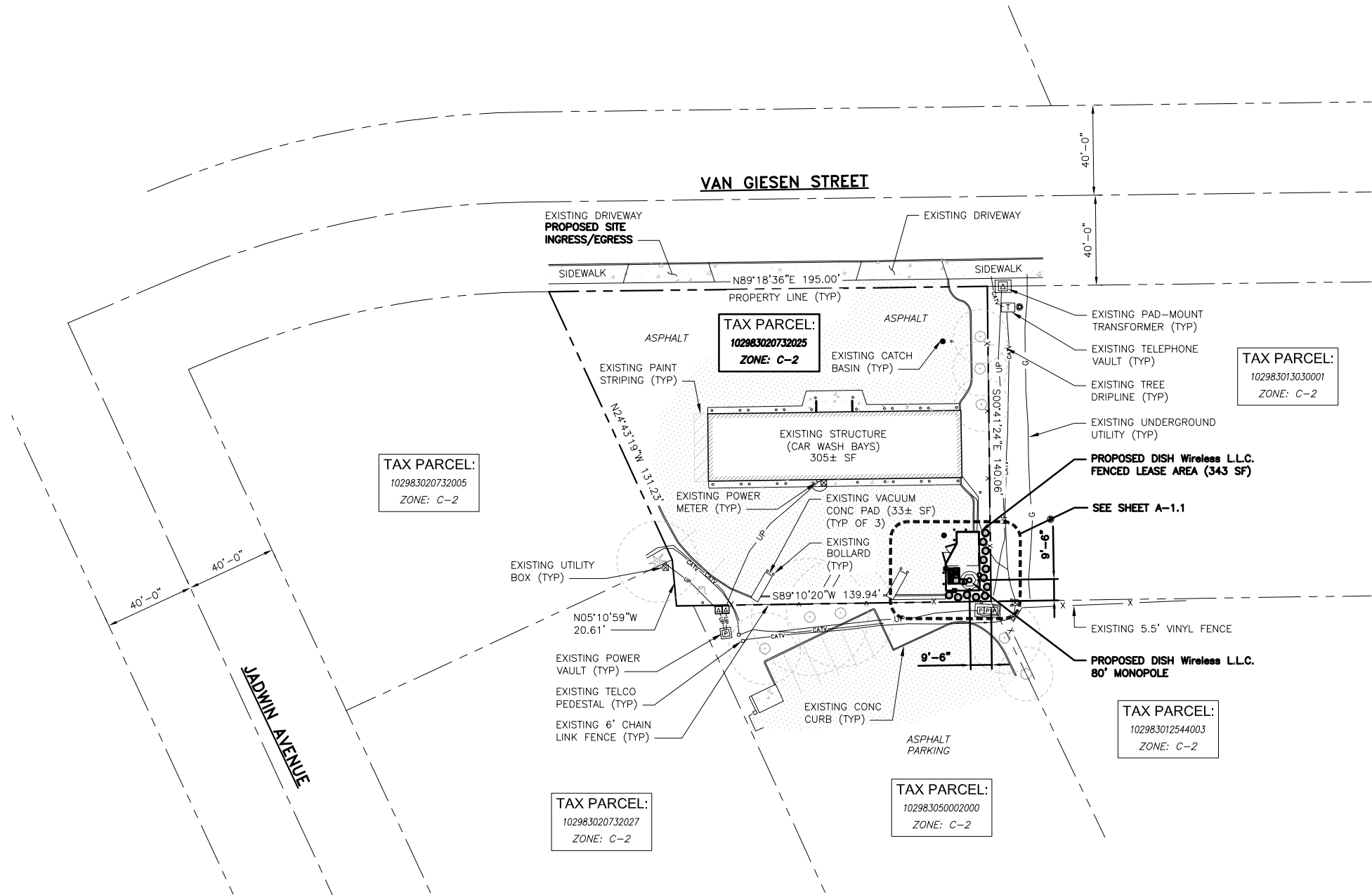
FLD. CREW:	CR/AH
FLD. BOOK:	595/26
DRAWN BY:	DAS
JOB #:	20135.074
DATE:	8/11/22

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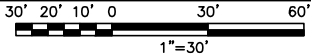
SHEET TITLE
EXISTING SITE SURVEY
SEC 2, TWP 9 N, RNG 28 E, WM

SHEET NUMBER

SV1



OVERALL SITE PLAN



NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.

LEGAL DESCRIPTION

PLAT OF RICHLAND BLOCK 732 PORTION OF LOTS 4 AND 5 DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 4 AND 5, BLOCK 732, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLL



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



MORRISON HERSHFIELD
600 STEWART STREET, SUITE 200
SEATTLE, WA 98101
Tel: 206.268.7370
www.morrisonhershfield.com

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
JA	RKL	RL

RFDS REV #: 1

ZONING DOCUMENTS

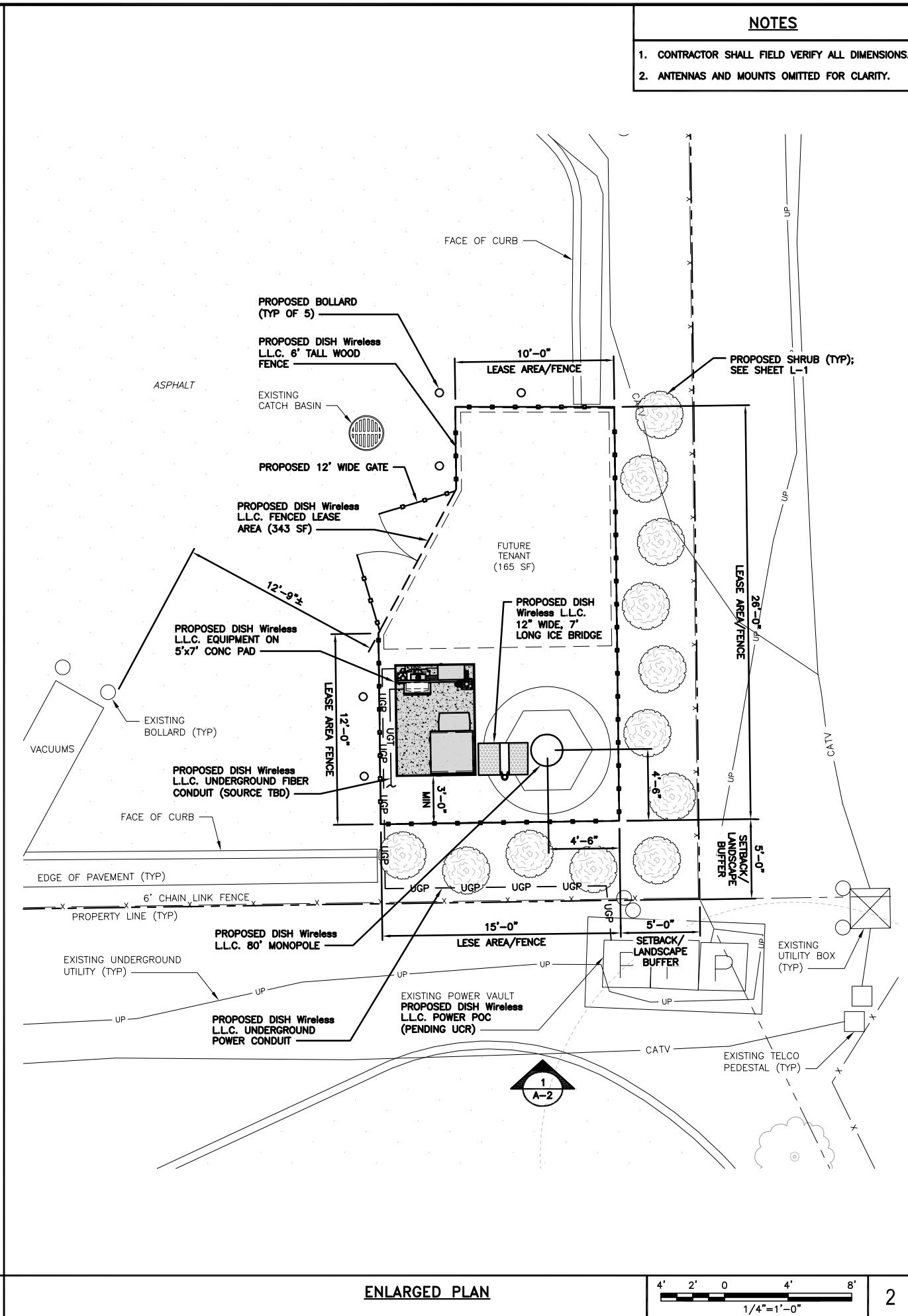
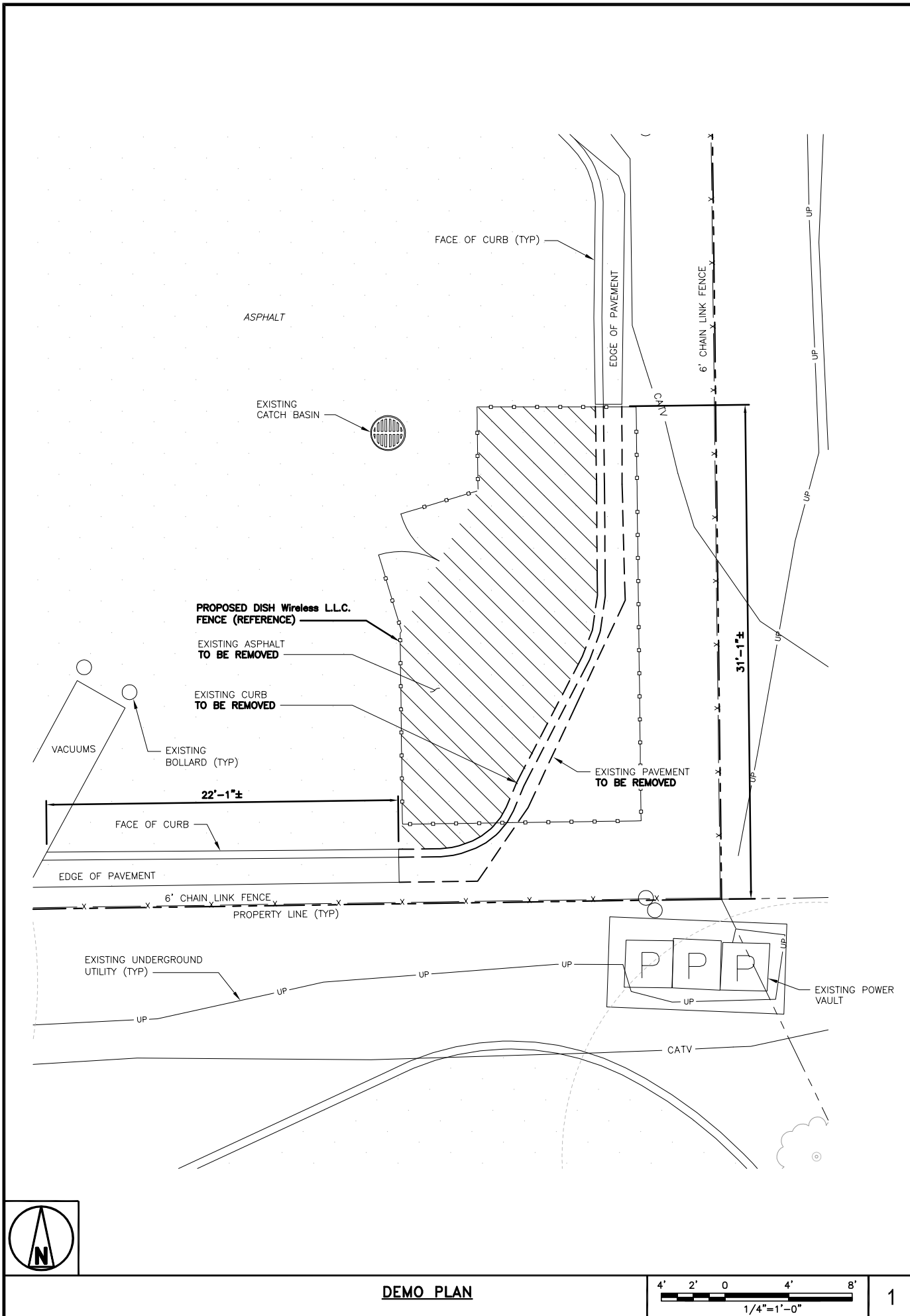
SUBMITTALS		
REV	DATE	DESCRIPTION
A	09/07/22	ISSUED FOR REVIEW
B	09/14/22	ISSUED FOR REVIEW
O	10/04/22	ISSUED FOR ZONING PERMIT
O	11/07/22	ISSUED FOR ZONING PERMIT
O	02/15/23	ISSUED FOR ZONING PERMIT

A&E PROJECT NUMBER
220404700

DISH Wireless L.L.C.
PROJECT INFORMATION
SEGE00160B
CAR WASH
311 VAN GIESEN ST
RICHLAND, WA 99354

SHEET TITLE
OVERALL
SITE PLAN

SHEET NUMBER
A-1



- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
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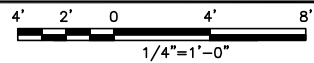
SHEET TITLE
**DEMO PLAN AND
ENLARGED PLAN**

SHEET NUMBER

A-1.1

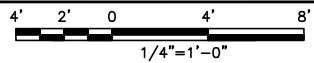


DEMO PLAN

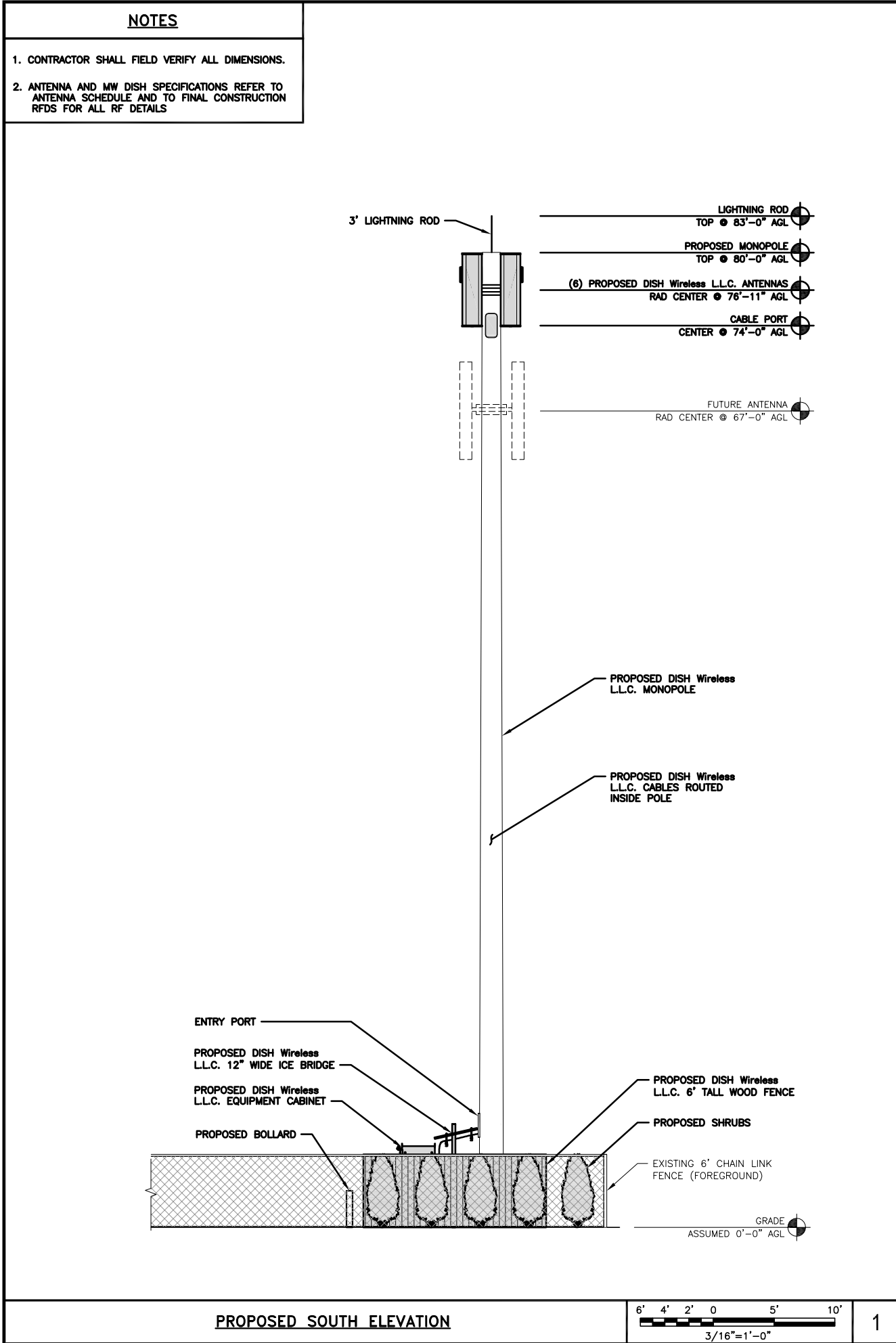


1

ENLARGED PLAN



2

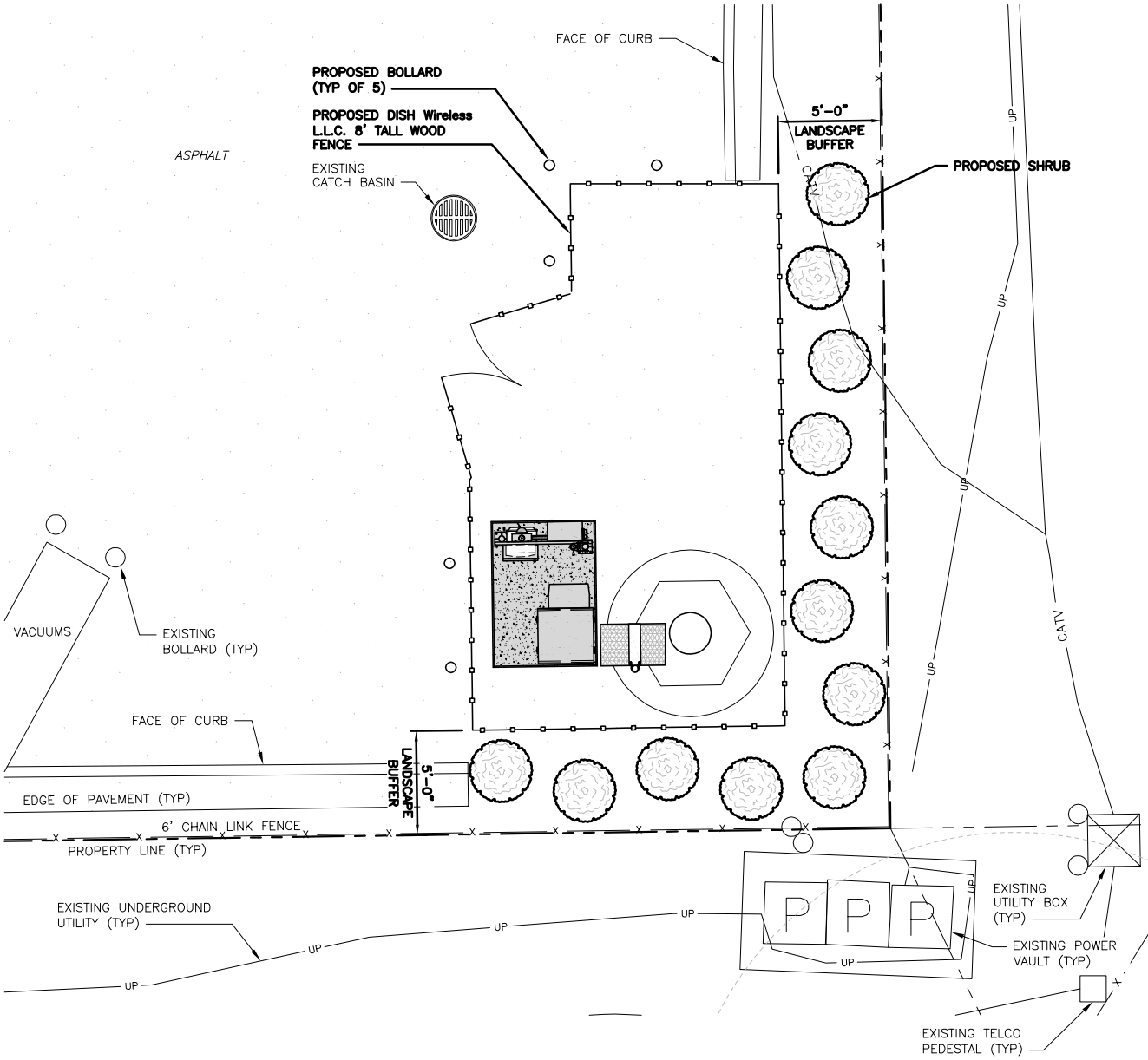


LANDSCAPE LEGEND				
COMMON NAME (SCIENTIFIC NAME)	TYPE	TOTAL COUNT	SPACING	SIZE & PLANTING (HT x WT)
 ARBORVITAE (THUJA OCCIDENTALIS)	TREE, SMALL TREE, SHRUB	12	4'-0" O.C. (MAX)	6'-0" H

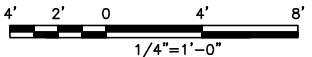
GENERAL PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF CONSTRUCTION MANAGER BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED WITH 2" MIN. OF MULCH IN ENTIRE PLANTING AREA AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
9. THE CONTRACTOR AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1)

- YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
 12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
 13. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
 14. STANDARDS SET FORTH IN AMERICAN ASSOCIATION OF NURSERYMEN (AAN) AS PUBLISHED BY "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
 15. UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO COUNTY ARBORIST APPROVAL.
 16. TREES TO BE A MINIMUM OF 10'-0" IN HEIGHT AND 3" CALIPER TRUNK AT TIME OF PLANTING.
 17. CONTRACTOR SHALL MAINTAIN TREE WATERING SCHEDULE UTILIZING WATER BAGS, IF TREES ARE PLANTED BETWEEN THE MONTHS OF JUNE & SEPTEMBER FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL REMOVE BAGS ONCE THEY ARE NO LONGER NEEDED.



LANDSCAPE PLAN



1



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LITTLETON, CO 80120



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DRAWN BY:	CHECKED BY:	APPROVED BY:
JA	RKL	RL

RFDS REV #: 1

ZONING
DOCUMENTS

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A&E PROJECT NUMBER
220404700

DISH Wireless L.L.C.
PROJECT INFORMATION
SEGE00160B
CAR WASH
311 VAN GIESEN ST
RICHLAND, WA 99354

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1



PLM CORPORATE

210 East 8th Street
Fort Worth, Texas 76102
t 817.717.3835 f 817.717.3836
purplelandmgmt.com

TITLE REPORT

CLIENT'S FILE NUMBER:	SEGEG00160B
ORIGINAL REQUEST DATE:	October 5, 2022
EFFECTIVE DATE	October 11, 2022
RECORDS REVIEWED:	October 19, 2001 through October 11, 2022

Customer Information

CUSTOMER NAME:	Dish Wireless L.L.C.
PROPERTY ADDRESS:	311 Van Giesen Street, Richland, Washington 99354
COUNTY:	Benton
STATE:	WA

Current Ownership			
Owner Name	Source Instrument	Legal Description	Parcel ID
Deareld and Teresa Family Investments, Inc., a Utah corporation	Deed 2022-024877		1-0298-302-0732-025

ALL that portion of lots 4 and 5, Block 732, Plat of Richland, according to the Plat thereof recorded in Volumes 6 and 7 of Plat Records of Benton County, Washington, described as follows: BEGINNING at the point of intersection of southerly boundary of Van Giesen Street and easterly boundary of Jadwin Avenue; THENCE southerly along easterly boundary of Jadwin Avenue a distance of 167 feet; THENCE easterly at right angles to Jadwin Avenue in an easterly direction a distance of 160 feet to the true point of beginning; THENCE northerly at right angles and parallel to Jadwin Avenue a distance of 130 feet more or less to a point on southerly boundary of Van Giesen Street; THENCE easterly along said southerly boundary a distance of 195 feet; THENCE southerly at right angles to Van Giesen Street a distance of 140 feet; THENCE westerly at right angles and parallel to Van Giesen Street a distance of 140 feet; THENCE north to the true point of BEGINNING.
--

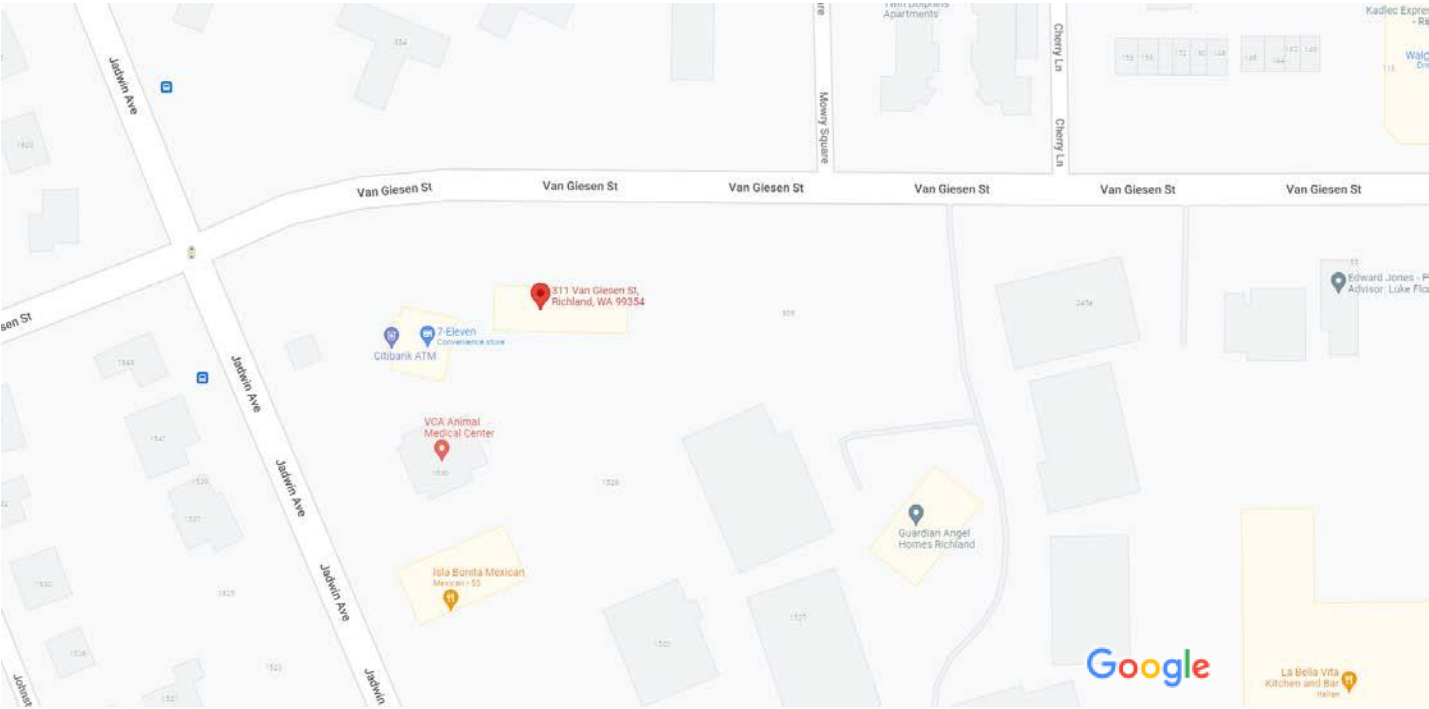
Mortgages and Deeds of Trust	
None of Record	
Recording Information:	-
PDF Page Reference:	-
Easements, Restriction(s), and Miscellaneous Items	

None of Record	
Recording Information:	-
PDF Page Reference:	-
Judgments and Liens	
None of Record	
Recording Information:	-
PDF Page Reference:	-
Tax Information	
Land:	\$226,740.00
Assessed Value:	\$384,250.00
Market Value:	\$384,250.00
Taxes Paid YTD:	In Full
Outstanding Taxes YTD:	\$0
Special Notes & General Comments	
General Comments:	

This Title Report is based upon a 20-year title check in the Official Records of Benton County, Washington for the purpose of securing information regarding the current surface owner for the above-mentioned parcel. The information included and the associated documents provided reflect only those documents found directly affecting the interests of the current surface owner.

Tara Kutner
Landman
PLM, L.L.C.
210 East 8th Street
Fort Worth, Texas 76102

Google Maps 311 Van Giesen St



Map data ©2022 Google 50 ft



311 Van Giesen St
Building

- Directions
- Save
- Nearby
- Send to phone
- Share

311 Van Giesen St, Richland, WA 99354

Photos



At this place

Van Giesen Car Wash

3.9 (44)

Gas station · Floor 1

Open 24 hours



El tacorriendo LLC

4.6 (10)

Fast food restaurant · Floor 1

Closed · Opens 7AM Thu



**Benton County Property Search**16126
311 VAN GIESEN STHI-TECH SELF STORAGE
4765 N 1100
W RIGHAM CITY, UT 84302Total Market Value
\$384,250**KEY INFORMATION**

Parcel # / Geo ID	102983020732025	Use Code	59 Retail - Other
Township	09	Section	02
Range	28	Legal Acres	1
Neighborhood	660100R	Subdivision / Section	1273
Land Size Acres	0.5383	Land Size Sq Foot	23450.00
Legal Description	PLAT OF RICHLAND BLOCK 732 PORTION OF LOTS 4 AND 5 DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 4 AND 5, BLOCK 732, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF SOUTHERLY BOUNDARY OF VAN GIESEN STREET AND EASTERLY BOUNDARY OF JADWIN AVENUE; THENCE SOUTHERLY ALONG EASTERLY BOUNDARY OF JADWIN AVENUE A DISTANCE OF 167 FEET; THENCE EASTERLY AT RIGHT ANGLES TO JADWIN AVENUE IN AN EASTERLY DIRECTION A DISTANCE OF 160 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES AND PARALLEL TO JADWIN AVENUE A DISTANCE OF 130 FEET MORE OR LESS TO A POINT ON SOUTHERLY BOUNDARY OF VAN GIESEN STREET; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 195 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO VAN GIESEN STREET A DISTANCE OF 140 FEET; THENCE WESTERLY AT RIGHT ANGLES AND PARALLEL TO VAN GIESEN STREET A DISTANCE OF 140 FEET; THENCE NORTH TO THE TRUE POINT OF BEGINNING.		
Taxing District	R1	Exemption	None

ASSESSMENT DETAILS

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$157,510
Land Homesite Value	\$0
Land Non-Homesite Value	\$226,740
Market Value	\$384,250
Assessed Value	\$384,250
Taxable Value	\$384,250

BUILDINGS DETAILS**RESIDENTIAL BUILDING (1)**

Living Area (sqft)	0
Condition	AV
Bedrooms	-
Bathrooms	-
Half Bathrooms	-
Foundation	-
Exterior Wall	-
Roof Covering	
HVAC	-
Fireplace	-

IMPROVEMENTS

TYPE	DESCRIPTION	CLASS	YEAR BUILT	AREA
ASPH	-	Avg	1992	15000.0
CWSLFSRV	CWSLFSRV C	Avg	1992	3390.0
Canopy	-	Avg	1992	102.0
VacDbI	-	Avg	1992	3.0

LAND

LAND TYPE	SOIL TYPE	AG USE	PRIMARY USE	LAND SIZE ACRES	LAND SIZE SQ FOOT
11	None	-	55	0.5383	23450.00

SALES

SALE DATE	SALE PRICE	DEED BOOK AND PAGE	DEED BOOK ID	DEED TYPE	GRANTOR	GRANTEE	EXCISE #
02/02/2021	\$600,000	-	2021-005961	SWD	-	HI-TECH SELF STORAGE	157241
11/23/2016	\$350,000	16K06875	2016-035739	SWD	-	STORY FAMILY ONE LLC	-
10/19/2001	\$410,000	01K05711	2001-032723	HDeed	-	VAN GIESEN STREET CAR WASH LLC	-
09/10/1991	\$65,000	199103897	-	HDeed	-	UNKNOWN	-
09/28/1983	\$0	19836630	-	HDeed	-	UNKNOWN	-
11/09/1966	\$22,500	1966	-	HDeed	-	UNKNOWN	-
07/15/1966	\$0	1966	-	HDeed	-	UNKNOWN	-

TAXING JURISDICTION

PID: 16126

 Owner: HI-TECH SELF STORAGE

 % Ownership: 100.0000000000

 Total Value: \$384,250

 Total Levy: \$4,204

LEVY CODE	DESCRIPTION	LEVY RATE	APPRAISED VALUE	TAXABLE VALUE	ESTIMATED TAX
RICH	RICHLAND	2.1615608745	\$384,250	\$384,250	\$830.58
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1678948044	\$384,250	\$384,250	\$64.51
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$384,250	\$384,250	\$9.61
CNYVET	COUNTY VETERANS	0.0112499998	\$384,250	\$384,250	\$4.32
COUNTY	COUNTY	0.9751636610	\$384,250	\$384,250	\$374.71
PORTBNT	PORT OF BENTON	0.2598107439	\$384,250	\$384,250	\$99.83
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0895039729	\$384,250	\$384,250	\$34.39
SD400	SCHOOL DIST 400 DEBT SERVICE	1.8371390432	\$384,250	\$384,250	\$705.92
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.3869600793	\$384,250	\$384,250	\$148.69
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3954671577	\$384,250	\$384,250	\$920.46
STATE	STATE SCHOOL	1.7092860795	\$384,250	\$384,250	\$656.79
STATE2	STATE SCHOOL PART 2	0.9208541793	\$384,250	\$384,250	\$353.84
Total		10.9398905956		Total	\$4,204

ROLL VALUE HISTORY

YEAR	IMPROVEMENTS	LAND MARKET	CURRENT USE	TOTAL APPRAISED	TAXABLE VALUE
2021	\$145,840	\$206,130	\$0	\$351,970	\$351,970
2020	\$145,840	\$206,130	\$0	\$351,970	\$351,970

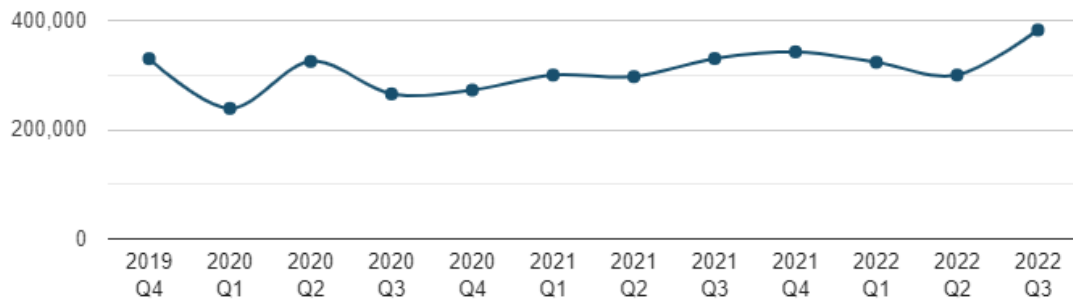
LINKED OWNERS

OWNER NAME	DESCRIPTION
No items to display	

PERMITS

ISSUE DATE	STATUS	DESCRIPTION	COMMENT	COMPLETE DATE
No items to display				

MEDIAN RESIDENTIAL HOUSE PRICE



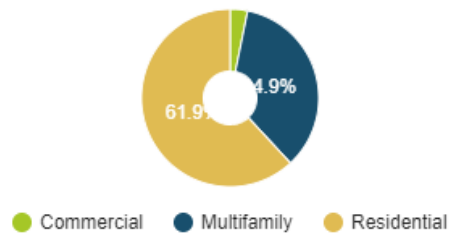
RESIDENTIAL ASSESSED VALUES

Low
\$7,520

Median
\$268,720

High
\$2,053,250

RES. SALES BY TYPE



RESIDENTIAL SALE PRICES

Biggest Sale
\$510,000

Average Home Price
\$337,000

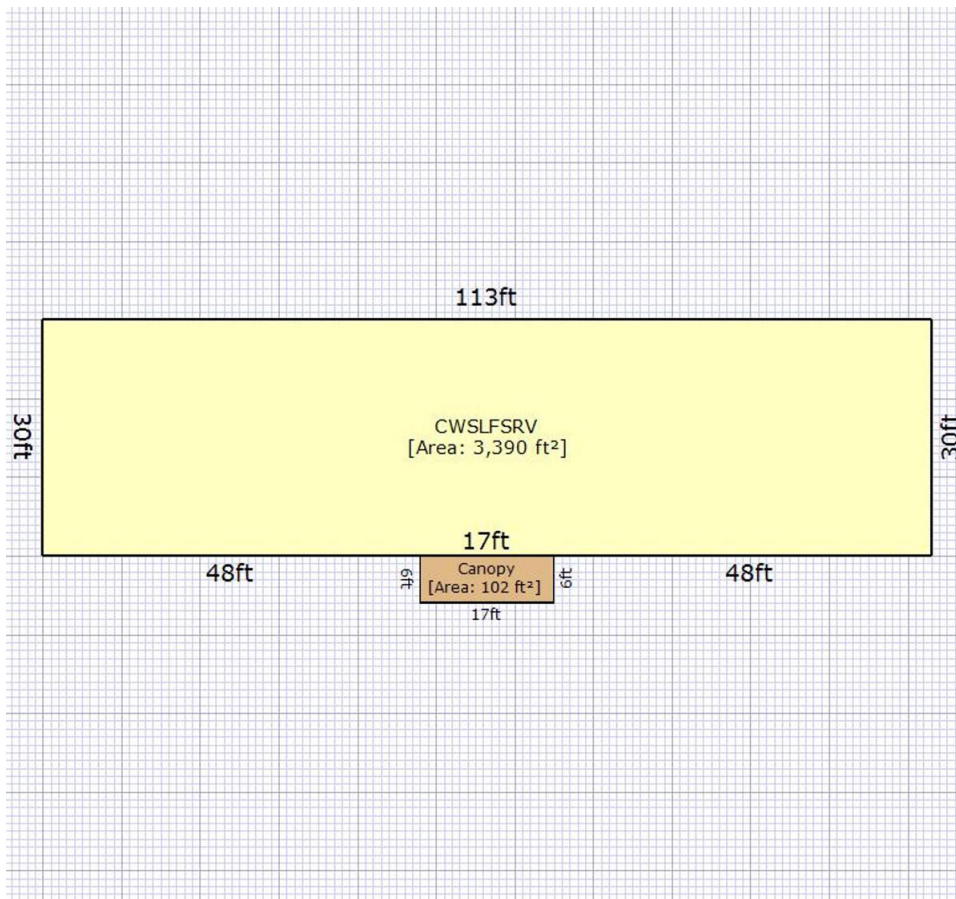
Lowest Sale
\$150,000





3/5/20, 1:40:30 PM

16126



Title Runsheet

NO.	INSTRUMENT TYPE	INSTRUMENT NUMBER	EFFECTIVE DATE	INSTRUMENT DATE	RECORDED DATE	GRANTOR	GRANTEE	CONVEYANCE	COMMENTS
1	Statutory Warranty Deed	2001-032723	10/18/2001	10/18/2001	10/19/2001	Bruce Schmidt and wife Connie Schmidt	Van Giesen Street Car Wash. LLC	GRANTS all right, title and interest in and to a portion of Lots 4 and 5, Block 732, Plat of Richland, Volume 6 and 7 of the Plat Records, Benton County, Washington.	
2	Statutory Warranty Deed	2016-035739	11/17/2016	11/17/2016	11/23/2016	Van Giesen Street Car Wash. LLC	Story Family One, LLC	GRANTS all right, title and interest in and to a portion of Lots 4 and 5, Block 732, Plat of Richland, Volume 6 and 7 of the Plat Records, Benton County, Washington.	
3	Statutory Warranty Deed	2021-005961	2/3/2021	2/3/2021	2/5/2021	Story Family One, LLC	Hi-Tech Self Storage	GRANTS all right, title and interest in and to a portion of Lots 4 and 5, Block 732, Plat of Richland, Volume 6 and 7 of the Plat Records, Benton County, Washington.	
4	Special Warranty Deed	2022-024877	7/13/2022	7/13/2022	7/27/2022	Hi-Tech Self Storage	Deareld and Teresa Family Investments, Inc.	GRANTS all right, title and interest in and to a portion of Lots 4 and 5, Block 732, Plat of Richland, Volume 6 and 7 of the Plat Records, Benton County, Washington.	



2001-032723
Page: 1 of 2
10/19/2001 12:24P
Benton County

EXCISE TAX PAID
\$ 7298.00
001901K05711

BENTON COUNTY WA

After recording return to:
VAN GIESEN STREET CAR WASH, LLC
215906 E. LOCUST PRSE
KENNEWICK WA 99337

89955KF/89955-BS

LPB-10

311 WEST VAN GEISEN

Tax Parcel No(s): 1-0298-302-0732-025

Abbreviated Legal: PTN L4 & 5, BLOCK 732, PLAT OF RCHLD

Full Legal on Page of document

Filed for record by CHICAGO TITLE INSURANCE COMPANY

STATUTORY WARRANTY DEED

THE GRANTOR BRUCE SCHMIDT, WHO ALSO APPEARS OF
RECORD AS BRUCE G. SCHMIDT AND CONNIE SCHMIDT, HUSBAND AND
WIFE

for and in consideration of Ten Dollars and Other Good and Valuable Consideration
in hand paid, conveys and warrants to VAN GIESEN STREET CAR WASH, LLC, A
WASHINGTON LIMITED LIABILITY COMPANY, the grantee

the following described real estate, situate in the County of BENTON, State of Washington:
SEE EXHIBIT "I" attached hereto and by reference incorporated herein

**SUBJECT TO: EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD**

Dated this OCTOBER 18, 2001

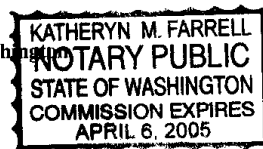
By Bruce Schmidt
BRUCE SCHMIDT

By Connie Schmidt
CONNIE SCHMIDT

STATE OF WASHINGTON
COUNTY OF BENTON

On this 14 day of OCTOBER 2001 before me, personally appeared BRUCE SCHMIDT to
me known to be the individual described in, and who executed the within instrument for HIMSELF and
also as the Attorney in Fact for CONNIE SCHMIDT and acknowledged to me that HE signed and
sealed the same as HIS own free and voluntary act and deed for HIMSELF, and also as HIS free and
voluntary act and deed as Attorney in Fact for said CONNIE SCHMIDT in the capacity and for the
uses and purposes therein mentioned, and that said principal is not deceased nor incompetent.
WITNESS my hand and official seal hereto affixed the day and year above written.

KATHERYN M FARRELL Notary Public in and for the State of Washington
Residing at RICHLAND My appointment expires: 4-6-05





2001-032723
Page: 2 of 2
10/19/2001 12:24P
Benton County

Order No.: 89955-BS

EXHIBIT "I"

That portion of Lots 4 and 5, Block 732, Plat of Richland, according to the Plat thereof recorded in Volumes 6 and 7 of Plats, records of Benton County, Washington, more particularly described as follows:

Beginning at the point of intersection of Southerly boundary of Van Giesen Street and Easterly boundary of Jadwin Avenue; thence Southerly along Easterly boundary of Jadwin Avenue a distance of 167 feet; thence at right angles to Jadwin Avenue in an Easterly direction a distance of 160 feet to the True Point of Beginning; thence at right angles in a Northerly direction and parallel to Jadwin Avenue a distance of 130 feet, more or less, to a point on Southerly boundary of Van Giesen Street; thence Easterly along Southerly boundary of Van Giesen Street a distance of 195 feet; thence South at right angles to Van Giesen Street a distance of 140 feet; thence at right angles and parallel to South boundary of Van Giesen Street a distance of 140 feet; thence North to the Point of Beginning.

BENTON COUNTY EXCISE TAX PAID
11/23/2016 16K06875 \$6,235.00 AAC

When recorded return to:

Story Family One, LLC
3250 W. Clearwater Ave Suite2
Kennewick, WA 99336

Filed for Record at Request of
Tri-City Title & Escrow LLC
Escrow Number: 16-19745-PS

TRI-CITY TITLE & ESCROW

\$74-

Statutory Warranty Deed

THE GRANTOR Van Giesen Street Car Wash, LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Story Family One, LLC, a Washington Corporation the following described real estate, situated in the County of Benton, State of Washington.

Abbreviated Legal:

Lot 4 And 5, Block 732, PLAT OF RICHLAND

Tax Parcel Number(s): 1-0298-302-0732-025

That portion of Lots 4 And 5, Block 732, **PLAT OF RICHLAND**, according to the Plat thereof recorded in Volume 6 And 7 of Plats, records of Benton County, Washington, more particularly described as follows;

BEGINNING AT THE POINT OF INTERSECTION OF SOUTHERLY BONDARY OF VAN GIESEN STREET AND EASTERLY BOUNDARY OF JADWIN AVENUE; THENCE SOUTHERLY ALONG EASTERLY BOUNDARY OF JADWIN AVENUE A DISTANCE OF 167 FEET; THENCE EASTERLY AT RIGHT ANGLES TO JADWIN AVENUE IN AN EASTERLY DIRECTION A DISTANCE OF 160 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES AND PARALLEL TO JADWIN AVENUE A DISTANCE OF 130 FEET MORE OR LESS TO A POINT ON SOUTHERLY BOUNDARY OF VAN GIESEN STREET; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 195 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO VAN GIESEN STREET A DISTANCE OF 140 FET; THENCE WESTERLY AT RIGHT ANGLES AND PARALLEL TO VAN GIESEN STREET A DISTANCE OF 140 FEET; THENCE NORTH TO THE TRUE POINT OF BEGINNING.

Dated November 17, 2016

Van Giesen Street Car Wash, LLC

By: Friedrich H. Briggs, Managing Member

STATE OF WASHINGTON }
COUNTY OF Benton } SS:

I certify that I know or have satisfactory evidence that Frielah H. Briggs
is/are the person(s) who appeared before
me, and said person(s) acknowledge that SHE signed this instrument, on oath stated SHE
is/are authorized to execute the instrument and acknowledge that as the
Managing Member of Van Giesen Street Car Wash, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-23-16

Patricia A. Sweetwood
Notary Public in and for the State of Washington
Residing at Pasco
My appointment expires: 11-15-18

PATRICIA A. SWEETWOOD
State of Washington
NOTARY PUBLIC
Commission Expires
NOVEMBER 15, 2018

When recorded return to:

Hi-Tech Self Storage, a Utah Corporation
4765 N 1100
W Righam City, UT 84302

157241 - \$9,785.00 - VB - 02/05/2021 - Benton County

BENTON FRANKLIN TITLE CO.
STATUTORY WARRANTY DEED

BF12435

The Grantor, **Story Family One, LLC, a Washington Corporation**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand pays, conveys, and warrants to **Hi-Tech Self Storage, a Utah Corporation,**

the following described real estate, situated in the County of Benton, State of Washington:

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: **PTN OF LOTS 4 & 5, BLK 732, PLAT OF RICHLAND**

Tax Parcel Numbers(s): **1-0298-302-0732-025**

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **February 02, 2021**

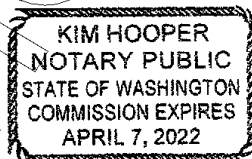
Story Family One, LLC

By: 
Timothy Story

STATE OF **Washington** } ss.
COUNTY OF **Benton**

I certify that I know or have satisfactory evidence that **Timothy Story** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **Member of Story Family One, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: **2/3/2021**

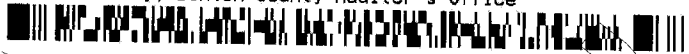



Kim Hooper
Notary Public in and for the State of Washington
Residing at **Pasco**
My appointment expires: **4/7/2022**

EXHIBIT "A"

THAT PORTION OF LOTS 4 AND 5, BLOCK 732, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF SOUTHERLY BOUNDARY OF VAN GIESEN STREET AND EASTERLY BOUNDARY OF JADWIN AVENUE;
THENCE SOUTHERLY ALONG EASTERLY BOUNDARY OF JADWIN AVENUE A DISTANCE OF 167 FEET;
THENCE EASTERLY AT RIGHT ANGLES TO JADWIN AVENUE IN AN EASTERLY DIRECTION A DISTANCE OF 160 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTHERLY AT RIGHT ANGLES AND PARALLEL TO JADWIN AVENUE A DISTANCE OF 130 FEET MORE OR LESS TO A POINT ON SOUTHERLY BOUNDARY OF VAN GIESEN STREET;
THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 195 FEET;
THENCE SOUTHERLY AT RIGHT ANGLES TO VAN GIESEN STREET A DISTANCE OF 140 FEET;
THENCE WESTERLY AT RIGHT ANGLES AND PARALLEL TO VAN GIESEN STREET A DISTANCE OF 140 FEET;
THENCE NORTH TO THE TRUE POINT OF BEGINNING.



Mail Recorded Deed and Tax Notice To:
Deareld and Teresa Family Investments, Inc.
4765 North 1100 West
Brigham City, UT 84302

170828
BENTON CO TREASURER
\$10.00
JUL 27 2022
EXCISE TAX PAID

SPECIAL WARRANTY DEED

The Grantor, **Hi-Tech Self Storage, Inc., a Utah Corporation**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand pays, conveys and warrants to **Deareld and Teresa Family Investments, Inc., a Utah Corporation.**

the following described real estate, situated in the County of Benton, State of Washington

SEE ATTACHED EXHIBIT "A"

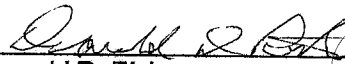
Abbreviated Legal: **PTN OF LOTS 4 & 5, BLK 732, PLAT OF RICHLAND**

Tax Parcel Number(s): **1-0298-302-0732-025**

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated this 13 day of July, 2022.

Hi-Tech Self Storage, Inc., a Utah corporation

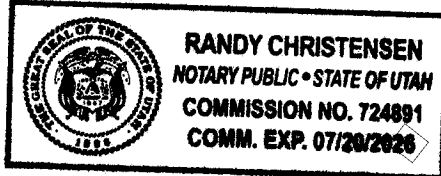

Deareld D. Rich
President

STATE OF UTAH

COUNTY OF Box Elder

On 13 day of July, 2022, before me, personally appeared Deareld D. Rich, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Hi-Tech Self Storage, Inc., a Utah corporation.


Notary Public





**U.S. TITLE
SOLUTIONS**

100 Corporate Drive, Suite 305, Lebanon, NJ 08833

Phone (908) 849-3011 Fax (908) 849-7981

www.ustitlesolutions.com

REPORT OF TITLE

Property Proximity Report

U.S. Title Solutions File No. UST74530

Reference No. JN 220404700

Site Name: SEGEG00160B Carwash

Prepared For: Morrison Hershfield Corporation
600 Stewart Street, Suite 200
Seattle, WA 98101

Premises: 311 Van Giesen Street, Richland, WA 99354

Parcel: 102983020732025

County: Benton

REPORT POWERED BY LAND-IT™

This Report of Title is for informational purposes only. It is not a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, or any form of title insurance. This report is issued exclusively for the benefit of the applicant therefore, and may not be relied upon by any other person. The liability of U.S. Title Solutions is limited to the amount of the fee paid therefore.

U.S. TITLE SOLUTIONS
File No. UST74530 Reference No. JN 220404700

REPORT OF TITLE
SCHEDULE - I

1. **DATE OF REPORT :** March 14, 2023
2. **SCOPE OF SEARCH:** Beginning and extending through **March 01, 2023**, a search of the land records for the jurisdiction where the property is located was conducted and we have reported what was found regarding taxes; deeds; mortgages; easements and right of ways; covenants and restrictions; judgments; liens and UCCs; and other matters commonly recorded or filed in the County records.
3. **THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS:**

Fee Simple
4. **TITLE TO SAID ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS AT THE EFFECTIVE DATE HEREOF VESTED IN:**

Deareld and Teresa Family Investments, Inc., a Utah Corporation
5. **SOURCE OF TITLE :**

Special Warranty Deed made by Hi-Tech Self Storage, Inc., a Utah corporation, **Dated** October 14, 2022, **Recorded** October 26, 2022, in [Instrument No: 2022-033988](#).
6. **PROPERTY IS IDENTIFIED AS FOLLOWS :**

Parcel ID : [102983020732025](#)
Tax Year : 2023
Status : Open
Amount : \$3,831.85
Note : Taxes for 2022 are paid.
7. **THE LAND REFERRED TO IN THIS REPORT IS SET FORTH ON SCHEDULE - II ATTACHED HERETO**

U.S. TITLE SOLUTIONS
File No. UST74530 Reference No. JN 220404700

REPORT OF TITLE
SCHEDULE - II

(LEGAL DESCRIPTION)

Parcel# 1-0298-302-0732-025

PLAT OF RICHLAND BLOCK 732 PORTION OF LOTS 4 AND 5 DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 4 AND 5, BLOCK 732, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF SOUTHERLY BOUNDARY OF VAN GIESEN STREET AND EASTERLY BOUNDARY OF JADWIN AVENUE; THENCE SOUTHERLY ALONG EASTERLY BOUNDARY OF JADWIN AVENUE A DISTANCE OF 167 FEET; THENCE EASTERLY AT RIGHT ANGLES TO JADWIN AVENUE IN AN EASTERLY DIRECTION A DISTANCE OF 160 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES AND PARALLEL TO JADWIN AVENUE A DISTANCE OF 130 FEET MORE OR LESS TO A POINT ON SOUTHERLY BOUNDARY OF VAN GIESEN STREET; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 195 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO VAN GIESEN STREET A DISTANCE OF 140 FEET; THENCE WESTERLY AT RIGHT ANGLES AND PARALLEL TO VAN GIESEN STREET A DISTANCE OF 140 FEET; THENCE NORTH TO THE TRUE POINT OF BEGINNING.

REPORT OF TITLE
SCHEDULE - III

The items set forth herein are intended to provide you with notice of matters affecting title to the land described in Schedule - II of this Report. Any statement of facts or matters which an accurate survey of the land would disclose, rights of tenants or parties in possession under unrecorded leases and easements or claims of easements not shown by the public record are not included in this report. No liability is assumed for items not indexed or mis-indexed in the County Records.

1. MORTGAGES, DEEDS OF TRUST AND UCCs

None found within period searched.

2. JUDGMENTS AND LIENS

None found within period searched.

3. COVENANTS AND RESTRICTIONS

None found within period searched.

4. EASEMENTS AND RIGHTS OF WAY

None found within period searched.

5. OTHER RECORDED DOCUMENTS

None found within period searched.

6. OTHER UNRECORDED DOCUMENTS

6.1 [Aerial Map Showing Parcel Numbers](#)

Notes: The numbers on this map correspond with the numbers on the list of properties located within 300 feet.

6.2 [Aerial Map Showing Radiuses](#)

Notes: Shows an approximate 300 foot radius from each of the four corners of the subject property.

6.3 [Property Detail Report](#)

Notes: Property Card for the subject parcel, aka Parcel 102983020732025

REPORT OF TITLE
SCHEDULE - III

6.4 [*List of Properties Within 300 Feet*](#)

Notes: Please see attached list of 18 parcels that are within 300 feet of the subject parcel. A property card, tax card, and GIS Map has been included for each parcel.

U.S. TITLE SOLUTIONS
File No. UST74530 Reference No. JN 220404700

REPORT OF TITLE
SCHEDULE - V

(OWNERSHIP HISTORY)

1. Special Warranty Deed made by Hi-Tech Self Storage, Inc., a Utah corporation to Deareld and Teresa Family Investments, Inc., a Utah Corporation, **Dated** October 14, 2022, **Recorded** October 26, 2022, in [*Instrument No: 2022-033988*](#).

Property Detail Report

311 Van Giesen St, Richland, WA 99354

APN: 102983020732025

Benton County Data as of: 03/01/2023

Owner Information

Owner Name: Deareld And Teresa Family Investments Inc
Vesting: Corporation
Mailing Address:

Occupancy: Unknown

Location Information

Legal Description: Plat Of Richland Block 732 Portion Of Lots 4 And 5 Described As Follows: That Portion Of Lots 4 And 5, Block 732, Plat Of Richland, According To The Plat Thereof Recorded In Volumes 6 And 7 Of Plats, Records Of Benton County, Washington, Described As Foll
County: Benton, WA
APN: 102983020732025
Munic / Twnshp: Richland
Subdivision: Jefferson Elementa...
Neighborhood: Middle School:
Elementary School: Chief Joseph Middl...
Latitude: 46.29416
Longitude: -119.27848
Alternate APN: 16126
Twnshp-Rng-Sec: Tract #:
School District: Richland School District
Census Tract / Block: 010201 / 1017
Legal Lot / Block: 4, 5 / 732
Legal Book / Page:
High School: Richland High Scho...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 10/14/2022 / 10/25/2022
Buyer Name: Deareld And Teresa Family Inve
Price: \$698,039 / \$206
Seller Name: Hi-Tech Self Storage Inc
Transfer Doc #: 2022.33988
Deed Type: Special Warranty Deed

Last Market Sale

Sale / Rec Date: 02/02/2021 / 02/05/2021
Multi / Split Sale:
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name: Story Family One LLC
Lender:
Sale Price / Type: \$698,039 / \$206
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type: General Warranty Deed
New Construction:
1st Mtg Doc #: N/A
Sale Doc #: 2021.5961
Title Company: Benton Franklin Ti...

Prior Sale Information

Sale / Rec Date: 11/17/2016 / 11/23/2016
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type: \$350,000 /
1st Mtg Rate / Type:
Prior Deed Type: General Warranty Deed
Prior Sale Doc #: 2016.35739

Property Characteristics

Gross Living Area: 3,390 Sq. Ft.
Living Area: 3,390 Sq. Ft.
Total Adj. Area:
Above Grade: 3,390 Sq. Ft.
Basement Area:
Style: Rectangular Design
Foundation: Masonry
Quality: Average
Condition: Average
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating: Heated
Exterior Wall: Frame/Masonry
Construction Type: Masonry
Year Built / Eff: 1992
Stories: 1
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Retail Trade
State Use:
County Use: 59 - Other Retail Trade
Site Influence:
Flood Zone Code:
Community Name:
Lot Area: 23,448 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 0.538
Flood Map #:
Flood Panel #:
Zoning:
of Buildings: 1
Res / Comm Units:
Water / Sewer Type:
Flood Map Date:
Inside SFHA: Unknown

Tax Information

Assessed Year: 2022
Tax Year: 2022
Tax Area: R1
Property Tax: \$3,891.04
Assessed Value: \$384,250
Land Value: \$226,740
Improvement Value: \$157,510
Improved %: 40.99%
Market Total Value: \$384,250
Market Land Value: \$226,740
Market Imprv Value: \$157,510
Market Imprv %: 40.99%

Exemption:

Delinquent Year:

Benton County Property Search

Property

Account

Property ID:	16126	Abbreviated Legal Description:	PLAT OF RICHLAND BLOCK 732 PORTION OF LOTS 4 AND 5 DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 4 AND 5, BLOCK 732, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF SOUTHERLY BOUNDARY OF VAN GIESEN STREET AND EASTERLY BOUNDARY OF JADWIN AVENUE; THENCE SOUTHERLY ALONG EASTERLY BOUNDARY OF JADWIN AVENUE A DISTANCE OF 167 FEET; THENCE EASTERLY AT RIGHT ANGLES TO JADWIN AVENUE IN AN EASTERLY DIRECTION A DISTANCE OF 160 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES AND PARALLEL TO JADWIN AVENUE A DISTANCE OF 130 FEET MORE OR LESS TO A POINT ON SOUTHERLY BOUNDARY OF VAN GIESEN STREET; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 195 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO VAN GIESEN STREET A DISTANCE OF 140 FEET; THENCE WESTERLY AT RIGHT ANGLES AND PARALLEL TO VAN GIESEN STREET A DISTANCE OF 140 FEET; THENCE NORTH TO THE TRUE POINT OF BEGINNING.
Parcel # / Geo ID:	102983020732025	Agent Code:	
Type:	Real		
Tax Area:	R1 - R1	Land Use Code	59
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	09	Section:	02
Range:	28	Legal Acres:	0.5383

Location

Address:	311 VAN GIESEN ST RICHLAND, WA 99354	Mapsc0:	
Neighborhood:	Richland Retail	Map ID:	
Neighborhood CD:	660100R		

Owner

Name:	DEARELD AND TERESA FAMILY INVESTMENTS INC	Owner ID:	464834
Mailing Address:	535 LODI LP RICHLAND, WA 99352	% Ownership:	100.000000000000%
		Exemptions:	

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 5168 (First Half/Next)	\$1894.10	\$21.86	\$0.00	\$0.00	\$1915.96
2023 - 5168 (Balance)	\$3788.14	\$43.71	\$0.00	\$0.00	\$3831.85

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 02/17/2023

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	5168	\$1915.96	\$1915.89	\$0.00	\$0.00	\$0.00	\$3831.85
▶ Statement Details							
2022	5174	\$1945.56	\$1945.48	\$0.00	\$0.00	\$3891.04	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$157,510
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$226,740
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0

(=) Market Value:	=	\$384,250
(-) Productivity Loss:	-	\$0

(=) Subtotal:	=	\$384,250
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$384,250

(=) Total Appraised Value:	=	\$384,250
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0

(=) Taxable Value:	=	\$384,250

Taxing Jurisdiction

Owner: DEARELD AND TERESA FAMILY INVESTMENTS INC

% Ownership: 100.0000000000%

Total Value: \$384,250

Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
RICH	RICHLAND	2.0181047376	\$384,250	\$384,250	\$775.46
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$384,250	\$384,250	\$59.65
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$384,250	\$384,250	\$9.61
CNYVET	COUNTY VETERANS	0.0112499999	\$384,250	\$384,250	\$4.32
COUNTY	COUNTY	0.9007089219	\$384,250	\$384,250	\$346.10
PORTBNT	PORT OF BENTON	0.3316790761	\$384,250	\$384,250	\$127.45
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$384,250	\$384,250	\$0.00
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$384,250	\$384,250	\$546.13
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$384,250	\$384,250	\$180.67
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$384,250	\$384,250	\$903.36
STATE	STATE SCHOOL	1.4169238836	\$384,250	\$384,250	\$544.45
STATE2	STATE SCHOOL PART 2	0.7571640106	\$384,250	\$384,250	\$290.94
Total Tax Rate:		9.8585213872			
Taxes w/Current Exemptions:					\$3,788.14
Taxes w/o Exemptions:					\$3,788.14

Improvement / Building

Improvement #1: Commercial State Code: 459 3390.0 sqft Value: \$130,290

COMM Framing Class: Class C - Masonry COMM HVAC: No HVAC

COMM Shape: Rectangular

Type	Description	Class CD	Sub Class CD	Year Built	Area
→ CWSLF SRV	Car Wash, Self-Serve 434	Avg		1992	3390.0
→ Canopy	Canopy	Avg		1992	102.0

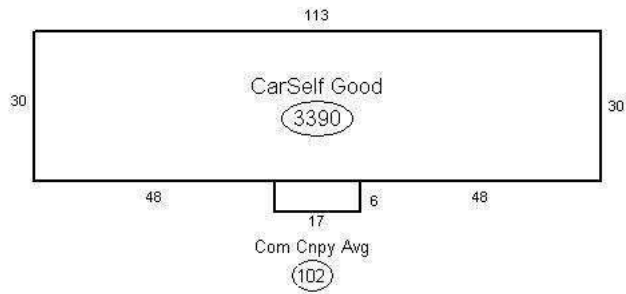
Improvement #2: Commercial State Code: 459 0.0 sqft Value: \$27,220

Type	Description	Class CD	Sub Class CD	Year Built	Area
→ ASPH	Asphalt	Avg		1992	15000.0
→ VacDbI	Vacuum Island - Double	Avg		1992	3.0

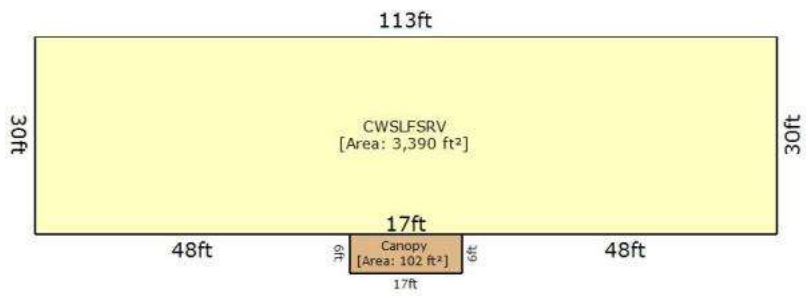
Property Image

This property contains TIFF images. Click on the button(s) to download the full image (which may contain multiple pages).





03 04 05



157241 - 89.780.00 - VB - 020902021 - Berks County

Revenue **REAL ESTATE EXCISE TAX AFFIDAVIT** (REV. 01-01-2010) (REV. 01-01-2010)

THIS AFFIDAVIT IS TO BE FILED WITH THE COUNTY CLERK OF THE COUNTY OF BERKS, PENNSYLVANIA, AT THE TIME OF THE RECORDING OF THE INSTRUMENT TO WHICH IT RELATES.

1. Instrument Information:

1.1 Instrument Number: **157241**

1.2 Date of Recording: **02/09/2021**

1.3 Date of Conveyance: **02/09/2021**

1.4 Date of Excise Tax Payment: **02/09/2021**

2. Parties:

2.1 Grantor: **BERKS COUNTY, PENNSYLVANIA**

2.2 Grantee: **BERKS COUNTY, PENNSYLVANIA**

3. Property:

3.1 Address: **157241**

3.2 Legal Description: **157241**

4. Excise Tax:

4.1 Amount of Excise Tax: **157241**

4.2 Amount of Excise Tax Paid: **157241**

5. Signature:

5.1 Signature of Grantor: **BERKS COUNTY, PENNSYLVANIA**

5.2 Signature of Grantee: **BERKS COUNTY, PENNSYLVANIA**

6. Notary Public:

6.1 Name: **BERKS COUNTY, PENNSYLVANIA**

6.2 Commission Expires: **02/09/2021**

7. Declaration:

7.1 I, the undersigned, being a duly qualified Notary Public for the County of Berks, Pennsylvania, do hereby certify that the foregoing is a true and correct copy of the instrument to which it relates, as the same appears from the records of the County of Berks, Pennsylvania.

7.2 I, the undersigned, being a duly qualified Notary Public for the County of Berks, Pennsylvania, do hereby certify that the foregoing is a true and correct copy of the instrument to which it relates, as the same appears from the records of the County of Berks, Pennsylvania.

Revenue **Real Estate Excise Tax Affidavit** (REV. 01-01-2010) (REV. 01-01-2010)

THIS AFFIDAVIT IS TO BE FILED WITH THE COUNTY CLERK OF THE COUNTY OF BERKS, PENNSYLVANIA, AT THE TIME OF THE RECORDING OF THE INSTRUMENT TO WHICH IT RELATES.

1. Instrument Information:

1.1 Instrument Number: **157241**

1.2 Date of Recording: **02/09/2021**

1.3 Date of Conveyance: **02/09/2021**

1.4 Date of Excise Tax Payment: **02/09/2021**

2. Parties:

2.1 Grantor: **BERKS COUNTY, PENNSYLVANIA**

2.2 Grantee: **BERKS COUNTY, PENNSYLVANIA**

3. Property:

3.1 Address: **157241**

3.2 Legal Description: **157241**

4. Excise Tax:

4.1 Amount of Excise Tax: **157241**

4.2 Amount of Excise Tax Paid: **157241**

5. Signature:

5.1 Signature of Grantor: **BERKS COUNTY, PENNSYLVANIA**

5.2 Signature of Grantee: **BERKS COUNTY, PENNSYLVANIA**

6. Notary Public:

6.1 Name: **BERKS COUNTY, PENNSYLVANIA**

6.2 Commission Expires: **02/09/2021**

7. Declaration:

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Revenue **Real Estate Excise Tax Affidavit** (REV. 01-01-2010) (REV. 01-01-2010)

THIS AFFIDAVIT IS TO BE FILED WITH THE COUNTY CLERK OF THE COUNTY OF BERKS, PENNSYLVANIA, AT THE TIME OF THE RECORDING OF THE INSTRUMENT TO WHICH IT RELATES.

1. Instrument Information:

1.1 Instrument Number: **157241**

1.2 Date of Recording: **02/09/2021**

1.3 Date of Conveyance: **02/09/2021**

1.4 Date of Excise Tax Payment: **02/09/2021**

2. Parties:

2.1 Grantor: **BERKS COUNTY, PENNSYLVANIA**

2.2 Grantee: **BERKS COUNTY, PENNSYLVANIA**

3. Property:

3.1 Address: **157241**

3.2 Legal Description: **157241**

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4.1 Amount of Excise Tax: **157241**

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Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	11	Primary Commercial/Indust Land	0.5383	23450.00	0.00	0.00	1.00	\$226,740	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$157,510	\$226,740	\$0	\$384,250	\$384,250
2021	\$145,840	\$206,130	\$0	\$351,970	\$351,970

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
1	10/14/2022	SPWD	Special Warranty Deed	HI-TECH SELF STORAGE	DEARELD AND TERESA FAMILY INVESTMENTS INC	2022-033988	
2	07/13/2022	SPWD	Special Warranty Deed	HI-TECH SELF STORAGE	DEARELD AND TERESA FAMILY INVESTMENTS INC	2022-024877	
3	02/02/2021	SWD	Statutory Warranty Deed	STORY FAMILY ONE LLC	HI-TECH SELF STORAGE	2021-005961	
4	11/23/2016	SWD	Statutory Warranty Deed	VAN GIESEN STREET CAR WASH LLC	STORY FAMILY ONE LLC	2016-035739	16K06
5	10/19/2001	HDeed	Historical Deed	SCHMIDT, BRUCE & CONNIE	VAN GIESEN STREET CAR WASH LLC	2001-032723	01K05
6	09/10/1991	HDeed	Historical Deed	SCHMIDT,BRUCE-CONNIE	UNKNOWN		19910
7	09/28/1983	HDeed	Historical Deed	PATCHETT, DOROTHY G-TRUSTEE	UNKNOWN		19836
8	11/09/1966	HDeed	Historical Deed	PATCHETT, ORVAL W - ET UX	UNKNOWN		1966
9	07/15/1966	HDeed	Historical Deed	COLUMBIA VIEW PROPERTIES, INC	UNKNOWN		1966

Payout Agreement

No payout information available..



Mail Recorded Deed and Tax Notice To:
Deareld and Teresa Family Investments, Inc.
4765 North 1100 West
Brigham City, UT 84302

172722
BENTON CO TREASURER

\$10 -
OCT 25 2022

12
EXCISE TAX PAID

*Correction

Deed *

SPECIAL WARRANTY DEED

The Grantor, **Hi-Tech Self Storage, Inc., a Utah corporation**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand pays, conveys and warrants to **Deareld and Teresa Family Investments, Inc., a Utah Corporation.**

the following described real estate, situated in the County of Benton, State of Washington

SEE ATTACHED EXHIBIT "A"

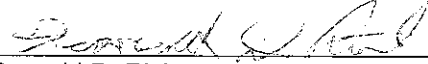
Abbreviated Legal: **PTN OF LOTS 4 & 5, BLK 732, PLAT OF RICHLAND**

Tax Parcel Number(s): **1-0298-302-0732-025**
(PID #: 16126)

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated this 14 day of October, 2022.

Hi-Tech Self Storage, Inc., a Utah corporation

BY: 
Deareld D. Rich
President

STATE OF UTAH

COUNTY OF Box Elder
November ~~October~~

On 14 day of October 2022, before me, personally appeared Deareld D. Rich, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Hi-Tech Self Storage, Inc., a Utah corporation.

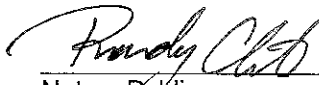

Notary Public



EXHIBIT A
PROPERTY DESCRIPTION

Parcel# 1-0298-302-0732-025

PLAT OF RICHLAND BLOCK 732 PORTION OF LOTS 4 AND 5 DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 4 AND 5, BLOCK 732, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF SOUTHERLY BOUNDARY OF VAN GIESEN STREET AND EASTERLY BOUNDARY OF JADWIN AVENUE; THENCE SOUTHERLY ALONG EASTERLY BOUNDARY OF JADWIN AVENUE A DISTANCE OF 167 FEET; THENCE EASTERLY AT RIGHT ANGLES TO JADWIN AVENUE IN AN EASTERLY DIRECTION A DISTANCE OF 160 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES AND PARALLEL TO JADWIN AVENUE A DISTANCE OF 130 FEET MORE OR LESS TO A POINT ON SOUTHERLY BOUNDARY OF VAN GIESEN STREET; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 195 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO VAN GIESEN STREET A DISTANCE OF 140 FEET; THENCE WESTERLY AT RIGHT ANGLES AND PARALLEL TO VAN GIESEN STREET A DISTANCE OF 140 FEET; THENCE NORTH TO THE TRUE POINT OF BEGINNING.





16

1

3

2

4

Van Giesen St

Van Giesen St

5

10

17

6

12

15

7

8

18

9

240

11

14

Johnston Ave

Jadwin Ave

13

Plaza Ave

PROPERTIES WITHIN 300 FEET OF SUBJECT PROPERTY

Number on Map	APN	Alternate APN	Owners (according to assessor)	Property Address	Approximate Distance (feet) from Subject Property*
1	102982020733006	15592	Adkins Gary / Adkins Jeanette	300 Van Giesen St, Richland, WA 99354-2653	91.8
2	102982020733007	15593	Rainier Sound View LLC	160 Van Giesen St, Richland, WA 99354-2674	214.7
3	102982020733011	15597	First Creekside LLC	1650 Mowry Sq, Richland, WA 99354-5709	16.9
4	102982020734014	15626	Round Gary M / Round Myla C	1601 Jadwin Ave, Richland, WA 99354-2581	271.3
5	102983020731011	16090	Crain Dan	1545 Jadwin Ave, Richland, WA 99354-2901	246.3
6	102983020731012	16091	Vazquez Cardenas Jose	1541 Jadwin Ave, Richland, WA 99354-2901	244.7
7	102983020731013	16092	Ackerman Richard E	1537 Jadwin Ave, Richland, WA 99354-2901	236.2
8	102983020731014	16093	Ackerman Richard E	1525 Jadwin Ave, Richland, WA 99354-2901	241.3
9	102983020731015	16094	Brown Shane M	1523 Jadwin Ave, Richland, WA 99354-2901	269.51
10	102983020732005	16106	Southland Corp	1540 Jadwin Ave, Richland, WA 99354-2902	0
11	102983020732024	16125	Muro Gregorio G / Muro Maria M	1524 Jadwin Ave, Richland, WA 99354-2902	107.5
12	102983020732027	16128	Meek Dee G / Meek Sara E	1530 Jadwin Ave, Richland, WA 99354-2902	0
13	102983020732044	16142	Richland Properties B LLC	1516 Jadwin Ave, Richland, WA 99354-2902	231.7

14	102983050000003	16162	Soulline LLC	1518 Jadwin Ave, Richland, WA 99354-2902	159.8
15	102983050002000	16167	Garcia Gregorio M / Garcia Mercedes	1526 Jadwin Ave, Richland, WA 99354	0
16	102982020745002	283833	Lih Columbia Park LP	1682 Jadwin Ave, Richland, WA 99354-2544	80
17	102983013030001	291751	Snow Peak 3 LLC	303 Van Giesen St, Richland, WA 99354-2619	0
18	102983012544003	297717	Richland Senior Care LLC	245 Van Giesen St #E, Richland, WA 99354-2691	0

*Note 1: *Distances were measured between closest borders using the measurement tool on the Benton County GIS website.*

Note 2: Van Giesen Street and Jadwin Avenue are also within the 300 foot proximity.

Property Detail Report

300 Van Giesen St, Richland, WA 99354-2653

APN: 102982020733006

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Adkins Gary / Adkins Jeanette	Occupancy:	Unknown
Vesting:	Husband And Wife		
Mailing Address:	Po Box 652, Selah, WA 98942-0652		

Location Information

Legal Description:	Plat Of Richland Block 733, Portion Of Lot 1 Defined As Follows: That Portion Of Lot 1 Which Lies West And South Of The Following Described Line: Commencing At A Point On The South Line Of Said Lot 1, 100.00 Feet From The Southwest Corner Of Said Lot 1.	County:	Benton, WA
APN:	102982020733006	Alternate APN:	15592
Munic / Twnshp:		Twnshp-Rng-Sec:	
Subdivision:	Richland	Tract #:	
Neighborhood:		School District:	Richland School District
Elementary School:	Jefferson Elementa...	Middle School:	Chief Joseph Middl...
Latitude:	46.29491	Longitude:	-119.27793
		Census Tract / Block:	010204 / 2000
		Legal Lot / Block:	1 / 733
		Legal Book / Page:	6 / 7
		High School:	Hanford High Schoo...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	09/29/2011 / 10/17/2011	Price:	\$375,000	Transfer Doc #:	2011.29062
Buyer Name:		Seller Name:		Deed Type:	Grant Deed

Last Market Sale

Sale / Rec Date:	09/29/2011 / 10/17/2011	Sale Price / Type:	\$375,000 /	Deed Type:	Grant Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$45	New Construction:	
1st Mtg Amt / Type:	\$200,000 / Conventional	1st Mtg Rate / Type:	/ Fixed	1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2011.29062
Seller Name:	Habner, Christine R			Title Company:	Frontier Title & E...
Lender:	Christine R Habner				

Prior Sale Information

Sale / Rec Date:	09/28/2011 / 09/30/2011	Sale Price / Type:	\$375,000 /	Prior Deed Type:	Warranty Deed
1st Mtg Amt / Type:	\$200,000 / Conventional	1st Mtg Rate / Type:	/ Fix	Prior Sale Doc #:	2011.27613
Prior Lender:	Christine R Habner				

Property Characteristics

Gross Living Area:	8,308 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1944
Living Area:	8,308 Sq. Ft.	Bedrooms:		Stories:	1
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	8,308 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:	Rectangular Design	Cooling:	Commercial A/C	Porch Type:	
Foundation:		Heating:	Electric/Radiant	Patio Type:	
Quality:	Fair	Exterior Wall:		Roof Type:	
Condition:	Average	Construction Type:	Wood/Steel	Roof Material:	

Site Information

Land Use:	Multi Family 10 Units Less	Lot Area:	35,924 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	13 - Household, Multiunits (5 Or More)	Usable Lot:		Res / Comm Units:	/ 12
Site Influence:		Acres:	0.825	Water / Sewer Type:	
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$614,950	Market Total Value:	\$614,950
Tax Year:	2022	Land Value:	\$191,670	Market Land Value:	\$191,670
Tax Area:	R1	Improvement Value:	\$423,280	Market Imprv Value:	\$423,280
Property Tax:	\$6,331.99	Improved %:	68.83%	Market Imprv %:	68.83%

Exemption:

Delinquent Year:

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

Benton County Property Search

Property Search Results > 15592 ADKINS GARY & JEANETTE for Year 2022 - 2023

Property

Account

Property ID:	15592	Abbreviated Legal Description:	PLAT OF RICHLAND BLOCK 733, PORTION OF LOT 1 DEFINED AS FOLLOWS: THAT PORTION OF LOT 1 WHICH LIES WEST AND SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 1, 100.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1. THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE OF SAID LOT 1, 230.00 FEET. THENCE SOUTH 89 DEGREES 12'04" WEST TO THE WESTERLY LINE OF SAID LOT 1. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.	
Parcel # / Geo ID:	102982020733006	Agent Code:		
Type:	Real			
Tax Area:	R1 - R1	Land Use Code	13	
Open Space:	N	DFL	N	
Historic Property:	N	Remodel Property:	N	
Multi-Family Redevelopment:	N			
Township:	09	Section:	02	
Range:	28	Legal Acres:	0.8247	

Location

Address:	300 VAN GIESEN ST RICHLAND, WA 99354-2653	Mapsco:	
Neighborhood:	Apts Area 6.0	Map ID:	
Neighborhood CD:	661000		

Owner

Name:	ADKINS GARY & JEANETTE	Owner ID:	419102
Mailing Address:	PO BOX 652 SELAH, WA 98942	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 4659 (First Half/Next)	\$3031.28	\$46.94	\$0.00	\$0.00	\$3078.22
2023 - 4659 (Balance)	\$6062.50	\$93.87	\$0.00	\$0.00	\$6156.37

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	4659	\$3078.22	\$3078.15	\$0.00	\$0.00	\$0.00	\$6156.37
▶ Statement Details							
2022	4665	\$3166.01	\$3165.98	\$0.00	\$0.00	\$6331.99	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$423,280
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$191,670
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
(=) Market Value:	=	\$614,950
(-) Productivity Loss:	-	\$0
(=) Subtotal:	=	\$614,950

(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$614,950
(=) Total Appraised Value:	=	\$614,950
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$614,950

Taxing Jurisdiction

Owner: ADKINS GARY & JEANETTE
% Ownership: 100.000000000000%
Total Value: \$614,950
Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax	
RICH	RICHLAND	2.0181047376	\$614,950	\$614,950	\$1,241.03	
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$614,950	\$614,950	\$95.47	
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$614,950	\$614,950	\$15.37	
CNYVET	COUNTY VETERANS	0.0112499999	\$614,950	\$614,950	\$6.92	
COUNTY	COUNTY	0.9007089219	\$614,950	\$614,950	\$553.89	
PORTBNT	PORT OF BENTON	0.3316790761	\$614,950	\$614,950	\$203.97	
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$614,950	\$614,950	\$0.00	
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$614,950	\$614,950	\$874.03	
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$614,950	\$614,950	\$289.14	
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$614,950	\$614,950	\$1,445.72	
STATE	STATE SCHOOL	1.4169238836	\$614,950	\$614,950	\$871.34	
STATE2	STATE SCHOOL PART 2	0.7571640106	\$614,950	\$614,950	\$465.62	
Total Tax Rate:		9.8585213872				
					Taxes w/Current Exemptions:	\$6,062.50
					Taxes w/o Exemptions:	\$6,062.50

Improvement / Building

Improvement #1: CommercialState Code: 4138308.0 sqftValue: \$418,420

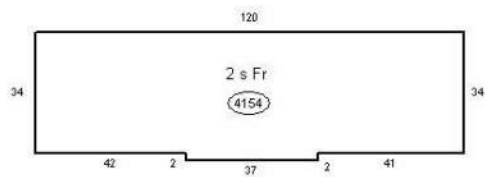
COMM Framing Class: Class D - Wood or Steel FrameCOMM HVAC: Electric, Cable or Baseboard

COMM Shape: Irregular

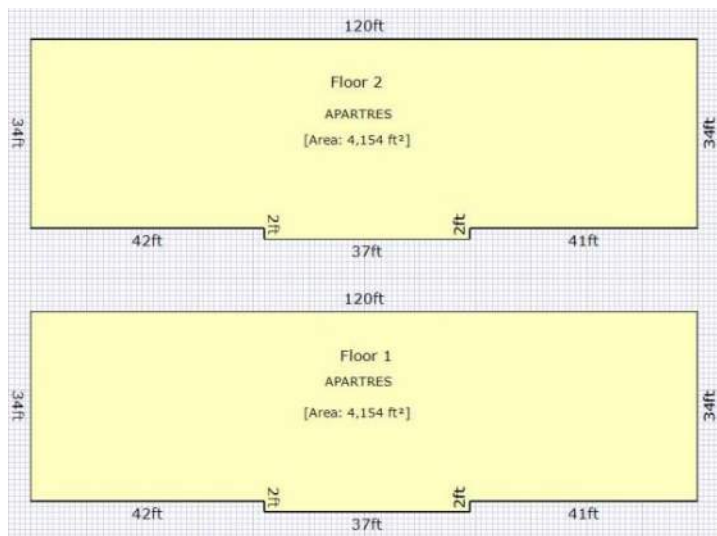
Type	Description	Class CD	Sub Class CD	Year Built	Area
APARTRES	Apartments, Multiple Residences 352	Fair		1944	4154.0
APARTRES	Apartments, Multiple Residences 352	Fair		1944	4154.0

Improvement #2:		Commercial	State Code:	413	0.0 sqft	Value:	\$4,860
Type	Description	Class CD	Sub Class CD	Year Built	Area		
ASPH	Asphalt	Avg		1975	7000.0		
CONC	Concrete	Avg		1975	300.0		

Property Image



01 02



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	11	Primary Commercial/Indust Land	0.8247	35925.00	0.00	0.00	1.00	\$191,670	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$423,280	\$191,670	\$0	\$614,950	\$614,950
2021	\$393,040	\$177,470	\$0	\$570,510	\$570,510

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	09/28/2011	SWD	Statutory Warranty Deed	CHRISTINE RENEE HABNER	ADKINS GARY & JEANETTE	2011-029062	11K04475	\$0.00	0	68229
2	09/28/2011	SWD	Statutory Warranty Deed	HABNER, CHRISTINE RENEE	ADKINS GARY & JEANETTE	2011-027613	11K04260	\$375,000.00	0	68019
3	02/01/2011	QCD	Quit Claim Deed	HABNER, JAMES	HABNER CHRISTINE RENEE	2011-005327	11K00594	\$0.00	0	64223
4	01/28/2005	SWD	Statutory Warranty Deed	MONTOYA, DANTE LEE	HABNER JAMES & CHRISTINE	2005-003349	05K00551	\$399,560.00	0	20954
5	12/03/2001	HDeed	Historical Deed	THOMPSON TRUSTEE, JOHN B	MONTOYA DANTE LEE	2001-038478	01K06511	\$302,500.00	0	
6	02/12/2001	HDeed	Historical Deed	THOMPSON, JOHN	THOMPSON TRUSTEE JOHN B	2001-020691	01K03599	\$0.00	0	
7	10/01/1984	HDeed	Historical Deed	THOMPSON, JOHN	UNKNOWN		198411842	\$0.00	0	
8	08/08/1978	HDeed	Historical Deed	SYNTAK ASSOCIATES	UNKNOWN		197876921	\$1,750.00	0	
9	12/03/1959	HDeed	Historical Deed	THOMPSON, JOHN B	UNKNOWN		1959	\$0.00	0	

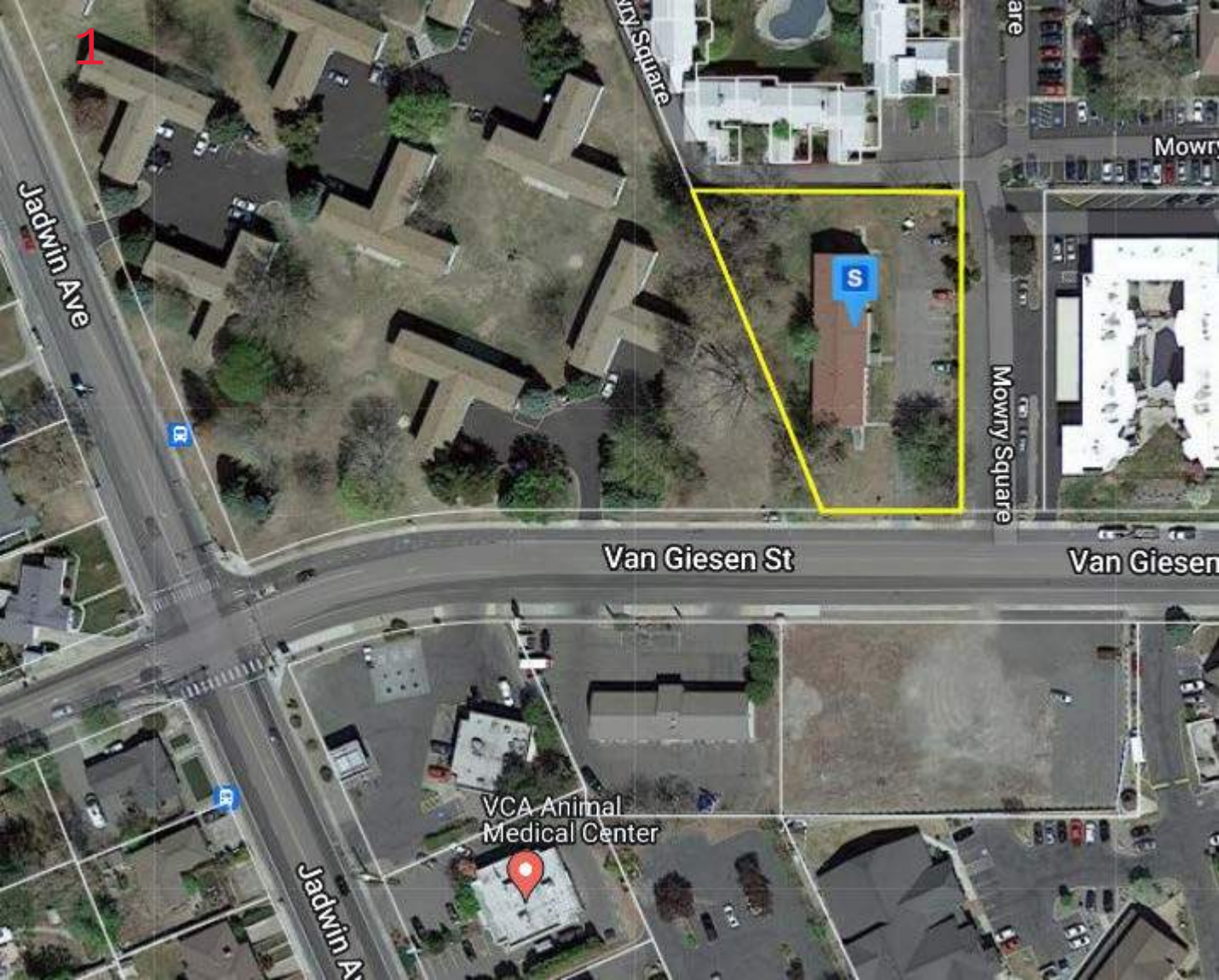
Payout Agreement

No payout information available..

[Assessor Website](#)

[Treasurer Website](#)

[Mapping Website](#)



1

Jadwin Ave

SR 1A

SR 1A

Jadwin Ave

Mowbray Square

Mowbray Square

Mowbray Square

Van Giesen St

Van Giesen St

VCA Animal Medical Center

Property Detail Report

160 Van Giesen St, Richland, WA 99354-2674

APN: 102982020733007

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Rainier Sound View LLC	Occupancy:	Absentee Owner
Vesting:	Corporation		
Mailing Address:	930 S 336th St #B, Federal Way, WA 98003-6384		

Location Information

Legal Description:	Plat Of Richland Block 733, Lot 1 The West 210.00 Feet Of The East 739.23 Feet Of The South 230.00 Feet Thereof. Description Change 4/13/73.	County:	Benton, WA
APN:	102982020733007	Alternate APN:	15593
Munic / Twnshp:		Census Tract / Block:	010204 / 2002
Subdivision:	Richland	Legal Lot / Block:	1 / 733
Neighborhood:	Twin Dolphins Apar...	Legal Book / Page:	6 / 7
Elementary School:	Jefferson Elementa...	School District:	Richland School District
Latitude:	46.29488	Middle School:	Chief Joseph Middl...
		High School:	Hanford High Schoo...
		Longitude:	-119.27698

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	08/23/2019 / 08/27/2019	Price:	\$2,787,620	Transfer Doc #:	2019.25202
Buyer Name:	Rainier Sound View LLC	Seller Name:	Richland Spoerl Apartments LLC	Deed Type:	General Warranty Deed
	Rainier Sound View LLC				

Last Market Sale

Sale / Rec Date:	08/23/2019 / 08/27/2019	Sale Price / Type:	\$2,787,620 /	Deed Type:	General Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$94	New Construction:	
1st Mtg Amt / Type:	\$1,800,000 /	1st Mtg Rate / Type:	3.7 / Estimated	1st Mtg Doc #:	2019.25203
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2019.25202
Seller Name:	Richland Spoerl Apartments LLC			Title Company:	Chicago Title
Lender:	Boeing Employees Cu				

Prior Sale Information

Sale / Rec Date:	01/20/2010 / 01/25/2010	Sale Price / Type:	\$1,635,000 /	Prior Deed Type:	Warranty Deed
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	2010.2102
Prior Lender:					

Property Characteristics

Gross Living Area:	29,592 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1962
Living Area:	29,592 Sq. Ft.	Bedrooms:		Stories:	1
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	29,592 Sq. Ft.	Pool:	Commercial	Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:	Commercial A/C	Porch Type:	
Foundation:		Heating:	Electric	Patio Type:	Wood Deck
Quality:	Average	Exterior Wall:		Roof Type:	
Condition:	Average	Construction Type:	Wood/Steel	Roof Material:	

Site Information

Land Use:	Multi Family 10 Units Less	Lot Area:	48,352 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	13 - Household, Multiunits (5 Or More)	Usable Lot:		Res / Comm Units:	/ 42
Site Influence:		Acres:	1.11	Water / Sewer Type:	
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$2,764,410	Market Total Value:	\$2,764,410
Tax Year:	2022	Land Value:	\$247,000	Market Land Value:	\$247,000
Tax Area:	R1	Improvement Value:	\$2,517,410	Market Imprv Value:	\$2,517,410
Property Tax:	\$24,834.58	Improved %:	91.07%	Market Imprv %:	91.07%
Exemption:		Delinquent Year:			

Benton County Property Search

Property Search Results > 15593 RAINIER SOUND VIEW LLC for Year 2022 - 2023

Property

Account

Property ID:

15593

Abbreviated Legal Description:

PLAT OF RICHLAND BLOCK 733, LOT 1 THE WEST 210.00 FEET OF THE EAST 739.23 FEET OF THE SOUTH 230.00 FEET THEREOF. DESCRIPTION CHANGE 4/13/73.

Parcel # / Geo ID:

102982020733007

Agent Code:

Type:

Real

Land Use Code

13

Tax Area:

R1 - R1

DFL

N

Open Space:

N

Remodel Property:

N

Historic Property:

N

Section:

02

Multi-Family Redevelopment:

N

Legal Acres:

1.1100

Township:

09

Range:

28

Location

Address:

160 VAN GIESEN ST
RICHLAND, WA 99354-2674

Mapsco:

Neighborhood:

Apts Area 6.0

Map ID:

Neighborhood CD:

661000

Owner

Name:

RAINIER SOUND VIEW LLC

Owner ID:

438643

Mailing Address:

930 S 336TH ST
SUITE B
FEDERAL WAY, WA 98003

% Ownership:

100.0000000000%

Exemptions:

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 4660 (First Half/Next)	\$13626.53	\$47.02	\$0.00	\$0.00	\$13673.55
2023 - 4660 (Balance)	\$27253.01	\$94.03	\$0.00	\$0.00	\$27347.04

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on: **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▸ Statement Details							
2023	4660	\$13673.55	\$13673.49	\$0.00	\$0.00	\$0.00	\$27347.04
▸ Statement Details							
2022	4666	\$12417.30	\$12417.28	\$0.00	\$0.00	\$24834.58	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$2,517,410
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$247,000
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0

(=) Market Value:	=	\$2,764,410
(-) Productivity Loss:	-	\$0

(=) Subtotal:	=	\$2,764,410
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$2,764,410

(=) Total Appraised Value:	=	\$2,764,410
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0

(=) Taxable Value:	=	\$2,764,410

Taxing Jurisdiction

Owner: RAINIER SOUND VIEW LLC
% Ownership: 100.000000000000%
Total Value: \$2,764,410
Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax	
RICH	RICHLAND	2.0181047376	\$2,764,410	\$2,764,410	\$5,578.87	
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$2,764,410	\$2,764,410	\$429.16	
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$2,764,410	\$2,764,410	\$69.11	
CNVVET	COUNTY VETERANS	0.0112499999	\$2,764,410	\$2,764,410	\$31.10	
COUNTY	COUNTY	0.9007089219	\$2,764,410	\$2,764,410	\$2,489.93	
PORTBNT	PORT OF BENTON	0.3316790761	\$2,764,410	\$2,764,410	\$916.90	
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$2,764,410	\$2,764,410	\$0.00	
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$2,764,410	\$2,764,410	\$3,929.05	
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$2,764,410	\$2,764,410	\$1,299.80	
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$2,764,410	\$2,764,410	\$6,499.02	
STATE	STATE SCHOOL	1.4169238836	\$2,764,410	\$2,764,410	\$3,916.96	
STATE2	STATE SCHOOL PART 2	0.7571640106	\$2,764,410	\$2,764,410	\$2,093.11	
Total Tax Rate:		9.8585213872				
Taxes w/Current Exemptions:					\$27,253.01	
Taxes w/o Exemptions:					\$27,253.01	

Improvement / Building

Improvement #1: Commercial State Code: 413 29592.0 sqft Value: \$2,485,240
COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Electric, Radiant Panels
COMM Shape: Irregular

Type	Description	Class CD	Sub Class CD	Year Built	Area
APARTRES	Apartments, Multiple Residences 352	Avg		1962	9864.0
APARTRES	Apartments, Multiple Residences 352	Avg		1962	9864.0
APARTRES	Apartments, Multiple Residences 352	Avg		1962	9864.0
Canopy	Canopy	Avg		1970	1480.0
Canopy	Canopy	Fair		1970	1480.0

Improvement #2: Commercial		State Code: 413 0.0 sqft		Value: \$32,170	
Type	Description	Class CD	Sub Class CD	Year Built	Area
ASPH	Asphalt	Avg		1962	10000.0
CONC	Concrete	Avg		1962	3000.0
FENCECL	Fencing-Chain Link	Avg		1962	118.0
COMPOOL	Commercial Swimming Pool	Avg		1962	612.0

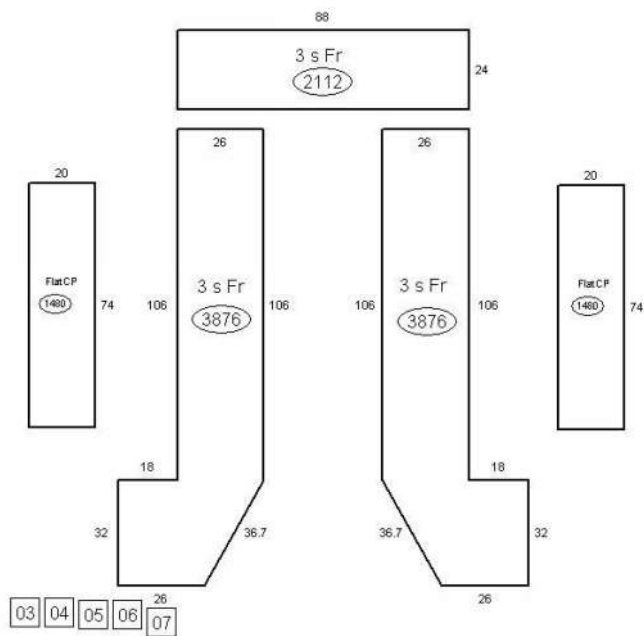
Property Image

This property contains TIFF images. Click on the button(s) to download the full image (which may contain multiple pages).









148329



NEWSPAPER INFORMATION FOR ADVERTISERS

1. Name of newspaper: THE NEW YORK TIMES

2. Issue date: 1977-07-17

3. Edition: 1

4. Circulation: 1,000,000

5. Address: 1101 Avenue of the Americas, New York, NY 10036

6. Phone: (212) 512-2000

7. Fax: (212) 512-2000

8. E-mail: advertising@nytimes.com

9. Website: www.nytimes.com

10. Contact person: John H. Johnson

11. Contact title: Executive Vice President

12. Contact address: 1101 Avenue of the Americas, New York, NY 10036

13. Contact phone: (212) 512-2000

14. Contact fax: (212) 512-2000

15. Contact e-mail: john.h.johnson@nytimes.com

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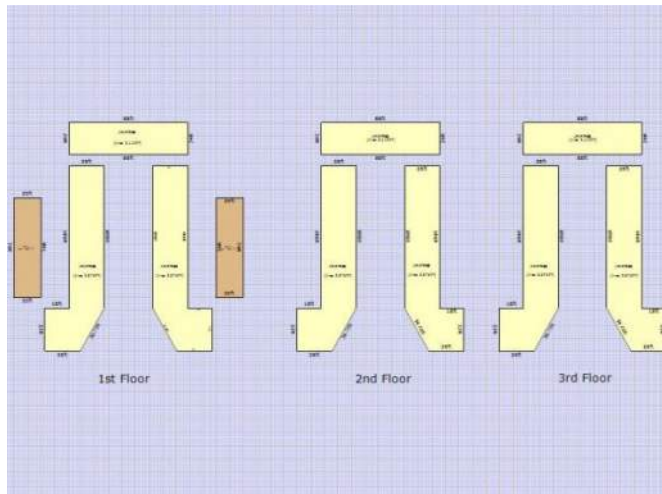
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30. Contact fax: (212) 512-2000

31. Contact e-mail: john.h.johnson@nytimes.com

32. Contact website: www.nytimes.com



Roll Value History

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	11	Primary Commercial/Indust Land	1.1100	48351.60	0.00	0.00	1.00	\$247,000	\$0

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$2,517,410	\$247,000	\$0	\$2,764,410	\$2,764,410
2021	\$2,033,090	\$228,700	\$0	\$2,261,790	\$2,261,790

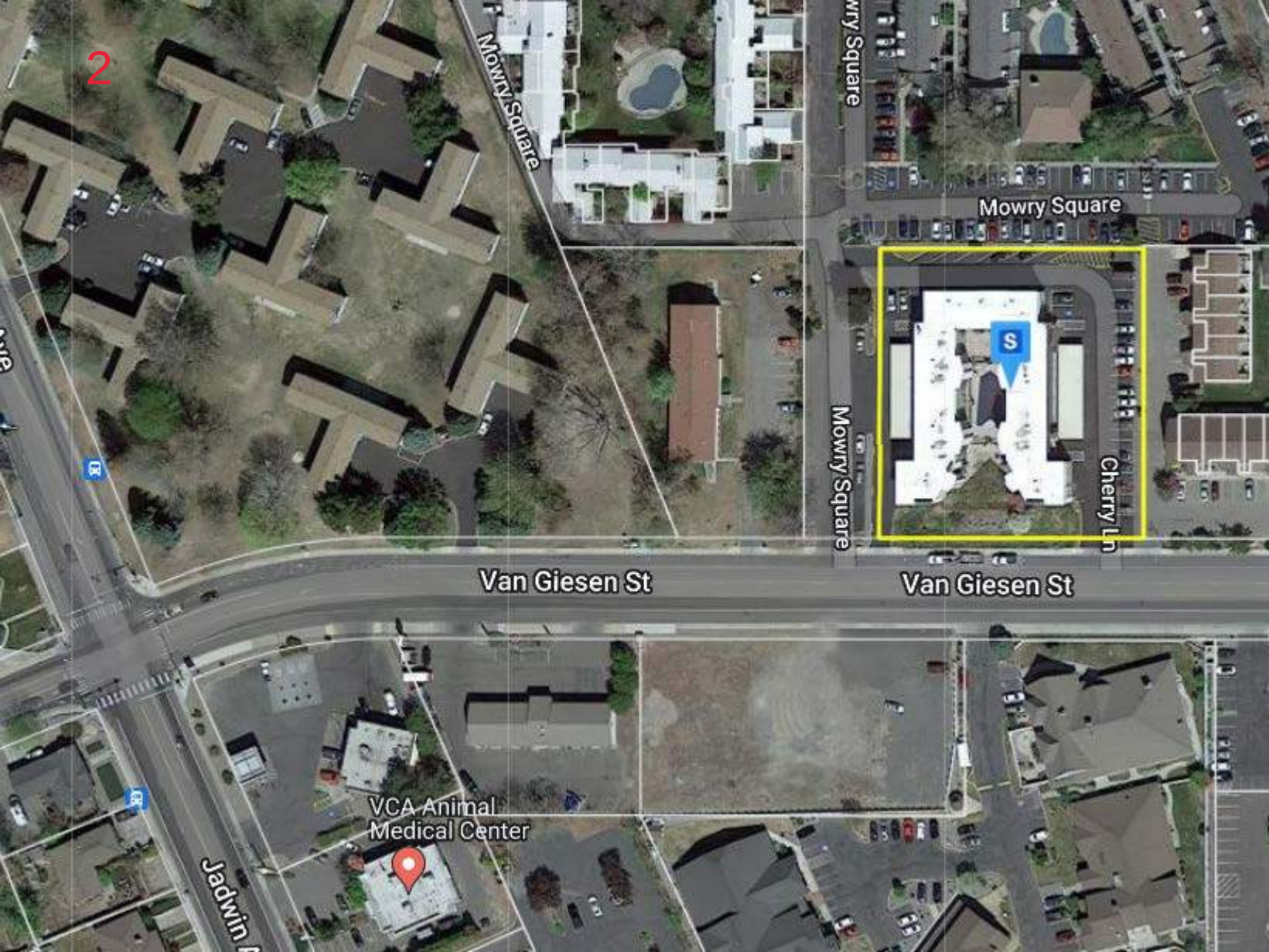
#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	08/23/2019	SWD	Statutory Warranty Deed	RICHLAND SPOERL APARTMENTS LLC	RAINIER SOUND VIEW LLC	2019-025202		\$2,396,100.00	145309	
2	01/20/2010	SWD	Statutory Warranty Deed	TWIN DOLPHINS PARTNERSHIP	RICHLAND SPOERL APARTMENTS LLC	2010-002102	10K00298	\$1,635,000.00	0	57302
3	02/16/1995	HDeed	Historical Deed	TWIN DOLPHINS PARTNERSHIP	UNKNOWN		199500608	\$745,000.00	0	
4	07/18/1991	HDeed	Historical Deed	LARRY CANNAAN PROFIT SHARING,R	UNKNOWN		199103060	\$0.00	0	
5	03/31/1989	HDeed	Historical Deed	LARRY CANAAN INC	UNKNOWN		198901260	\$276,000.00	0	
6	06/11/1970	HDeed	Historical Deed	FIRST NORTHWEST CORP	UNKNOWN		1970	\$0.00	0	
7	06/11/1970	HDeed	Historical Deed	GARRETT, W-MILLIKEN, J	UNKNOWN		1970	\$0.00	0	

No payout information available..

Assessor Website

Treasurer Website

Mapping Website



2

Mowry Square

Mowry Square

Mowry Square

Mowry Square

Cherry Ln

Van Giesen St

Van Giesen St

VCA Animal Medical Center

Jadwin

Property Detail Report

1650 Mowry Sq, Richland, WA 99354-5709

APN: 102982020733011

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	First Creekside LLC	Occupancy:	Absentee Owner
Vesting:	Corporation		
Mailing Address:	930 S 336th St #B, Federal Way, WA 98003-6384		

Location Information

Legal Description:	Plat Of Richland Block 733, The Portion Of Lot 1, Described As Follows: Beginning At The Southwest Corner Of Said Lot 1, Block 733. Thence North 89 Degrees 1204 East Along The South Line Of Said Lot 1 A Distance Of 100.00 Feet To The True Point Of	County:	Benton, WA
APN:	102982020733011	Census Tract / Block:	010204 / 2000
Munic / Twnshp:		Legal Lot / Block:	1 / 733
Subdivision:	Richland	Legal Book / Page:	6 / 7
Neighborhood:	Creekside Apartmen...	School District:	Richland School District
Elementary School:	Jefferson Elementa...	Middle School:	Chief Joseph Middl...
Latitude:	46.29554	High School:	Hanford High Schoo...
		Longitude:	-119.27696

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	08/23/2019 / 08/27/2019	Price:		Transfer Doc #:	2019.25206
Buyer Name:	First Creekside LLC First Creekside LLC	Seller Name:	Richland Spoert Apartments LLC	Deed Type:	General Warranty Deed

Last Market Sale

Sale / Rec Date:	01/20/2010 / 01/25/2010	Sale Price / Type:	\$4,686,361 /	Deed Type:	Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$49	New Construction:	
1st Mtg Amt / Type:	\$4,629,000 / Conventional	1st Mtg Rate / Type:	/ Fixed	1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2010.2103
Seller Name:	Creekside Apartments Richlan			Title Company:	Chicago Title
Lender:	Centerline Mortgage Capit				

Prior Sale Information

Sale / Rec Date:	05/06/2005 / 05/17/2005	Sale Price / Type:	\$3,435,000 /	Prior Deed Type:	Warranty Deed
1st Mtg Amt / Type:	\$2,580,000 / Conventional	1st Mtg Rate / Type:	/ Var	Prior Sale Doc #:	2005.15949
Prior Lender:	Lasalle National Bank				

Property Characteristics

Gross Living Area:	96,510 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1978
Living Area:	96,510 Sq. Ft.	Bedrooms:		Stories:	1
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	96,510 Sq. Ft.	Pool:	Commercial	Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:	Central	Porch Type:	
Foundation:		Heating:	Warm Air	Patio Type:	
Quality:	Average	Exterior Wall:		Roof Type:	
Condition:	Average	Construction Type:	Wood/Steel	Roof Material:	

Site Information

Land Use:	Multi Family 10 Units Less	Lot Area:	130,680 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	13 - Household, Multiunits (5 Or More)	Usable Lot:		Res / Comm Units:	/ 88
Site Influence:		Acres:	3.0	Water / Sewer Type:	
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$6,377,890	Market Total Value:	\$6,377,890
Tax Year:	2022	Land Value:	\$432,930	Market Land Value:	\$432,930
Tax Area:	R1	Improvement Value:	\$5,944,960	Market Imprv Value:	\$5,944,960

Property Tax:	\$64,868.93	Improved %:	93.21%	Market Imprv %:	93.21%
Exemption:		Delinquent Year:			

Benton County Property Search

Property Search Results > 15597 FIRST CREEKSIDE LLC for Year 2022 - 2023

Property

Account

Property ID:	15597	Abbreviated Legal Description:	PLAT OF RICHLAND BLOCK 733, THE PORTION OF LOT 1, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 733. THENCE NORTH 89 DEGREES 12'04' EAST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING. THENCE NORTH 00 DEGREES 47'56' WEST A DISTANCE OF 555.17 FEET. THENCE NORTH 88 DEGREES 54'12' EAST A DISTANCE OF 304.72 FEET TO THE EASTERLY LINE OF PONDAGE AND DRAINAGE EASEMENT. THENCE SOUTH 24 DEGREES 51'29' EAST ALONG THE EASTERLY LINE OF PONDAGE AND DRAINAGE EASEMENT A DISTANCE OF 355.56 FEET. THENCE SOUTH 89 DEGREES 12'04' WEST A DISTANCE OF 179.72 FEET TO THE NORTHWEST CORNER OF LOT 2, PLAT OF CHERRY CREEK #1. THENCE SOUTH 00 DEGREES 47'56' EAST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 2.00 FEET. THENCE SOUTH 89 DEGREES 12'04' WEST A DISTANCE OF 210.00 FEET. TEHNCE SOUTH 00 DEGREES 47'56' EAST A DISTANCE OF 230.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, BLOCK 733. THENCE SOUTH 89 DEGREES 12'04' WEST ALONG SAID SOUTH LINE A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING: (DESCRIPTION CHANGE PER QUIT CLAIM DEED (2) 4/3/78, 4/4/78). EASEMENT TO CITY (3) 10/11/79.		
Parcel # / Geo ID:	102982020733011	Agent Code:			
Type:	Real				
Tax Area:	R1 - R1	Land Use Code		13	
Open Space:	N	DFL		N	
Historic Property:	N	Remodel Property:		N	
Multi-Family Redevelopment:	N				
Township:	09	Section:		02	
Range:	28	Legal Acres:		3.0000	

Location

Address:	1650 MOWRY SQ RICHLAND, WA 99354-5709	Mapsc0:	
Neighborhood:	Apts Area 6.0	Map ID:	
Neighborhood CD:	661000		

Owner

Name:	FIRST CREEKSIDE LLC	Owner ID:	438656
Mailing Address:	930 S 336TH ST SUITE B FEDERAL WAY, WA 98003	% Ownership:	100.000000000000%
		Exemptions:	

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 4663 (First Half/Next)	\$31438.31	\$47.55	\$0.00	\$0.00	\$31485.86
2023 - 4663 (Balance)	\$62876.55	\$95.08	\$0.00	\$0.00	\$62971.63

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023
Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.
Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	4663	\$31485.86	\$31485.77	\$0.00	\$0.00	\$0.00	\$62971.63
▶ Statement Details							
2022	4669	\$32434.51	\$32434.42	\$0.00	\$0.00	\$64868.93	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$5,944,960
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$432,930
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
(=) Market Value:	=	\$6,377,890

(-) Productivity Loss:	-	\$0
(=) Subtotal:	=	\$6,377,890
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$6,377,890
(=) Total Appraised Value:	=	\$6,377,890
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$6,377,890

Taxing Jurisdiction

Owner: FIRST CREEKSIDE LLC
% Ownership: 100.000000000000%
Total Value: \$6,377,890
Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax	
RICH	RICHLAND	2.0181047376	\$6,377,890	\$6,377,890	\$12,871.25	
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$6,377,890	\$6,377,890	\$990.12	
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$6,377,890	\$6,377,890	\$159.45	
CNYVET	COUNTY VETERANS	0.0112499999	\$6,377,890	\$6,377,890	\$71.75	
COUNTY	COUNTY	0.9007089219	\$6,377,890	\$6,377,890	\$5,744.62	
PORTBNT	PORT OF BENTON	0.3316790761	\$6,377,890	\$6,377,890	\$2,115.41	
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$6,377,890	\$6,377,890	\$0.00	
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$6,377,890	\$6,377,890	\$9,064.87	
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$6,377,890	\$6,377,890	\$2,998.83	
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$6,377,890	\$6,377,890	\$14,994.16	
STATE	STATE SCHOOL	1.4169238836	\$6,377,890	\$6,377,890	\$9,036.98	
STATE2	STATE SCHOOL PART 2	0.7571640106	\$6,377,890	\$6,377,890	\$4,829.11	
Total Tax Rate:		9.8585213872				
					Taxes w/Current Exemptions:	\$62,876.55
					Taxes w/o Exemptions:	\$62,876.55

Improvement / Building

Improvement #1: Commercial State Code: 413 96510.0 sqft Value: \$5,890,300
COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Warmed & Cooled Air
COMM Shape: Irregular

Type	Description	Class CD	Sub Class CD	Year Built	Area
APARTRES	Apartments, Multiple Residences 352	Avg		1978	61065.0
APARTRES	Apartments, Multiple Residences 352	Avg		1978	20355.0
APARTRES	Apartments, Multiple Residences 352	Avg		1978	15090.0

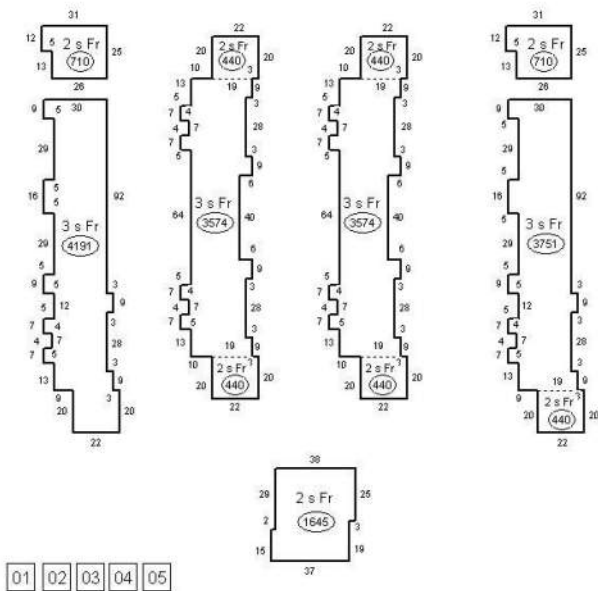
Improvement #2: Commercial State Code: 413 0.0 sqft Value: \$54,660

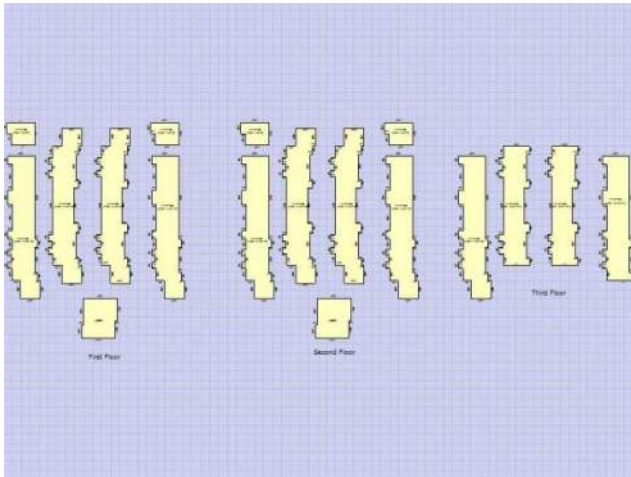
Type	Description	Class CD	Sub Class CD	Year Built	Area
ASPH	Asphalt	Avg		1962	59000.0
CONC	Concrete	Avg		2017	500.0
COMPOOL	Commercial Swimming Pool	Avg		1978	512.0
FENCEW	Fencing-Wood	Avg		2000	200.0

Property Image

This property contains TIFF images. Click on the button(s) to download the full image (which may contain multiple pages).







Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	11	Primary Commercial/Indust Land	3.0000	130680.00	0.00	0.00	1.00	\$432,930	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$5,944,960	\$432,930	\$0	\$6,377,890	\$6,377,890
2021	\$5,520,320	\$400,860	\$0	\$5,921,180	\$5,921,180

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	08/23/2019	SWD	Statutory Warranty Deed	RICHLAND SPOERL APARTMENTS LLC	FIRST CREEKSIDE LLC	2019-025206		\$6,291,200.00	145308	
2	01/20/2010	SWD	Statutory Warranty Deed	CREEKSIDE APARTMENTS RICHLAND LLC	RICHLAND SPOERL APARTMENTS LLC	2010-002103	10K00299	\$4,686,362.00	0	57303
3	03/19/2007	QCD	Quit Claim Deed	CREEKSIDE APARTMENTS RICHLAND LLC	UNKNOWN	2007-013999	07K02493	\$0.00	0	39041
4	05/06/2005	SWD	Statutory Warranty Deed	UNKNOWN	UNKNOWN	2005-015949	05K02861	\$3,435,000.00	0	23519
5	02/25/2005	QCD	Quit Claim Deed	RICHLAND PROPERTIES L P,	YOUNG TRUSTEES ROBERT & JACQUELINE	2005-012451	05K02243	\$0.00	0	22718
6	08/25/1989	HDeed	Historical Deed	RICHLAND PROPERTIES L P	UNKNOWN		198903604	\$800,000.00	0	
7	07/27/1988	HDeed	Historical Deed	TRAVELERS INSURANCE COMPANY	UNKNOWN		198802398	\$0.00	0	
8	07/22/1988	HDeed	Historical Deed	TRAVELERS INSURANCE COMPANY	UNKNOWN		198802360	\$0.00	0	
9	02/17/1988	HDeed	Historical Deed	GRANDRIDGE INVESTMENT LIMITED	UNKNOWN		198800453	\$0.00	0	
10	08/01/1984	HDeed	Historical Deed	MANIVEST INVESTMENTS LTD	UNKNOWN		198411083	\$1,800,000.00	0	
11	10/06/1977	HDeed	Historical Deed	CREEKSIDE, LTD	UNKNOWN		197770622	\$60,000.00	0	

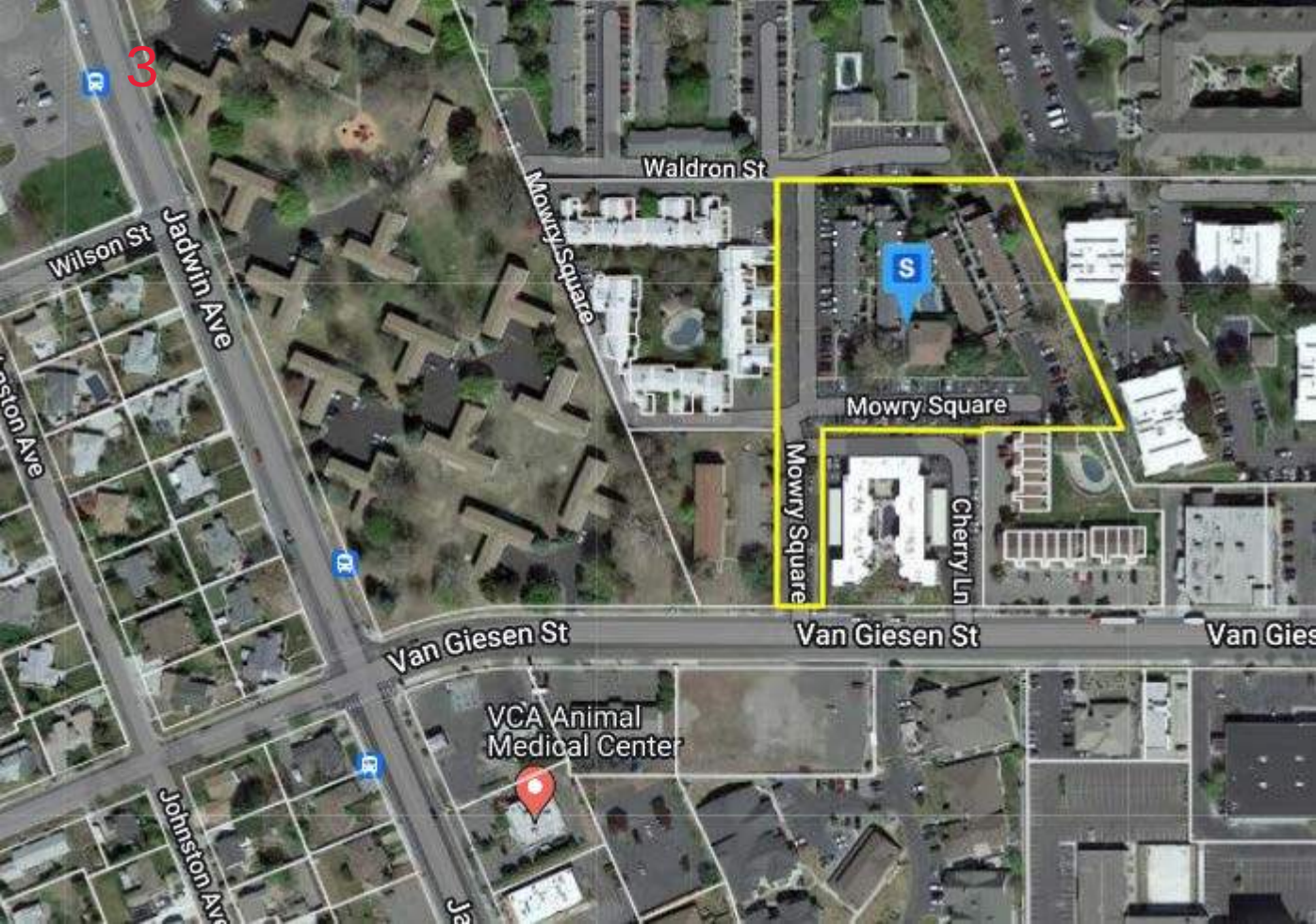
Payout Agreement

No payout information available..

[Assessor Website](#)

[Treasurer Website](#)

[Mapping Website](#)



3

D

Wilson St

Jadwin Ave

Johnston Ave

D

Van Giesen St

Johnston Ave

Jadwin Ave

VCA Animal Medical Center

Mowry Square

Waldron St

Mowry Square

S

Mowry Square

Cherry Ln

Van Giesen St

Van Giesen St

Property Detail Report

1601 Jadwin Ave, Richland, WA 99354-2581

APN: 102982020734014

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Round Gary M / Round Myla C	Occupancy:	Unknown
Vesting:	Husband And Wife		
Mailing Address:	Po Box 2375, Richland, WA 99352-0107		

Location Information

Legal Description:	Plat Of Richland Block 734, Lot 14: Subject To Easements And Restrictions Of Record.	County:	Benton, WA
APN:	102982020734014	Alternate APN:	15626
Munic / Twnshp:		Census Tract / Block:	010204 / 2005
Subdivision:	Richland	Legal Lot / Block:	14 / 734
Neighborhood:		Legal Book / Page:	
Elementary School:	Jefferson Elementa...	School District:	Richland School District
Latitude:	46.29439	Middle School:	Chief Joseph Middl...
		High School:	Richland High Scho...
		Longitude:	-119.28023

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	08/31/2011 / 08/31/2011	Price:	\$130,000	Transfer Doc #:	2011.24516
Buyer Name:	Round Gary M / Round Myla C	Seller Name:	Hinkson Living Trust	Deed Type:	Warranty Deed

Last Market Sale

Sale / Rec Date:	08/31/2011 / 08/31/2011	Sale Price / Type:	\$130,000 /	Deed Type:	Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$69	New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2011.24516
Seller Name:	Hinkson Living Trust			Title Company:	Cascade Title
Lender:					

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	2,535 Sq. Ft.	Total Rooms:	5	Year Built / Eff:	1948
Living Area:	1,880 Sq. Ft.	Bedrooms:	3	Stories:	1
Total Adj. Area:		Baths (F / H):	2 /	Parking Type:	Attached
Above Grade:	1,506 Sq. Ft.	Pool:		Garage #:	1
Basement Area:	749 Sq. Ft.	Fireplace:	1	Garage Area:	280 Sq. Ft.
Style:	Unknown	Cooling:	Central	Porch Type:	Porch
Foundation:	Raised W/Crawlspc	Heating:	Central	Patio Type:	Covered Patio
Quality:	Average	Exterior Wall:	Concrete Block	Roof Type:	Gable
Condition:	Average	Construction Type:	Wood	Roof Material:	Composition Shingle

Site Information

Land Use:	SFR	Lot Area:	8,660 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	11 - Household, Single Family Units	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.199	Water / Sewer Type:	/ Sewer
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$266,100	Market Total Value:	\$266,100
Tax Year:	2022	Land Value:	\$50,000	Market Land Value:	\$50,000
Tax Area:	R1	Improvement Value:	\$216,100	Market Imprv Value:	\$216,100
Property Tax:	\$2,506.13	Improved %:	81.21%	Market Imprv %:	81.21%
Exemption:		Delinquent Year:			

Benton County Property Search

Property Search Results > 15626 ROUND GARY M & MYLA C for Year 2022 - 2023

Property

Account

Property ID:

15626

Abbreviated Legal Description:

PLAT OF RICHLAND BLOCK 734, LOT 14: SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Parcel # / Geo ID:

102982020734014

Agent Code:

Type:

Real

Land Use Code

11

Tax Area:

R1 - R1

DFL

N

Open Space:

N

Remodel Property:

N

Historic Property:

N

Section:

02

Multi-Family Redevelopment:

N

Legal Acres:

0.1988

Township:

09

Range:

28

Location

Address:

1601 JADWIN AVE
RICHLAND, WA 99354-2581

Mapsco:

Neighborhood:

160008 - North Historic Richland 1,501 - 2,000 sf

Map ID:

Neighborhood CD:

160008 902

Owner

Name:

ROUND GARY M & MYLA C

Owner ID:

195397

Mailing Address:

PO BOX 2375
RICHLAND, WA 99352

% Ownership:

100.0000000000%

Exemptions:

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 4685 (First Half/Next)	\$1311.70	\$20.77	\$0.00	\$0.00	\$1332.47
2023 - 4685 (Balance)	\$2623.35	\$41.51	\$0.00	\$0.00	\$2664.86

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	4685	\$1332.47	\$1332.39	\$0.00	\$0.00	\$0.00	\$2664.86
▶ Statement Details							
2022	4691	\$1253.10	\$1253.03	\$0.00	\$0.00	\$2506.13	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$216,100
(+) Land Homesite Value:	+	\$50,000
(+) Land Non-Homesite Value:	+	\$0
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
(=) Market Value:	=	\$266,100
(-) Productivity Loss:	-	\$0
(=) Subtotal:	=	\$266,100
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$266,100
(=) Total Appraised Value:	=	\$266,100
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$266,100

Taxing Jurisdiction

Owner: ROUND GARY M & MYLA C
 % Ownership: 100.0000000000%
 Total Value: \$266,100
 Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
RICH	RICHLAND	2.0181047376	\$266,100	\$266,100	\$537.02
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$266,100	\$266,100	\$41.31
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$266,100	\$266,100	\$6.65
CNYVET	COUNTY VETERANS	0.0112499999	\$266,100	\$266,100	\$2.99
COUNTY	COUNTY	0.9007089219	\$266,100	\$266,100	\$239.68
PORTBNT	PORT OF BENTON	0.3316790761	\$266,100	\$266,100	\$88.26
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$266,100	\$266,100	\$0.00
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$266,100	\$266,100	\$378.21
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$266,100	\$266,100	\$125.12
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$266,100	\$266,100	\$625.59
STATE	STATE SCHOOL	1.4169238836	\$266,100	\$266,100	\$377.04
STATE2	STATE SCHOOL PART 2	0.7571640106	\$266,100	\$266,100	\$201.48
Total Tax Rate:		9.8585213872			
Taxes w/Current Exemptions:					\$2,623.35
Taxes w/o Exemptions:					\$2,623.35

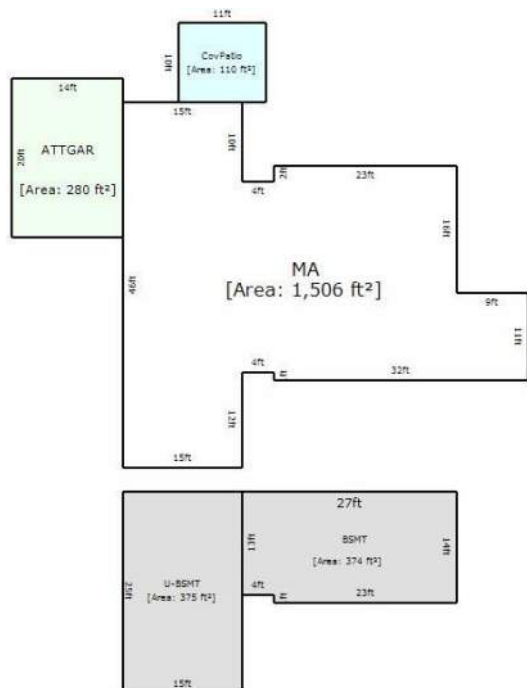
Improvement / Building

Improvement #1:	RESIDENTIAL BLDGS	State Code:	520	1506.0 sqft	Value:	\$216,100
Exterior Wall:	Concrete Block	Fireplace:	FIREPLACE			
Fixture Count:	Count	Foundation:	Crawl/Concrete Perimeter Piers			
Full Bathrooms:	Count	HVAC:	Central heat/cooling			
Number of Bedrooms:	Count	Roof Covering:	Comp Shingle			

Type	Description	Class CD	Sub Class CD	Year Built	Area
MA-Gov	Main Area - Government Home	30		1948	1506.0
ATTGAR	ATTGAR	30		1948	280.0
BSMT	Basement	30		1948	374.0
U-BSMT	Unfinished Basement	30		1948	375.0
CovPatio	Covered Patio	30		1948	110.0

Property Image





Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	9	Homesite	0.1988	8664.00	7.00	0.00	1.00	\$50,000	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$216,100	\$50,000	\$0	\$266,100	\$266,100
2021	\$175,580	\$50,000	\$0	\$225,580	\$225,580

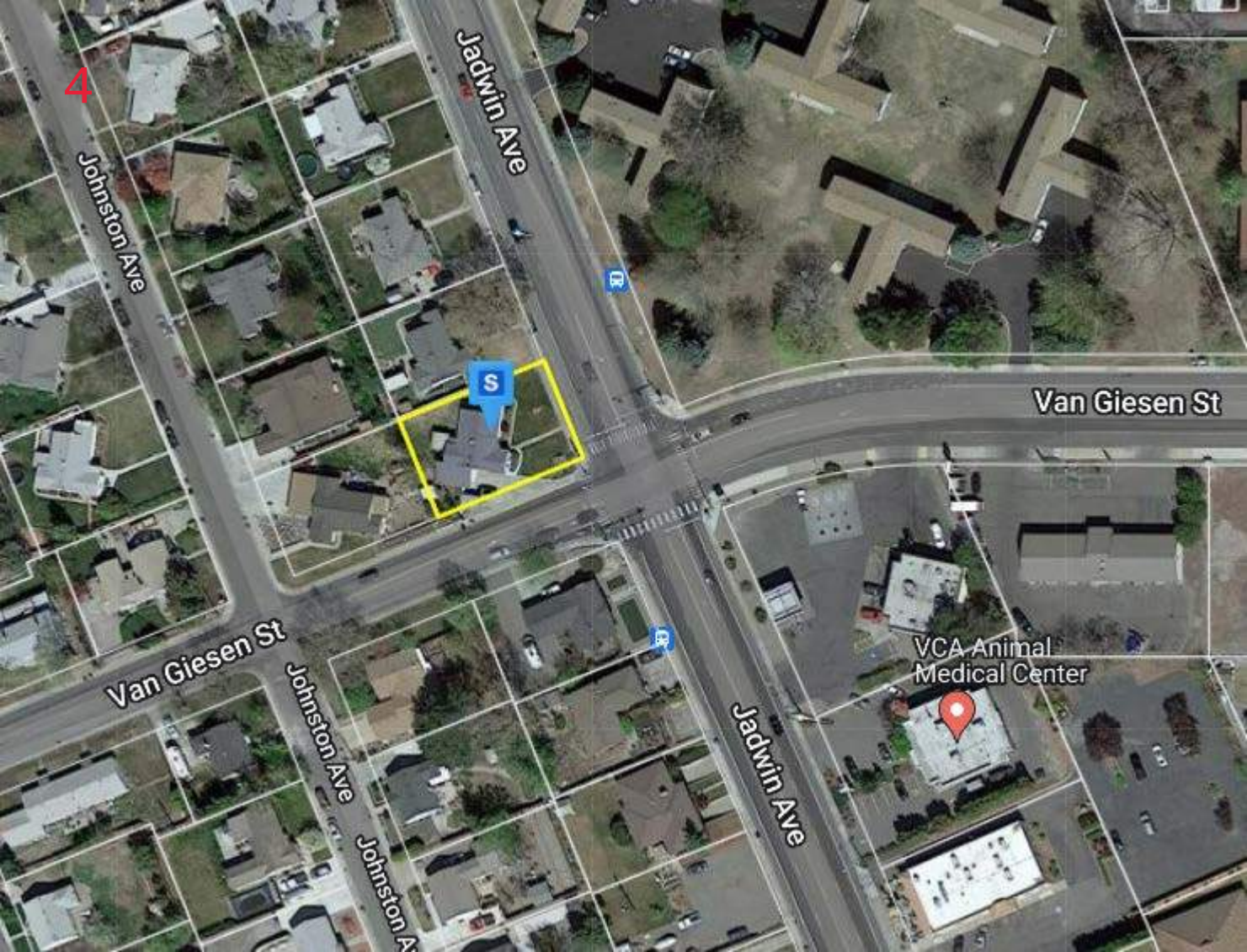
Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	08/31/2011	SWD	Statutory Warranty Deed	HINKSON TRUSTEE, ANNA LUCILLE	ROUND GARY M & MYLA C	2011-024516	11K03796	\$130,000.00	0	67520
2	01/02/2007	QCD	Quit Claim Deed	HINKSON, ANNA LUCILLE	HINKSON TRUSTEE ANNA LUCILLE	2007-000748	07K00117	\$0.00	0	36643
3	06/20/2002	QCD	Quit Claim Deed	HINKSON, JOHN ALLEN	HINKSON ANNA LUCILLE	2002-024481	02K03653	\$0.00	0	1533
4	11/18/1991	HDeed	Historical Deed	HINKSON, ANNA L	UNKNOWN		199105146	\$0.00	0	
5	09/27/1979	HDeed	Historical Deed	HINKSON, ALLEN H - ANNA	UNKNOWN		197985099	\$0.00	0	
6	10/21/1976	HDeed	Historical Deed	BELL, REED - BESSIE K	UNKNOWN		197664674	\$44,500.00	0	
7	10/24/1974	HDeed	Historical Deed	PLATT, LAWRENCE A - RUBY	UNKNOWN		197454044	\$37,750.00	0	
8	11/03/1966	HDeed	Historical Deed	KOGER, ROBERT L - ET UX	UNKNOWN		1966	\$21,500.00	0	
9	08/05/1958	HDeed	Historical Deed	SLUSHER, EARL WILSON - ET UX	UNKNOWN		1958	\$0.00	0	
10	04/25/1956	HDeed	Historical Deed	U S GOVERNMENT	UNKNOWN		1956	\$0.00	0	

Payout Agreement

No payout information available..

[Assessor Website](#) [Treasurer Website](#) [Mapping Website](#)



Jadwin Ave

Johnston Ave

Van Giesen St

Van Giesen St

Johnston Ave

Johnston Ave

Jadwin Ave

VCA Animal
Medical Center

Property Detail Report

1545 Jadwin Ave, Richland, WA 99354-2901

APN: 102983020731011

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Crain Dan	Occupancy:	Owner Occupied
Vesting:	Single		
Mailing Address:	1545 Jadwin Ave, Richland, WA 99354-2901		

Location Information

Legal Description:	Plat Of Richland Blk 731 Lot 11	County:	Benton, WA
APN:	102983020731011	Alternate APN:	16090
Munic / Twnshp:		Census Tract / Block:	010500 / 1001
Subdivision:	Richland	Legal Lot / Block:	11 / 731
Neighborhood:		Legal Book / Page:	6 / 7
Elementary School:	Jefferson Elementa...	School District:	Richland School District
Latitude:	46.29403	Middle School:	Chief Joseph Middl...
		Longitude:	-119.28001
		High School:	Richland High Scho...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	10/26/2007 / 10/30/2007	Price:	\$142,000	Transfer Doc #:	2007.35853
Buyer Name:		Seller Name:		Deed Type:	Warranty Deed

Last Market Sale

Sale / Rec Date:	10/26/2007 / 10/30/2007	Sale Price / Type:	\$142,000 /	Deed Type:	Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$51	New Construction:	
1st Mtg Amt / Type:	\$134,900 / Conventional	1st Mtg Rate / Type:	/ Unknown Or Not Provided	1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2007.35853
Seller Name:	Will, David C & Catherine P			Title Company:	Benton-Franklin Ti...
Lender:	Golf Savings Bank				

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	2,796 Sq. Ft.	Total Rooms:	5	Year Built / Eff:	1960
Living Area:	2,796 Sq. Ft.	Bedrooms:	3	Stories:	1
Total Adj. Area:		Baths (F / H):	2 /	Parking Type:	Carport
Above Grade:	1,409 Sq. Ft.	Pool:		Garage #:	1
Basement Area:	1,387 Sq. Ft.	Fireplace:	1	Garage Area:	260 Sq. Ft.
Style:	Unknown	Cooling:	Central	Porch Type:	
Foundation:	Raised W/Crawlspace	Heating:	Central	Patio Type:	Covered Deck
Quality:	Average	Exterior Wall:	Aluminum Siding	Roof Type:	Gable
Condition:	Very Good	Construction Type:	Wood	Roof Material:	Composition Shingle

Site Information

Land Use:	SFR	Lot Area:	9,396 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	11 - Household, Single Family Units	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.216	Water / Sewer Type:	/ Sewer
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$346,470	Market Total Value:	\$346,470
Tax Year:	2022	Land Value:	\$50,000	Market Land Value:	\$50,000
Tax Area:	R1	Improvement Value:	\$296,470	Market Imprv Value:	\$296,470
Property Tax:	\$3,458.70	Improved %:	85.57%	Market Imprv %:	85.57%
Exemption:		Delinquent Year:			

Benton County Property Search

Property Search Results > 16090 CRAIN DAN for Year 2022 - 2023

Property

Account

Property ID:16090

Parcel # / Geo ID:102983020731011

Type:Real

Tax Area:R1 - R1

Open Space:N

Historic Property:N

Multi-Family Redevelopment:N

Township:09

Range:28

Abbreviated Legal Description:PLAT OF RICHLAND BLK 731 LOT 11

Agent Code:

Land Use Code11

DFL N

Remodel Property:N

Section:02

Legal Acres:0.2157

Location

Address:1545 JADWIN AVE
RICHLAND, WA 99354-2901

Neighborhood:160008 - North Historic Richland 1,001 - 1,500 sf

Neighborhood CD:160008 901

Mapsco:

Map ID:

Owner

Name:CRAIN DAN

Mailing Address:1545 JADWIN AVE
RICHLAND, WA 99354-2901

Owner ID:175445

% Ownership:100.0000000000%

Exemptions:

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 5134 (First Half/Next)	\$1707.87	\$21.10	\$0.00	\$0.00	\$1728.97
2023 - 5134 (Balance)	\$3415.69	\$42.18	\$0.00	\$0.00	\$3457.87

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on: **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	5134	\$1728.97	\$1728.90	\$0.00	\$0.00	\$0.00	\$3457.87
▶ Statement Details							
2022	5140	\$1729.39	\$1729.31	\$0.00	\$0.00	\$3458.70	\$0.00

Values

(+) Improvement Homesite Value:

+

\$0

(+) Improvement Non-Homesite Value:

+

\$296,470

(+) Land Homesite Value:

+

\$50,000

(+) Land Non-Homesite Value:

+

\$0

(+) Curr Use (HS):

+

\$0

(+) Curr Use (NHS):

+

\$0

(=) Market Value:

=

\$346,470

(-) Productivity Loss:

-

\$0

(=) Subtotal:

=

\$346,470

(+) Senior Appraised Value:

+

\$0

(+) Non-Senior Appraised Value:

+

\$346,470

(=) Total Appraised Value:

=

\$346,470

(-) Senior Exemption Loss:

-

\$0

(-) Exemption Loss:

-

\$0

(=) Taxable Value:

=

\$346,470

Taxing Jurisdiction

Owner:CRAIN DAN

% Ownership:100.0000000000%

Total Value: \$346,470

Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax	
RICH	RICHLAND	2.0181047376	\$346,470	\$346,470	\$699.21	
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$346,470	\$346,470	\$53.79	
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$346,470	\$346,470	\$8.66	
CNYVET	COUNTY VETERANS	0.0112499999	\$346,470	\$346,470	\$3.90	
COUNTY	COUNTY	0.9007089219	\$346,470	\$346,470	\$312.07	
PORTBNT	PORT OF BENTON	0.3316790761	\$346,470	\$346,470	\$114.92	
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$346,470	\$346,470	\$0.00	
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$346,470	\$346,470	\$492.44	
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$346,470	\$346,470	\$162.91	
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$346,470	\$346,470	\$814.54	
STATE	STATE SCHOOL	1.4169238836	\$346,470	\$346,470	\$490.92	
STATE2	STATE SCHOOL PART 2	0.7571640106	\$346,470	\$346,470	\$262.33	
Total Tax Rate:		9.8585213872				
Taxes w/Current Exemptions:					\$3,415.69	
Taxes w/o Exemptions:					\$3,415.69	

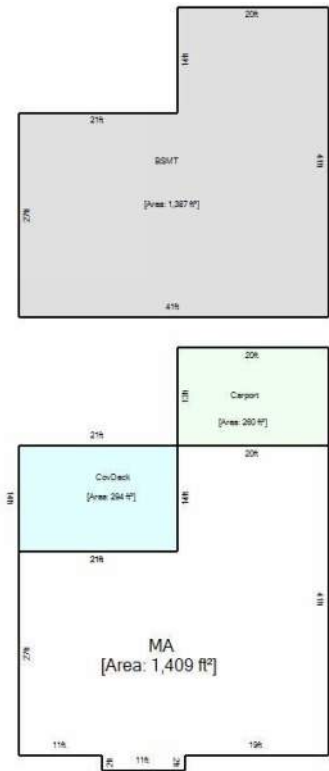
Improvement / Building

Improvement #1:	RESIDENTIAL BLDGS	State Code:	520	1409.0 sqft	Value:	\$296,470
Exterior Wall:	Alum siding	Fireplace:	FIREPLACE			
Fixture Count:	Count	Foundation:	Crawl/Concrete Perimeter Piers			
Full Bathrooms:	Count	HVAC:	Central heat/cooling			
Number of Bedrooms:	Count	Roof Covering:	Comp Shingle			

Type	Description	Class CD	Sub Class CD	Year Built	Area
MA	Main Area	30		1960	1409.0
Carport	Carport	30	*	1944	260.0
BSMT	Basement	30		1960	1387.0
CovDeck	Covered Deck	30		1960	294.0

Property Image





Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	9	Homesite	0.2157	9396.00	8.00	0.00	1.00	\$50,000	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$296,470	\$50,000	\$0	\$346,470	\$346,470
2021	\$262,590	\$50,000	\$0	\$312,590	\$312,590

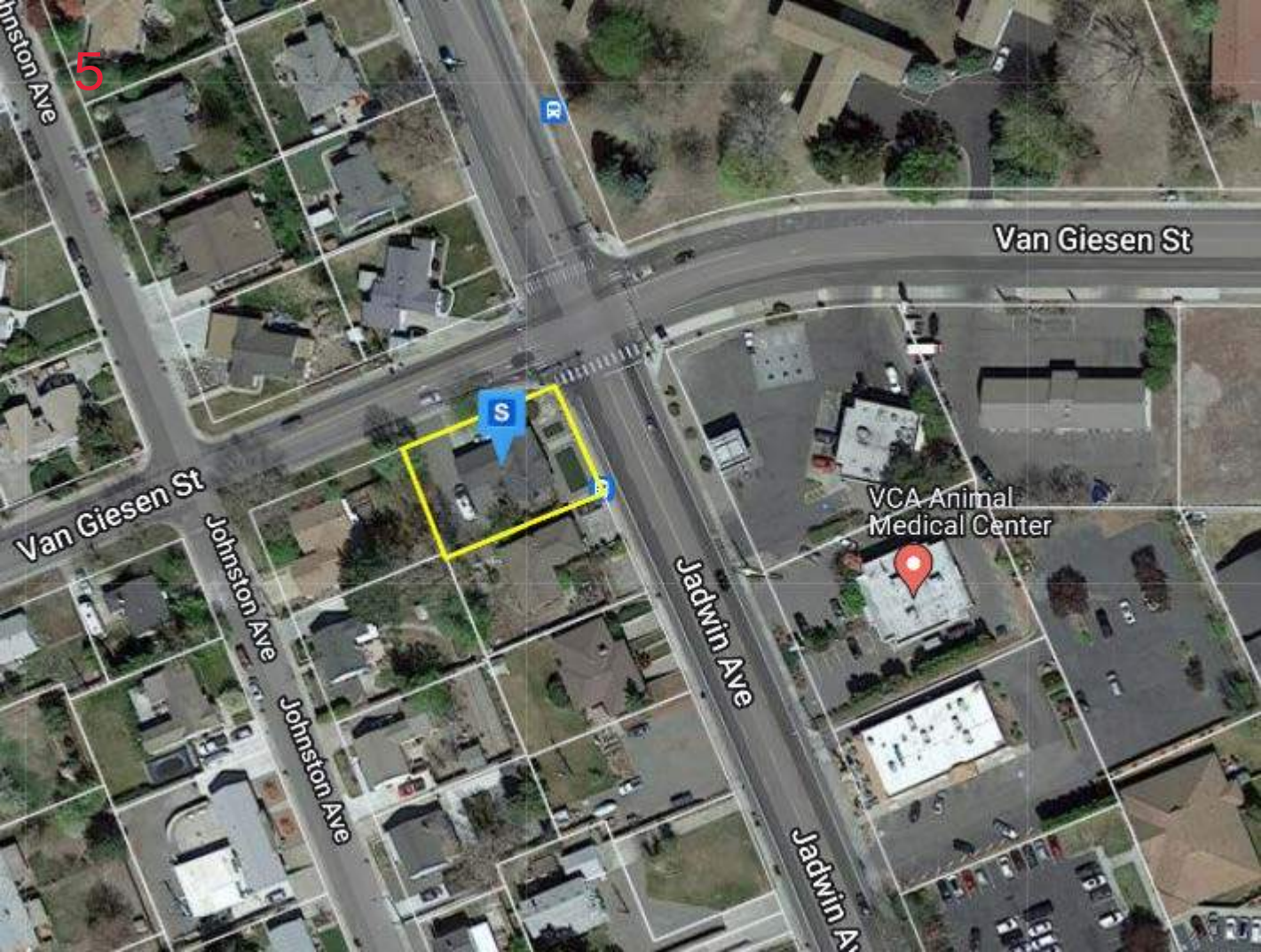
Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	10/26/2007	SWD	Statutory Warranty Deed	WILL, DAVID C & CATHERINE P	CRAIN DAN	2007-035853	07K06610	\$142,000.00	0	43080
2	10/24/2001	HDeed	Historical Deed	BANK ONE NATIONAL ASSOCIATION	WILL DAVID C & CATHERINE P	2001-033628	01K05852	\$85,000.00	0	
3	06/01/2001	HDeed	Historical Deed	REGIONAL TRUSTEE SERVICES CORPORATIO	BANK ONE NATIONAL ASSOCIATION	2001-016471	01K02927	\$70,125.00	0	
4	02/17/1987	HDeed	Historical Deed	SAVELY,MARVIN D-BARBARA J	UNKNOWN		198700546	\$55,000.00	0	
5	09/19/1978	HDeed	Historical Deed	RAMON, EDUARDO-DE NOMA, TERRI	UNKNOWN		197877767	\$53,950.00	0	
6	04/15/1974	HDeed	Historical Deed	SHERRELL, DENNIS L-SUSAN R	UNKNOWN		1974	\$27,000.00	0	
7	02/15/1960	HDeed	Historical Deed	HOWARD, BOYD D	UNKNOWN		1960	\$1,600.00	0	
8	01/18/1960	HDeed	Historical Deed	THOMPSON, JOHN B	UNKNOWN		1960	\$0.00	0	
9	04/25/1956	HDeed	Historical Deed	U S GOVERNMENT	UNKNOWN		1956	\$0.00	0	

Payout Agreement

No payout information available..

[Assessor Website](#) [Treasurer Website](#) [Mapping Website](#)



Johnston Ave

5

30

Van Giesen St

Van Giesen St

Johnston Ave

Johnston Ave

Jadwin Ave

Jadwin Ave

VCA Animal
Medical Center

Property Detail Report

1541 Jadwin Ave, Richland, WA 99354-2901

APN: 102983020731012

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Vazquez Cardenas Jose		
Vesting:			
Mailing Address:	1541 Jadwin Ave, Richland, WA 99354-2901	Occupancy:	Owner Occupied

Location Information

Legal Description:	Plat Of Richland Blk 731 Lot 12	County:	Benton, WA
APN:	102983020731012	Alternate APN:	16091
Munic / Twnshp:		Census Tract / Block:	010500 / 1001
Subdivision:	Richland	Legal Lot / Block:	12 / 731
Neighborhood:		Legal Book / Page:	6 / 7
Elementary School:	Jefferson Elementa...	School District:	Richland School District
Latitude:	46.29383	Middle School:	Chief Joseph Middl...
		High School:	Richland High Scho...
		Longitude:	-119.27989

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	10/23/2017 / 10/27/2017	Price:	\$194,000	Transfer Doc #:	2017.31524
Buyer Name:	Cardenas Jose Vazquez	Seller Name:	Schumann Fritz	Deed Type:	General Warranty Deed

Last Market Sale

Sale / Rec Date:	10/23/2017 / 10/27/2017	Sale Price / Type:	\$194,000 /	Deed Type:	General Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$152	New Construction:	
1st Mtg Amt / Type:	\$188,180 / Conventional	1st Mtg Rate / Type:	3.78 / Estimated	1st Mtg Doc #:	2017.31525
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:	\$4 /	Sale Doc #:	2017.31524
Seller Name:	Schumann Fritz				
Lender:	PrimeLending			Title Company:	Chicago Title Comp...

Prior Sale Information

Sale / Rec Date:	12/09/2013 / 12/11/2013	Sale Price / Type:	\$147,000 /	Prior Deed Type:	General Warranty Deed
1st Mtg Amt / Type:	\$144,337 / Federal Housing Administration	1st Mtg Rate / Type:		Prior Sale Doc #:	2013.40214
Prior Lender:	Pinnacle Cap Mtg Corp				

Property Characteristics

Gross Living Area:	1,763 Sq. Ft.	Total Rooms:	5	Year Built / Eff:	1963
Living Area:	1,280 Sq. Ft.	Bedrooms:	3	Stories:	1
Total Adj. Area:		Baths (F / H):	2 /	Parking Type:	Attached
Above Grade:	1,280 Sq. Ft.	Pool:		Garage #:	2
Basement Area:		Fireplace:	1	Garage Area:	483 Sq. Ft.
Style:	Tri-Level	Cooling:	Central	Porch Type:	Open Porch
Foundation:	Raised W/Crawlspace	Heating:	Central	Patio Type:	Balcony
Quality:	Average	Exterior Wall:	Plywood	Roof Type:	Gable/Hip
Condition:	Very Good	Construction Type:	Wood	Roof Material:	Composition Shingle

Site Information

Land Use:	SFR	Lot Area:	8,847 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	11 - Household, Single Family Units	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.203	Water / Sewer Type:	/ Sewer
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$254,800	Market Total Value:	\$254,800
Tax Year:	2022	Land Value:	\$50,000	Market Land Value:	\$50,000
Tax Area:	R1	Improvement Value:	\$204,800	Market Imprv Value:	\$204,800
Property Tax:	\$2,405.88	Improved %:	80.38%	Market Imprv %:	80.38%
Exemption:		Delinquent Year:			

Benton County Property Search

Property Search Results > 16091 VAZQUEZ CARDENAS JOSE for Year 2022 - 2023

Property

Account

Property ID:

16091

Parcel # / Geo ID:

102983020731012

Type:

Real

Tax Area:

R1 - R1

Open Space:

N

Historic Property:

N

Multi-Family Redevelopment:

N

Township:

09

Range:

28

Abbreviated Legal Description:

PLAT OF RICHLAND BLK 731 LOT 12

Agent Code:

Land Use Code

11

DFL

N

Remodel Property:

N

Section:

02

Legal Acres:

0.2031

Location

Address:

1541 JADWIN AVE
RICHLAND, WA 99354-2901

Neighborhood:

160008 - North Historic Richland 1,501 - 2,000 sf

Neighborhood CD:

160008 902

Mapsco:

Map ID:

Owner

Name:

VAZQUEZ CARDENAS JOSE

Mailing Address:

1541 JADWIN AVE
RICHLAND, WA 99354

Owner ID:

424116

% Ownership:

100.0000000000%

Exemptions:

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 5135 (First Half/Next)	\$1256.01	\$20.86	\$0.00	\$0.00	\$1276.87
2023 - 5135 (Balance)	\$2511.95	\$41.70	\$0.00	\$0.00	\$2553.65

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on: **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▸ Statement Details							
2023	5135	\$1276.87	\$1276.78	\$0.00	\$0.00	\$0.00	\$2553.65
▸ Statement Details							
2022	5141	\$1202.99	\$1202.89	\$0.00	\$0.00	\$2405.88	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$204,800
(+) Land Homesite Value:	+	\$50,000
(+) Land Non-Homesite Value:	+	\$0
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0

(=) Market Value:	=	\$254,800
(-) Productivity Loss:	-	\$0

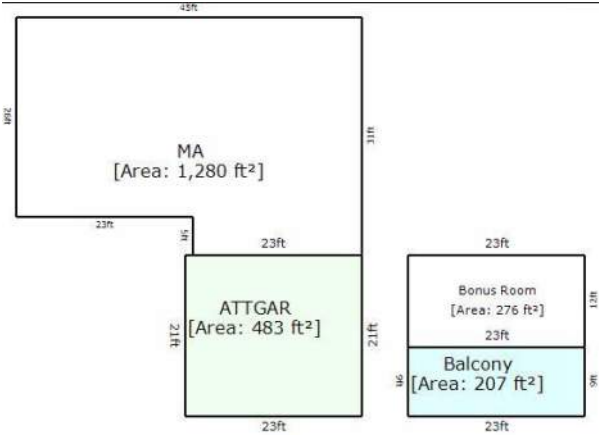
(=) Subtotal:	=	\$254,800
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$254,800

(=) Total Appraised Value:	=	\$254,800
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0

(=) Taxable Value:	=	\$254,800

Taxing Jurisdiction

Owner: VAZQUEZ CARDENAS JOSE



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	9	Homesite	0.2031	8850.00	7.00	0.00	1.00	\$50,000	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$204,800	\$50,000	\$0	\$254,800	\$254,800
2021	\$166,400	\$50,000	\$0	\$216,400	\$216,400

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	10/23/2017	SWD	Statutory Warranty Deed	SCHUMANN FRITZ	VAZQUEZ CARDENAS JOSE	2017-031524		\$194,000.00	130835	
2	12/06/2013	SWD	Statutory Warranty Deed	WALTMAN, DOUGLAS W & MELANIE J	SCHUMANN FRITZ	2013-040214	13K05890	\$147,000.00	0	81631
3	09/14/2007	SWD	Statutory Warranty Deed	CROUCH, CLARK E & BARBARA R	WALTMAN DOUGLAS W & MELANIE J	2007-031108	07K05740	\$144,900.00	0	42159
4	09/10/1991	HDeed	Historical Deed	CROUCH,CLARK E-BARBARA R	UNKNOWN		199103894	\$75,000.00	0	
5	05/30/1989	HDeed	Historical Deed	MC COY,DONNA S	UNKNOWN		198902180	\$38,710.00	0	
6	03/17/1988	HDeed	Historical Deed	VETERANS ADMINISTRATION	UNKNOWN		198800759	\$0.00	0	
7	03/29/1984	HDeed	Historical Deed	LANDIS,DOUGLAS C-ELKE M	UNKNOWN		198409068	\$56,900.00	0	
8	04/05/1967	HDeed	Historical Deed	PHINNEY, ERIC H - ET UX	UNKNOWN		1967	\$23,500.00	0	
9	08/18/1964	HDeed	Historical Deed	YEATS, P LARRY - ET UX	UNKNOWN		1964	\$19,403.00	0	
10	03/25/1963	HDeed	Historical Deed	DYRENG,GAIL E - ET UX	UNKNOWN		1963	\$21,250.00	0	
11	02/05/1960	HDeed	Historical Deed	CARTER, BILLIE L - ET UX	UNKNOWN		1960	\$16,000.00	0	
12	10/19/1959	HDeed	Historical Deed	LAWRENCE, JAMES R - ET UX	UNKNOWN		1959	\$9,500.00	0	
13	04/25/1956	HDeed	Historical Deed	U S GOVERNMENT	UNKNOWN		1956	\$0.00	0	

Payout Agreement

No payout information available..

Assessor Website Treasurer Website Mapping Website

6

Van Giesen St

VCA Animal
Medical Center

Van Giesen St

Johnston Ave

Johnston Ave

Jadwin Ave

Jadwin Ave

Judson Ave

S

Property Detail Report

1537 Jadwin Ave, Richland, WA 99354-2901

APN: 102983020731013

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Ackerman Richard E		
Vesting:			
Mailing Address:	1537 Jadwin Ave, Richland, WA 99354-2901	Occupancy:	Owner Occupied

Location Information

Legal Description:	Plat Of Richland Blk 731 Lot 13	County:	Benton, WA
APN:	102983020731013	Alternate APN:	16092
Munic / Twnshp:		Census Tract / Block:	010500 / 1001
Subdivision:	Richland	Legal Lot / Block:	13 / 731
Neighborhood:		Legal Book / Page:	
Elementary School:	Jefferson Elementa...	School District:	Richland School District
Latitude:	46.29364	Middle School:	Chief Joseph Middl...
		Longitude:	-119.27977
		High School:	Richland High Scho...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:
Buyer Name:	Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	1st Mtg Doc #:
2nd Mtg Amt / Type:	2nd Mtg Rate / Type:	Sale Doc #:
Seller Name:		
Lender:		Title Company:

Prior Sale Information

Sale / Rec Date:	Sale Price / Type:	Prior Deed Type:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	Prior Sale Doc #:
Prior Lender:		N/A

Property Characteristics

Gross Living Area:	3,936 Sq. Ft.	Total Rooms:	6	Year Built / Eff:	1963
Living Area:	3,384 Sq. Ft.	Bedrooms:	4	Stories:	1
Total Adj. Area:		Baths (F / H):	3 /	Parking Type:	Attached
Above Grade:	1,968 Sq. Ft.	Pool:		Garage #:	2
Basement Area:	1,416 Sq. Ft.	Fireplace:	1	Garage Area:	552 Sq. Ft.
Style:	Multi-Family	Cooling:	Central	Porch Type:	Porch
Foundation:	Raised W/Crawlspc	Heating:	Central	Patio Type:	Covered Patio
Quality:	Average	Exterior Wall:	Hardboard	Roof Type:	Hip
Condition:	Average	Construction Type:	Wood	Roof Material:	Composition Shingle

Site Information

Land Use:	Multi Family 10 Units Less	Lot Area:	9,074 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	12 - Household, 2-4 Units	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.208	Water / Sewer Type:	/ Sewer
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$399,010	Market Total Value:	\$399,010
Tax Year:	2022	Land Value:	\$50,000	Market Land Value:	\$50,000
Tax Area:	R1	Improvement Value:	\$349,010	Market Imprv Value:	\$349,010
Property Tax:	\$3,707.93	Improved %:	87.47%	Market Imprv %:	87.47%
Exemption:		Delinquent Year:			

Benton County Property Search

Property Search Results > 16092 ACKERMAN RICHARD E for Year 2022 - 2023

Property

Account

Property ID:

16092

Parcel # / Geo ID:

102983020731013

Type:

Real

Tax Area:

R1 - R1

Open Space:

N

Historic Property:

N

Multi-Family Redevelopment:

N

Township:

09

Range:

28

Abbreviated Legal Description:

PLAT OF RICHLAND BLK 731 LOT 13

Agent Code:

Land Use Code

12

DFL

N

Remodel Property:

N

Section:

02

Legal Acres:

0.2083

Location

Address:

1537 JADWIN AVE
RICHLAND, WA 99354

Mapsco:

Neighborhood:

160008 - North Historic Richland 1,501 - 2,000 sf

Map ID:

Neighborhood CD:

160008 902

Owner

Name:

ACKERMAN RICHARD E

Mailing Address:

1537 JADWIN AVE
RICHLAND, WA 99354

Owner ID:

10497

% Ownership:

100.0000000000%

Exemptions:

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 5136 (First Half/Next)	\$1966.85	\$30.95	\$0.00	\$0.00	\$1997.80
2023 - 5136 (Balance)	\$3933.65	\$61.88	\$0.00	\$0.00	\$3995.53

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on:  [NOTE](#): If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	5136	\$1997.80	\$1997.73	\$0.00	\$0.00	\$0.00	\$3995.53
▶ Statement Details							
2022	5142	\$1854.01	\$1853.92	\$0.00	\$0.00	\$3707.93	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$349,010
(+) Land Homesite Value:	+	\$50,000
(+) Land Non-Homesite Value:	+	\$0
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0

(=) Market Value:	=	\$399,010
(-) Productivity Loss:	-	\$0

(=) Subtotal:	=	\$399,010

(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$399,010
(=) Total Appraised Value:	=	\$399,010
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$399,010

Taxing Jurisdiction

Owner: ACKERMAN RICHARD E
% Ownership: 100.000000000000%
Total Value: \$399,010
Tax Area: R1 - R1

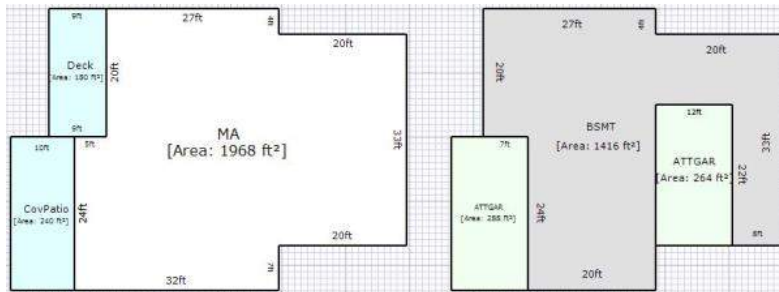
Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax		
RICH	RICHLAND	2.0181047376	\$399,010	\$399,010	\$805.24		
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$399,010	\$399,010	\$61.94		
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$399,010	\$399,010	\$9.98		
CNYVET	COUNTY VETERANS	0.0112499999	\$399,010	\$399,010	\$4.49		
COUNTY	COUNTY	0.9007089219	\$399,010	\$399,010	\$359.39		
PORTBNT	PORT OF BENTON	0.3316790761	\$399,010	\$399,010	\$132.34		
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$399,010	\$399,010	\$0.00		
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$399,010	\$399,010	\$567.11		
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$399,010	\$399,010	\$187.61		
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$399,010	\$399,010	\$938.06		
STATE	STATE SCHOOL	1.4169238836	\$399,010	\$399,010	\$565.37		
STATE2	STATE SCHOOL PART 2	0.7571640106	\$399,010	\$399,010	\$302.12		
Total Tax Rate:		9.8585213872					
					Taxes w/Current Exemptions:	\$3,933.65	
					Taxes w/o Exemptions:	\$3,933.65	

Improvement / Building

Improvement #1:	RESIDENTIAL BLDGS	State Code:	522	1968.0 sqft	Value:	\$349,010
Exterior Wall:	Hardboard	Fireplace:	FIREPLACE			
Fixture Count:	Count	Foundation:	Crawl/Concrete Perimeter Piers			
Full Bathrooms:	Count	HVAC:	Central heat/cooling			
Number of Bedrooms:	Count	Roof Covering:	Comp Shingle			

Type	Description	Class CD	Sub Class CD	Year Built	Area
MA	Main Area	30		1963	1968.0
ATTGAR	ATTGAR	30		1963	288.0
ATTGAR	ATTGAR	30		1963	264.0
BSMT	Basement	30		1963	1416.0
Deck	Deck	30		1963	180.0
CovPatio	Covered Patio	30		1963	240.0

Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	9	Homesite	0.2083	9075.00	7.00	0.00	1.00	\$50,000	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$349,010	\$50,000	\$0	\$399,010	\$399,010
2021	\$283,570	\$50,000	\$0	\$333,570	\$333,570

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	09/02/1975	HDeed	Historical Deed	ACKERMAN, RICHARD E	UNKNOWN		197558017	\$0.00	0	
2	06/02/1966	HDeed	Historical Deed	ACKERMAN, RICHARD E - ET UX	UNKNOWN		1966	\$32,500.00	0	
3	07/30/1963	HDeed	Historical Deed	BOWLING, EUGENE P - ET UX	UNKNOWN		1963	\$30,849.00	0	
4	02/28/1963	HDeed	Historical Deed	WOLFE, GEORGE - ET UX	UNKNOWN		1963	\$2,200.00	0	
5	06/03/1959	HDeed	Historical Deed	ROSE, CHARLES GANZ	UNKNOWN		1959	\$0.00	0	
6	04/25/1956	HDeed	Historical Deed	U S GOVERNMENT	UNKNOWN		1956	\$0.00	0	

Payout Agreement

No payout information available..

[Assessor Website](#)

[Treasurer Website](#)

[Mapping Website](#)



Van Giesen St

Van Giesen St

Johnston Ave

Johnston Ave

Jadwin Ave

Jadwin Ave

VCA Animal Medical Center

7

S

Property Detail Report

1525 Jadwin Ave, Richland, WA 99354-2901

APN: 102983020731014

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Ackerman Richard E	Occupancy:	Absentee Owner
Vesting:			
Mailing Address:	1537 Jadwin Ave, Richland, WA 99354-2901		

Location Information

Legal Description:	Plat Of Richland Blk 731 Lot 14	County:	Benton, WA
APN:	102983020731014	Alternate APN:	16093
Munic / Twnshp:		Census Tract / Block:	010500 / 1001
Subdivision:	Richland	Legal Lot / Block:	14 / 731
Neighborhood:		Legal Book / Page:	
Elementary School:	Jefferson Elementa...	School District:	Richland School District
Latitude:	46.29346	Middle School:	Chief Joseph Middl...
		Longitude:	-119.27965
		High School:	Richland High Scho...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:
Buyer Name:	Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	1st Mtg Doc #:
2nd Mtg Amt / Type:	2nd Mtg Rate / Type:	Sale Doc #:
Seller Name:		
Lender:		Title Company:

Prior Sale Information

Sale / Rec Date:	Sale Price / Type:	Prior Deed Type:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	Prior Sale Doc #:
Prior Lender:		N/A

Property Characteristics

Gross Living Area:	Total Rooms:	0	Year Built / Eff:
Living Area:	Bedrooms:		Stories:
Total Adj. Area:	Baths (F / H):		Parking Type:
Above Grade:	Pool:		Garage #:
Basement Area:	Fireplace:		Garage Area:
Style:	Cooling:		Porch Type:
Foundation:	Heating:		Patio Type:
Quality:	Exterior Wall:		Roof Type:
Condition:	Construction Type:		Roof Material:

Site Information

Land Use:	SFR	Lot Area:	8,943 Sq. Ft.	Zoning:
State Use:		Lot Width / Depth:		# of Buildings:
County Use:	11 - Household, Single Family Units	Usable Lot:		Res / Comm Units:
Site Influence:		Acres:	0.205	Water / Sewer Type:
Flood Zone Code:		Flood Map #:		Flood Map Date:
Community Name:		Flood Panel #:		Inside SFHA:
				Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$50,000	Market Total Value:	\$50,000
Tax Year:	2022	Land Value:	\$50,000	Market Land Value:	\$50,000
Tax Area:	R1	Improvement Value:		Market Imprv Value:	
Property Tax:	\$563.09	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

Benton County Property Search

Property Search Results > 16093 ACKERMAN RICHARD E for Year 2022 - 2023

Property

Account

Property ID:

16093

Parcel # / Geo ID:

102983020731014

Type:

Real

Tax Area:

R1 - R1

Open Space:

N

Historic Property:

N

Multi-Family Redevelopment:

N

Township:

09

Range:

28

Abbreviated Legal Description:

PLAT OF RICHLAND BLK 731 LOT 14

Agent Code:

Land Use Code

11

DFL

N

Remodel Property:

N

Section:

02

Legal Acres:

0.2053

Location

Address:

1525 JADWIN AVE
RICHLAND, WA 99354

Neighborhood:

160008 - North Historic Richland

Neighborhood CD:

160008

Mapsco:

Map ID:

Owner

Name:

ACKERMAN RICHARD E

Mailing Address:

1537 JADWIN AVE
RICHLAND, WA 99354

Owner ID:

10495

% Ownership:

100.0000000000%

Exemptions:

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 5137 (First Half/Next)	\$246.49	\$8.51	\$0.00	\$0.00	\$255.00
2023 - 5137 (Balance)	\$492.93	\$17.01	\$0.00	\$0.00	\$509.94

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on:  [NOTE](#): If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	5137	\$255.00	\$254.94	\$0.00	\$0.00	\$0.00	\$509.94
▶ Statement Details							
2022	5143	\$281.58	\$281.51	\$0.00	\$0.00	\$563.09	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$50,000
(+) Land Non-Homesite Value:	+	\$0
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0

(=) Market Value:	=	\$50,000
(-) Productivity Loss:	-	\$0

(=) Subtotal:	=	\$50,000

(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$50,000
(=) Total Appraised Value:	=	\$50,000
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$50,000

Taxing Jurisdiction

Owner: ACKERMAN RICHARD E
 % Ownership: 100.000000000000%
 Total Value: \$50,000
 Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
RICH	RICHLAND	2.0181047376	\$50,000	\$50,000	\$100.91
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$50,000	\$50,000	\$7.76
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$50,000	\$50,000	\$1.25
CNYVET	COUNTY VETERANS	0.0112499999	\$50,000	\$50,000	\$0.56
COUNTY	COUNTY	0.9007089219	\$50,000	\$50,000	\$45.04
PORTBNT	PORT OF BENTON	0.3316790761	\$50,000	\$50,000	\$16.58
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$50,000	\$50,000	\$0.00
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$50,000	\$50,000	\$71.06
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$50,000	\$50,000	\$23.51
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$50,000	\$50,000	\$117.55
STATE	STATE SCHOOL	1.4169238836	\$50,000	\$50,000	\$70.85
STATE2	STATE SCHOOL PART 2	0.7571640106	\$50,000	\$50,000	\$37.86
Total Tax Rate:		9.8585213872			
Taxes w/Current Exemptions:					\$492.93
Taxes w/o Exemptions:					\$492.93

Improvement / Building

Property Image

No image available for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	9	Homesite	0.2053	8943.00	0.00	0.00	1.00	\$50,000	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$50,000	\$0	\$50,000	\$50,000
2021	\$0	\$50,000	\$0	\$50,000	\$50,000

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	09/02/1975	HDeed	Historical Deed	ACKERMAN, RICHARD E	UNKNOWN		197558017	\$0.00	0	
2	07/09/1968	HDeed	Historical Deed	ACKERMAN, RICHARD E - ET UX	UNKNOWN		1968	\$25,000.00	0	
3	11/19/1959	HDeed	Historical Deed	DIETTRICH, CONRAD - ET UX	UNKNOWN		1959	\$9,010.00	0	
4	04/25/1956	HDeed	Historical Deed	U S GOVERNMENT	UNKNOWN		1956	\$0.00	0	

Payout Agreement

No payout information available..

[Assessor Website](#)
[Treasurer Website](#)
[Mapping Website](#)



Van Giesen St

Van Giesen St

Johnston Ave

Johnston Ave

Johnston

Jadwin Ave

Jadwin Ave

VCA Animal
Medical Center

Property Detail Report

1523 Jadwin Ave, Richland, WA 99354-2901

APN: 102983020731015

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Brown Shane M	Occupancy:	Absentee Owner
Vesting:	Unmarried Man		
Mailing Address:	1521 Jadwin Ave, Richland, WA 99354-2901		

Location Information

Legal Description:	Plat Of Richland Blk 731 Lot 15	County:	Benton, WA
APN:	102983020731015	Alternate APN:	16094
Munic / Twnshp:		Census Tract / Block:	010500 / 1001
Subdivision:	Richland	Legal Lot / Block:	15 / 731
Neighborhood:		Legal Book / Page:	6 / 7
Elementary School:	Jefferson Elementa...	School District:	Richland School District
Latitude:	46.29328	Middle School:	Chief Joseph Middl...
		Longitude:	-119.27948
		High School:	Richland High Scho...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:
Buyer Name:	Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	1st Mtg Doc #:
2nd Mtg Amt / Type:	2nd Mtg Rate / Type:	Sale Doc #:
Seller Name:		
Lender:		Title Company:

Prior Sale Information

Sale / Rec Date:	Sale Price / Type:	Prior Deed Type:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	Prior Sale Doc #:
Prior Lender:		N/A

Property Characteristics

Gross Living Area:	Total Rooms:	0	Year Built / Eff:
Living Area:	Bedrooms:		Stories:
Total Adj. Area:	Baths (F / H):		Parking Type:
Above Grade:	Pool:		Garage #:
Basement Area:	Fireplace:		Garage Area:
Style:	Cooling:		Porch Type:
Foundation:	Heating:		Patio Type:
Quality:	Exterior Wall:		Roof Type:
Condition:	Construction Type:		Roof Material:

Site Information

Land Use:	SFR	Lot Area:	6,656 Sq. Ft.	Zoning:
State Use:		Lot Width / Depth:		# of Buildings:
County Use:	11 - Household, Single Family Units	Usable Lot:		Res / Comm Units:
Site Influence:		Acres:	0.153	Water / Sewer Type:
Flood Zone Code:		Flood Map #:		Flood Map Date:
Community Name:		Flood Panel #:		Inside SFHA:
				Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$50,000	Market Total Value:	\$50,000
Tax Year:	2022	Land Value:	\$50,000	Market Land Value:	\$50,000
Tax Area:	R1	Improvement Value:		Market Imprv Value:	
Property Tax:	\$563.01	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

Benton County Property Search

Property Search Results > 16094 BROWN SHANE M for Year 2022 - 2023

Property

Account

Property ID:	16094	Abbreviated Legal Description:	PLAT OF RICHLAND BLK 731 LOT 15
Parcel # / Geo ID:	102983020731015	Agent Code:	
Type:	Real		
Tax Area:	R1 - R1	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	09	Section:	02
Range:	28	Legal Acres:	0.1528

Location

Address:	1523 JADWIN AVE RICHLAND, WA 99354	Mapsco:	
Neighborhood:	160008 - North Historic Richland	Map ID:	
Neighborhood CD:	160008		

Owner

Name:	BROWN SHANE M	Owner ID:	440153
Mailing Address:	1521 JADWIN AVE RICHLAND, WA 99354	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 5138 (First Half/Next)	\$246.49	\$8.51	\$0.00	\$0.00	\$255.00
2023 - 5138 (Balance)	\$492.93	\$17.01	\$0.00	\$0.00	\$509.94

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on:  NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	5138	\$255.00	\$254.94	\$0.00	\$0.00	\$0.00	\$509.94
▶ Statement Details							
2022	5144	\$281.54	\$281.47	\$0.00	\$0.00	\$563.01	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$50,000
(+) Land Non-Homesite Value:	+	\$0
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0

(=) Market Value:	=	\$50,000
(-) Productivity Loss:	-	\$0

(=) Subtotal:	=	\$50,000

(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$50,000
(=) Total Appraised Value:	=	\$50,000
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$50,000

Taxing Jurisdiction

Owner: BROWN SHANE M
 % Ownership: 100.000000000000%
 Total Value: \$50,000
 Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
RICH	RICHLAND	2.0181047376	\$50,000	\$50,000	\$100.91
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$50,000	\$50,000	\$7.76
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$50,000	\$50,000	\$1.25
CNYVET	COUNTY VETERANS	0.0112499999	\$50,000	\$50,000	\$0.56
COUNTY	COUNTY	0.9007089219	\$50,000	\$50,000	\$45.04
PORTBNT	PORT OF BENTON	0.3316790761	\$50,000	\$50,000	\$16.58
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$50,000	\$50,000	\$0.00
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$50,000	\$50,000	\$71.06
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$50,000	\$50,000	\$23.51
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$50,000	\$50,000	\$117.55
STATE	STATE SCHOOL	1.4169238836	\$50,000	\$50,000	\$70.85
STATE2	STATE SCHOOL PART 2	0.7571640106	\$50,000	\$50,000	\$37.86
Total Tax Rate:		9.8585213872			
Taxes w/Current Exemptions:					\$492.93
Taxes w/o Exemptions:					\$492.93

Improvement / Building

Property Image

No image available for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	9	Homesite	0.1528	6660.00	7.00	0.00	1.00	\$50,000	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$50,000	\$0	\$50,000	\$50,000
2021	\$0	\$50,000	\$0	\$50,000	\$50,000

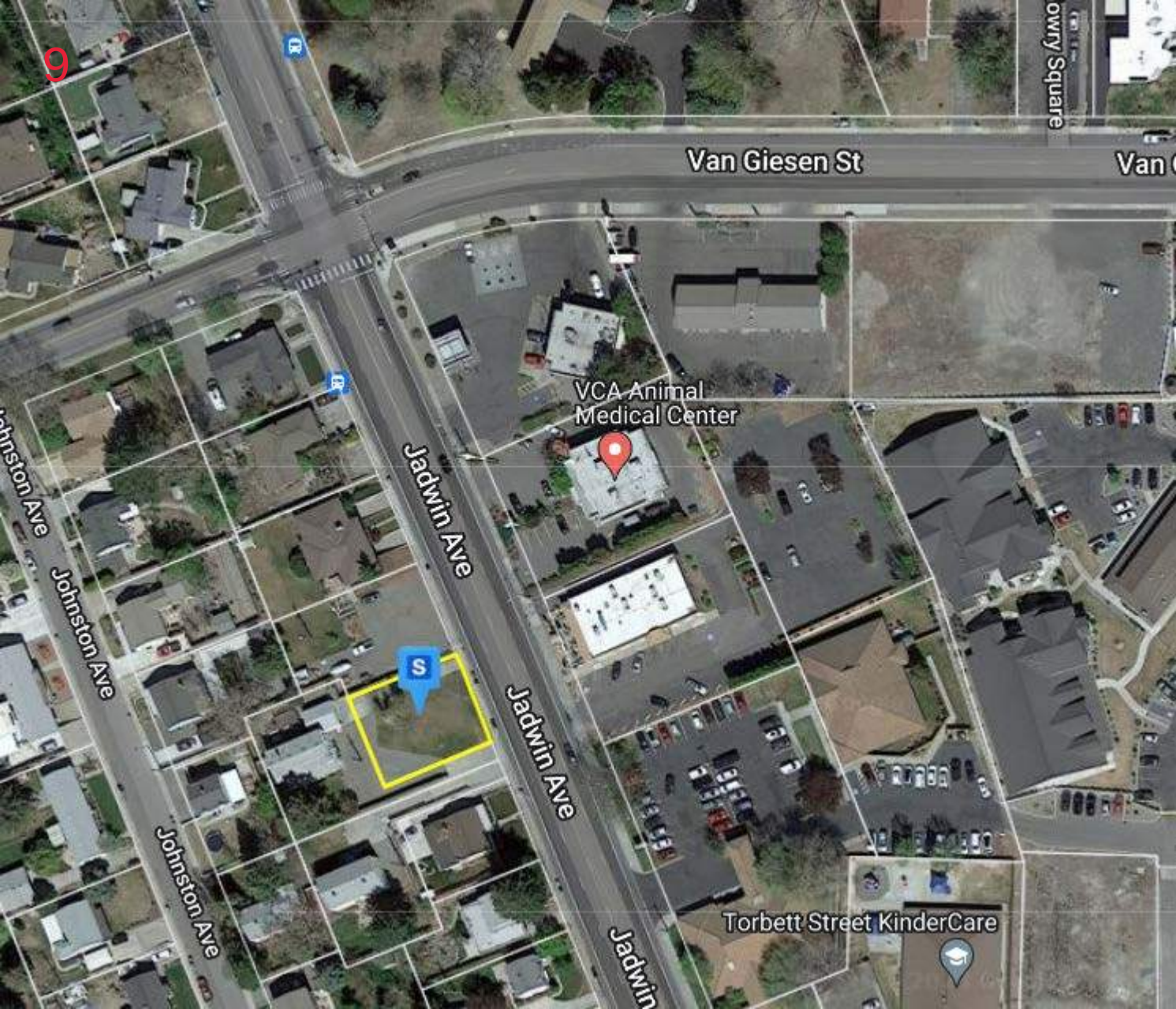
Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	09/30/1998	HDeed	Historical Deed	BROWN,SHANE M-GINA L	UNKNOWN		1998K01005	\$0.00	0	
2	07/17/1996	HDeed	Historical Deed	LONG,GINA L	UNKNOWN		199602990	\$0.00	0	
3	12/28/1989	HDeed	Historical Deed	LONG RANDY S-GINA L	UNKNOWN		198905675	\$3,053.00	0	
4	04/20/1973	HDeed	Historical Deed	LOVELLE, ARTELL J - RUTH	UNKNOWN		1973	\$17,500.00	0	
5	10/06/1964	HDeed	Historical Deed	BERRY, L MONROE - ET UX	UNKNOWN		1964	\$15,000.00	0	
6	07/29/1959	HDeed	Historical Deed	COTTRILL, CHESTER W - ET UX	UNKNOWN		1959	\$14,500.00	0	
7	06/03/1959	HDeed	Historical Deed	ROSE, CHARLES GANZ	UNKNOWN		1959	\$0.00	0	
8	04/25/1956	HDeed	Historical Deed	U S GOVERNMENT	UNKNOWN		1956	\$0.00	0	

Payout Agreement

No payout information available..

[Assessor Website](#) [Treasurer Website](#) [Mapping Website](#)



owry Square

Van Giesen St

Van C

VCA Animal
Medical Center

Jadwin Ave

S

Jadwin Ave

Johnston Ave

Johnston Ave

Johnston Ave

Jadwin

Torbett Street KinderCare

Property Detail Report

1540 Jadwin Ave, Richland, WA 99354-2902

APN: 102983020732005

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Southland Corp	Occupancy:	Absentee Owner
Vesting:	Corporation		
Mailing Address:	13155 Noel Rd #100, Dallas, TX 75240-5050		

Location Information

Legal Description:	Plat Of Richland Blk 732 Ptn Of Lot 5 Daf: Bae Pt Of Intersect Of Th Sly Boundary Of Van Geisen St & Th Ely Boundary Of Jadwin Ave Wh Shall Be The Pt Of Beg: Th In A Sly Dirt Alg The Boundary Of Jadwin Ave A Dist Of 167: Th At R/A To Jadwin Ave In An	County:	Benton, WA
APN:	102983020732005	Census Tract / Block:	010500 / 1000
Munic / Twnshp:		Legal Lot / Block:	5 / 732
Subdivision:	Richland	Legal Book / Page:	
Neighborhood:		High School:	Richland High Scho...
Elementary School:	Jefferson Elementa...		
Latitude:	46.29412		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:
Buyer Name:	Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	1st Mtg Doc #:
2nd Mtg Amt / Type:	2nd Mtg Rate / Type:	Sale Doc #:
Seller Name:		
Lender:		Title Company:

Prior Sale Information

Sale / Rec Date:	Sale Price / Type:	Prior Deed Type:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	Prior Sale Doc #:
Prior Lender:		

Property Characteristics

Gross Living Area:	2,585 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1985
Living Area:	2,585 Sq. Ft.	Bedrooms:		Stories:	1
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	2,585 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:	Rectangular Design	Cooling:	Package	Porch Type:	
Foundation:	Masonry	Heating:	Package	Patio Type:	
Quality:	Average	Exterior Wall:	Frame/Masonry	Roof Type:	
Condition:	Average	Construction Type:	Masonry	Roof Material:	

Site Information

Land Use:	Retail Trade	Lot Area:	25,757 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	59 - Other Retail Trade	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.591	Water / Sewer Type:	
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$722,610	Market Total Value:	\$722,610
Tax Year:	2022	Land Value:	\$407,550	Market Land Value:	\$407,550
Tax Area:	R1	Improvement Value:	\$315,060	Market Imprv Value:	\$315,060
Property Tax:	\$7,951.17	Improved %:	43.60%	Market Imprv %:	43.60%
Exemption:		Delinquent Year:			

Benton County Property Search

Property Search Results > 16106 SOUTHLAND CORP for Year 2022 - 2023

Property

Account

Property ID:	16106	Abbreviated Legal Description:	PLAT OF RICHLAND BLK 732 PTN OF LOT 5 DAF: BAE PT OF INTERSECT OF TH SLY BOUNDARY OF VAN GEISEN ST & TH ELY BOUNDARY OF JADWIN AVE WH SHALL BE THE PT OF BEG: TH IN A SLY DIRT ALG THE BOUNDARY OF JADWIN AVE A DIST OF 167': TH AT R/A TO JADWIN AVE IN AN ELY DIRT A DIST OF 160': TH AT R/A IN A NLY DIRT PLT JADWIN AVE A DIST OF 130' M/L TO A PT ON TH SLY BOUNDARY OF VAN GEISEN ST: & TH WLY ALG TH SLY LN OF VAN GEISEN ST TO POB.
Parcel # / Geo ID:	102983020732005	Agent Code:	
Type:	Real		
Tax Area:	R1 - R1	Land Use Code	59
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	09	Section:	02
Range:	28	Legal Acres:	0.5913

Location

Address:	1540 JADWIN AVE RICHLAND, WA 99354-2902	Mapsco:	
Neighborhood:	Richland Retail	Map ID:	
Neighborhood CD:	660100R		

Owner

Name:	SOUTHLAND CORP	Owner ID:	101403
Mailing Address:	13155 NOEL RD STE 100 LB73 DALLAS, TX 75240	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 5150 (First Half/Next)	\$3561.96	\$21.88	\$0.00	\$0.00	\$3583.84
2023 - 5150 (Balance)	\$7123.86	\$43.74	\$0.00	\$0.00	\$7167.60

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	5150	\$3583.84	\$3583.76	\$0.00	\$0.00	\$0.00	\$7167.60
▶ Statement Details							
2022	5156	\$3975.62	\$3975.55	\$0.00	\$0.00	\$7951.17	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$315,060
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$407,550
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0

(=) Market Value:	=	\$722,610
(-) Productivity Loss:	-	\$0
(=) Subtotal:	=	\$722,610
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$722,610
(=) Total Appraised Value:	=	\$722,610
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$722,610

Taxing Jurisdiction

Owner: SOUTHLAND CORP
 % Ownership: 100.000000000000%
 Total Value: \$722,610
 Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
RICH	RICHLAND	2.0181047376	\$722,610	\$722,610	\$1,458.30
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$722,610	\$722,610	\$112.18
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$722,610	\$722,610	\$18.07
CNYVET	COUNTY VETERANS	0.0112499999	\$722,610	\$722,610	\$8.13
COUNTY	COUNTY	0.9007089219	\$722,610	\$722,610	\$650.86
PORTBNT	PORT OF BENTON	0.3316790761	\$722,610	\$722,610	\$239.67
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$722,610	\$722,610	\$0.00
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$722,610	\$722,610	\$1,027.04
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$722,610	\$722,610	\$339.77
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$722,610	\$722,610	\$1,698.83
STATE	STATE SCHOOL	1.4169238836	\$722,610	\$722,610	\$1,023.88
STATE2	STATE SCHOOL PART 2	0.7571640106	\$722,610	\$722,610	\$547.13
Total Tax Rate:		9.8585213872			
Taxes w/Current Exemptions:					\$7,123.86
Taxes w/o Exemptions:					\$7,123.86

Improvement / Building

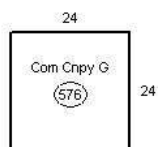
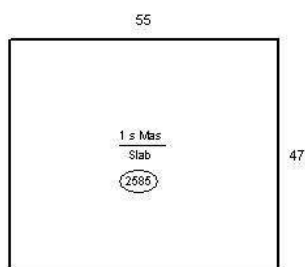
Improvement #1: Commercial **State Code:** 459 **2585.0 sqft** **Value:** \$269,420
 COMM Framing Class: Class C - Masonry COMM HVAC: Package Unit
 COMM Shape: Rectangular

Type	Description	Class CD	Sub Class CD	Year Built	Area
MINIMART	Mini-Mart Convenience Store	531	Avg	1985	2585.0
Canopy	Canopy		Avg	1985	210.0

Improvement #2: Commercial **State Code:** 459 **0.0 sqft** **Value:** \$45,640

Type	Description	Class CD	Sub Class CD	Year Built	Area
ASPH	Asphalt	Avg		1985	13000.0
CONC	Concrete	Avg		1985	4000.0

Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	11	Primary Commercial/Indust Land	0.5913	25760.00	0.00	0.00	1.00	\$407,550	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$315,060	\$407,550	\$0	\$722,610	\$722,610
2021	\$352,590	\$370,500	\$0	\$723,090	\$723,090

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	10/29/1984	HDeed	Historical Deed	SOUTHLAND CORP	UNKNOWN		198412185	\$185,000.00	0	
2	05/26/1983	HDeed	Historical Deed	BLEDSON, GLEYN-JOANNE	UNKNOWN		198304824	\$188,000.00	0	

3	04/18/1980	HDeed	Historical Deed	BAILIE, A MARVIN-L JANICE	UNKNOWN	198088656	\$116,000.00	0
4	04/18/1980	HDeed	Historical Deed	TEXACO INC	UNKNOWN	198088654	\$0.00	0
5	12/29/1966	HDeed	Historical Deed	STATEWIDE STATIONS, INC	UNKNOWN	1966	\$0.00	0
6	11/03/1965	HDeed	Historical Deed	TEXACO INC	UNKNOWN	1965	\$0.00	0

Payout Agreement

No payout information available..

[Assessor Website](#) [Treasurer Website](#) [Mapping Website](#)

10

Mowry Square

Van Giesen St

S

VCA Animal
Medical Center

Jadwin Ave

Johnston Ave

Johnston Ave

Jadwin Ave



Property Detail Report

1524 Jadwin Ave, Richland, WA 99354-2902

APN: 102983020732024

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Muro Gregorio G / Muro Maria M	Occupancy:	Absentee Owner
Vesting:	Husband And Wife		
Mailing Address:	9700 Maple Dr, Pasco, WA 99301-8201		

Location Information

Legal Description:	Plat Of Richland Blk 732 & Portion Of Lot 4 Defined As Follows; Beginning At The Northwest Corner Of Said Blk 732; Thence South 24 56 18\ West Along The Westerly Limits Of Said Block 732 A Distance Of 181.42 To A Point Of Curvature Of A Curve To The"			County:	Benton, WA
APN:	102983020732024	Alternate APN:	16125	Census Tract / Block:	010500 / 1000
Munic / Twnshp:		Twtnshp-Rng-Sec:		Legal Lot / Block:	4 / 732
Subdivision:	Richland	Tract #:	B	Legal Book / Page:	14 / 152
Neighborhood:		School District:	Richland School District		
Elementary School:	Jefferson Elementa...	Middle School:	Chief Joseph Middl...	High School:	Richland High Scho...
Latitude:	46.29347	Longitude:	-119.27872		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	03/07/2007 / 03/08/2007	Price:	\$174,500	Transfer Doc #:	2007.7148
Buyer Name:	Muro Gregorio G	Seller Name:	Bns Associates	Deed Type:	Warranty Deed

Last Market Sale

Sale / Rec Date:	03/07/2007 / 03/08/2007	Sale Price / Type:	\$174,500 /	Deed Type:	Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$39	New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2007.7148
Seller Name:	Bns Associates				
Lender:				Title Company:	Benton-Franklin Ti...

Prior Sale Information

Sale / Rec Date:	03/07/2007 / 03/08/2007	Sale Price / Type:	\$43,500 /	Prior Deed Type:	Warranty Deed
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	2007.7147
Prior Lender:					

Property Characteristics

Gross Living Area:	4,500 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1994
Living Area:	4,500 Sq. Ft.	Bedrooms:		Stories:	1
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	4,500 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:	Rectangular Design	Cooling:	Commercial A/C	Porch Type:	
Foundation:	Masonry	Heating:	Heated	Patio Type:	
Quality:	Average	Exterior Wall:	Frame/Masonry	Roof Type:	
Condition:	Average	Construction Type:	Masonry	Roof Material:	

Site Information

Land Use:	Retail Trade	Lot Area:	20,212 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	58 - Retail Trade - Eating And Drinking	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.464	Water / Sewer Type:	
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$594,880	Market Total Value:	\$594,880
Tax Year:	2022	Land Value:	\$134,160	Market Land Value:	\$134,160
Tax Area:	R1	Improvement Value:	\$460,720	Market Imprv Value:	\$460,720
Property Tax:	\$6,548.42	Improved %:	77.45%	Market Imprv %:	77.45%

Exemption:

Delinquent Year:

Benton County Property Search

Property Search Results > 16125 MURO GREGORIO G & MARIA M for Year 2022 - 2023

Property

Account

Property ID:

16125

Abbreviated Legal Description:

PLAT OF RICHLAND BLK 732 & PORTION OF LOT 4 DEFINED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID BLK 732; THENCE SOUTH 24 56' 18" WEST ALONG THE WESTERLY LIMITS OF SAID BLOCK 732 A DISTANCE OF 181.42' TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4337.18' THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 105.58' & CONSUMING A CENTRAL ANGLE OF 00 43' 41" TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 26.68' & CONSUMING A CENTRAL ANGLE OF 00 21' 09" TO THE POINT OF TANGENCY; THENCE SOUTH 23 11' 28" WEST A DISTANCE OF 95.32' THENCE NORTH 66 48' 32" EAST A DISTANCE OF 165' THENCE NORTH 24 56' 18" WEST A DISTANCE OF 126.97'; THENCE SOUTH 65 03" 58" WEST A DISTANCE OF 161.28' TO THE TRUE POINT OF BEGINNING; SUBJECT TO EASEMENTS, TOGETHER WITH EASEMENTS, RESERVATION & RESTRICTIONS OF RECORD. CONTAINING .47 ACRES OR 20.299 SQ FT.

Parcel # / Geo ID:

102983020732024

Type:

Real

Tax Area:

R1 - R1

Open Space:

N

Historic Property:

N

Multi-Family Redevelopment:

N

Township:

09

Range:

28

Agent Code:

Land Use Code

58

DFL

N

Remodel Property:

N

Section:

02

Legal Acres:

0.4640

Location

Address:

1524 JADWIN AVE
RICHLAND, WA 99354-2902

Neighborhood:

Richland Restaurant

Neighborhood CD:

660100RE

Mapsco:

Map ID:

Owner

Name:

MURO GREGORIO G & MARIA M

Mailing Address:

9700 W MAPLE DR
PASCO, WA 99301

Owner ID:

78555

% Ownership:

100.0000000000%

Exemptions:

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 5167 (First Half/Next)	\$2932.35	\$21.84	\$0.00	\$0.00	\$2954.19
2023 - 5167 (Balance)	\$5864.63	\$43.67	\$0.00	\$0.00	\$5908.30

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on:  [NOTE:](#) If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	5167	\$2954.19	\$2954.11	\$0.00	\$0.00	\$0.00	\$5908.30
▶ Statement Details							
2022	5173	\$3274.24	\$3274.18	\$0.00	\$0.00	\$6548.42	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$460,720
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$134,160
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
(=) Market Value:	=	\$594,880
(-) Productivity Loss:	-	\$0
(=) Subtotal:	=	\$594,880
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$594,880
(=) Total Appraised Value:	=	\$594,880
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$594,880

Taxing Jurisdiction

Owner: MURO GREGORIO G & MARIA M
 % Ownership: 100.000000000000%
 Total Value: \$594,880
 Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
RICH	RICHLAND	2.0181047376	\$594,880	\$594,880	\$1,200.53
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$594,880	\$594,880	\$92.35
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$594,880	\$594,880	\$14.87
CNVVET	COUNTY VETERANS	0.0112499999	\$594,880	\$594,880	\$6.69
COUNTY	COUNTY	0.9007089219	\$594,880	\$594,880	\$535.81
PORTBNT	PORT OF BENTON	0.3316790761	\$594,880	\$594,880	\$197.31
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$594,880	\$594,880	\$0.00
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$594,880	\$594,880	\$845.50
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$594,880	\$594,880	\$279.71
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$594,880	\$594,880	\$1,398.54
STATE	STATE SCHOOL	1.4169238836	\$594,880	\$594,880	\$842.90
STATE2	STATE SCHOOL PART 2	0.7571640106	\$594,880	\$594,880	\$450.42
Total Tax Rate:		9.8585213872			
				Taxes w/Current Exemptions:	\$5,864.63
				Taxes w/o Exemptions:	\$5,864.63

Improvement / Building

Improvement #1: Commercial State Code: 458 4500.0 sqft Value: \$438,350

COMM Framing Class: Class C - Masonry COMM HVAC: Complete HVAC

COMM Shape: Rectangular

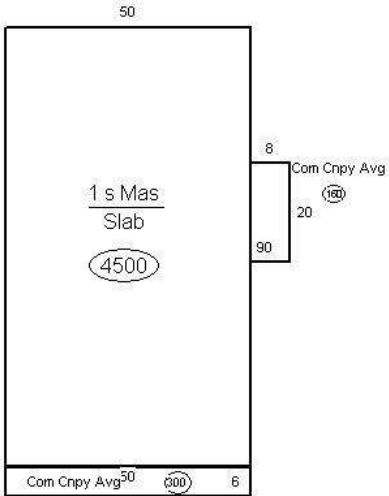
Type	Description	Class CD	Sub Class CD	Year Built	Area
RESTURNT	Restaurant 350	Avg		1994	4500.0
Canopy	Canopy	Avg		1994	152.0
Canopy	Canopy	Avg		1994	300.0

Improvement #2: Commercial State Code: 458 0.0 sqft Value: \$22,370

Type	Description	Class CD	Sub Class CD	Year Built	Area
ASPH	Asphalt	Avg		1994	12000.0
CONC	Concrete	Good		1994	1000.0

CONC	Concrete	Avg	1994	1700.0
LGHTPOLE	Light Poles	Avg	1994	1.0

Property Image



- 01
- 02
- 03
- 04
- 08



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	11	Primary Commercial/Indust Land	0.4640	20212.00	0.00	0.00	1.00	\$134,160	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$460,720	\$134,160	\$0	\$594,880	\$594,880
2021	\$460,720	\$134,160	\$0	\$594,880	\$594,880

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	09/30/1991	HDeed	Historical Deed	MURO,GREGORIO G-MARIA M	UNKNOWN		199104271	\$175,000.00	0	
2	07/18/1990	HDeed	Historical Deed	NELSON & GALE	UNKNOWN		199003519	\$0.00	0	
3	03/10/1982	HDeed	Historical Deed	SAENZ, SALVADOR-MARY	UNKNOWN		198298831	\$195,000.00	0	
4	09/22/1972	HDeed	Historical Deed	NELSON & GALE INC	UNKNOWN		1972	\$0.00	0	

Payout Agreement

No payout information available..

[Assessor Website](#)

[Treasurer Website](#)

[Mapping Website](#)

11

Van Giesen St

Van Giesen St

VCA Animal
Medical Center

Jadwin Ave

Jadwin Ave

Johnston Ave

Jadwin Ave

Torbett Street KinderCare

Property Detail Report

1530 Jadwin Ave, Richland, WA 99354-2902

APN: 102983020732027

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Meek Dee G / Meek Sara E		
Vesting:			
Mailing Address:	1530 Jadwin Ave, Richland, WA 99354-2902	Occupancy:	Owner Occupied

Location Information

Legal Description:	Plat Of Richland Block 732 Portion Of 4 & 5; Beginning At The Northwest Corner Of Said Lot 5; Thence South 24 56 18\ East Along Easterly Margin Of Jadwin Ave 167 Feet To The True Point Of Beginning; Thence North 65 3 42\ East 160 Feet; Thence South 4"			County:	Benton, WA
APN:	102983020732027	Alternate APN:	16128	Census Tract / Block:	010500 / 1000
Munic / Twnshp:		Twnshp-Rng-Sec:		Legal Lot / Block:	5 / 732
Subdivision:	Richland	Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Richland School District		
Elementary School:	Jefferson Elementa...	Middle School:	Chief Joseph Middl...	High School:	Richland High Scho...
Latitude:	46.29378	Longitude:	-119.27892		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:
Buyer Name:	Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	1st Mtg Doc #:
2nd Mtg Amt / Type:	2nd Mtg Rate / Type:	Sale Doc #:
Seller Name:		
Lender:		Title Company:

Prior Sale Information

Sale / Rec Date:	Sale Price / Type:	Prior Deed Type:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	Prior Sale Doc #:
Prior Lender:		N/A

Property Characteristics

Gross Living Area:	3,458 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1968
Living Area:	3,458 Sq. Ft.	Bedrooms:		Stories:	1
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	3,458 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:	Package	Porch Type:	
Foundation:	Masonry	Heating:	Package	Patio Type:	
Quality:	Average	Exterior Wall:	Frame/Masonry	Roof Type:	
Condition:	Average	Construction Type:	Masonry	Roof Material:	

Site Information

Land Use:	Misc Commercial Services	Lot Area:	19,197 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	65 - Professional Services	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.441	Water / Sewer Type:	
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$421,120	Market Total Value:	\$421,120
Tax Year:	2022	Land Value:	\$170,690	Market Land Value:	\$170,690
Tax Area:	R1	Improvement Value:	\$250,430	Market Imprv Value:	\$250,430
Property Tax:	\$4,766.51	Improved %:	59.47%	Market Imprv %:	59.47%
Exemption:		Delinquent Year:			

Benton County Property Search

Property Search Results > 16128 MEEK DEE G & SARA E for Year 2022 - 2023

Property

Account

Property ID:

16128

Abbreviated Legal Description:

PLAT OF RICHLAND BLOCK 732 PORTION OF 4 & 5; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 24 56' 18" EAST ALONG EASTERLY MARGIN OF JADWIN AVE 167 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 65 3' 42" EAST 160 FEET; THENCE SOUTH 4 50' 19" EAST 20.56 FEET; THENCE NORTH 89 12' 04" EAST 7.74 FEET; THENCE SOUTH 24 56' 18" EAST 97.53 FEET; THENCE SOUTH 65 03' 58" WEST 161.28 FEET TO A POINT ON A CURVE ON SAID EASTERLY MARGIN OF JADWIN AVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS 4337.18 FEET ON ARC DISTANCE OF 105.58 FEET TO THE END OF THE CURVE THENCE NORTH 24 56' 18" WEST 14.42 FEET TO THE TRUE POINT OF BEGINNING.

Parcel # / Geo ID:

102983020732027

Agent Code:

Type:

Real

Tax Area:

R1 - R1

Land Use Code

65

Open Space:

N

DFL

N

Historic Property:

N

Remodel Property:

N

Multi-Family Redevelopment:

N

Township:

09

Section:

02

Range:

28

Legal Acres:

0.4407

Location

Address:

1530 JADWIN AVE
RICHLAND, WA 99354-2902

Mapsco:

Neighborhood:

Richland Office

Map ID:

Neighborhood CD:

67011OFF

Owner

Name:

MEEK DEE G & SARA E

Owner ID:

136464

Mailing Address:

1530 JADWIN AVE
RICHLAND, WA 99354-2902

% Ownership:

100.0000000000%

Exemptions:

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 5169 (First Half/Next)	\$2075.84	\$21.83	\$0.00	\$0.00	\$2097.67
2023 - 5169 (Balance)	\$4151.64	\$43.66	\$0.00	\$0.00	\$4195.30

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	5169	\$2097.67	\$2097.63	\$0.00	\$0.00	\$0.00	\$4195.30
▶ Statement Details							
2022	5175	\$2383.29	\$2383.22	\$0.00	\$0.00	\$4766.51	\$0.00

Values

(+) Improvement Homesite Value: + \$0

(+) Improvement Non-Homesite Value: + \$250,430

(+) Land Homesite Value: + \$0

(+) Land Non-Homesite Value:	+	\$170,690
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
(=) Market Value:	=	\$421,120
(-) Productivity Loss:	-	\$0
(=) Subtotal:	=	\$421,120
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$421,120
(=) Total Appraised Value:	=	\$421,120
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$421,120

Taxing Jurisdiction

Owner: MEEK DEE G & SARA E
 % Ownership: 100.000000000000%
 Total Value: \$421,120
 Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax		
RICH	RICHLAND	2.0181047376	\$421,120	\$421,120	\$849.86		
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$421,120	\$421,120	\$65.38		
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$421,120	\$421,120	\$10.53		
CNYVET	COUNTY VETERANS	0.0112499999	\$421,120	\$421,120	\$4.74		
COUNTY	COUNTY	0.9007089219	\$421,120	\$421,120	\$379.31		
PORTBNT	PORT OF BENTON	0.3316790761	\$421,120	\$421,120	\$139.68		
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$421,120	\$421,120	\$0.00		
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$421,120	\$421,120	\$598.54		
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$421,120	\$421,120	\$198.01		
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$421,120	\$421,120	\$990.04		
STATE	STATE SCHOOL	1.4169238836	\$421,120	\$421,120	\$596.69		
STATE2	STATE SCHOOL PART 2	0.7571640106	\$421,120	\$421,120	\$318.86		
Total Tax Rate:		9.8585213872					
					Taxes w/Current Exemptions:	\$4,151.64	
					Taxes w/o Exemptions:	\$4,151.64	

Improvement / Building

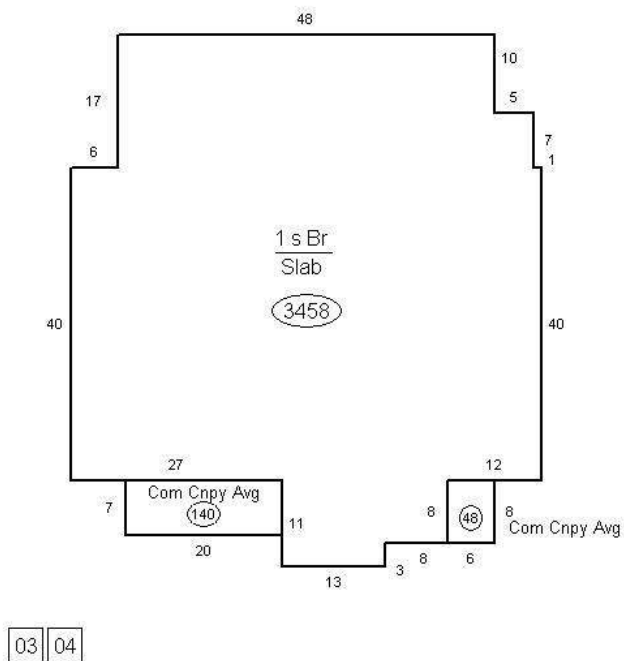
Improvement #1: Commercial **State Code:** 465 3458.0 sqft **Value:** \$237,880
 COMM Framing Class: Class C - Masonry COMM HVAC: Package Unit
 COMM Shape: Irregular

Type	Description	Class CD	Sub Class CD	Year Built	Area
VETHOSP	Veterinary Hospital 381	Avg		1968	3458.0
Canopy	Canopy	Good		1968	140.0
Canopy	Canopy	Avg		1968	48.0

Improvement #2: Commercial **State Code:** 465 0.0 sqft **Value:** \$12,550

Type	Description	Class CD	Sub Class CD	Year Built	Area
ASPH	Asphalt	Avg		1968	15000.0
CONC	Concrete	Avg		1968	1000.0

Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	11	Primary Commercial/Indust Land	0.4407	19200.00	0.00	0.00	1.00	\$170,690	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$250,430	\$170,690	\$0	\$421,120	\$421,120
2021	\$261,310	\$170,690	\$0	\$432,000	\$432,000

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	12/14/2001	HDeed	Historical Deed	MEEK, DEE G	MEEK DEE G & SARA E	2001-039803	01K06695	\$0.00	0	
2	11/06/1986	HDeed	Historical Deed	MEEK, DEE G	UNKNOWN		198604617	\$95,000.00	0	

3	08/20/1968	HDeed	Historical Deed	THOMPSON, JOHN P - ET AL	UNKNOWN	1968	\$61,080.00	0
4	11/15/1967	HDeed	Historical Deed	KWIK-CHEK REALTY CO INC	UNKNOWN	1967	\$24,500.00	0

Payout Agreement

No payout information available..

[Assessor Website](#) [Treasurer Website](#) [Mapping Website](#)

12

Mowry Square

Van Giesen St

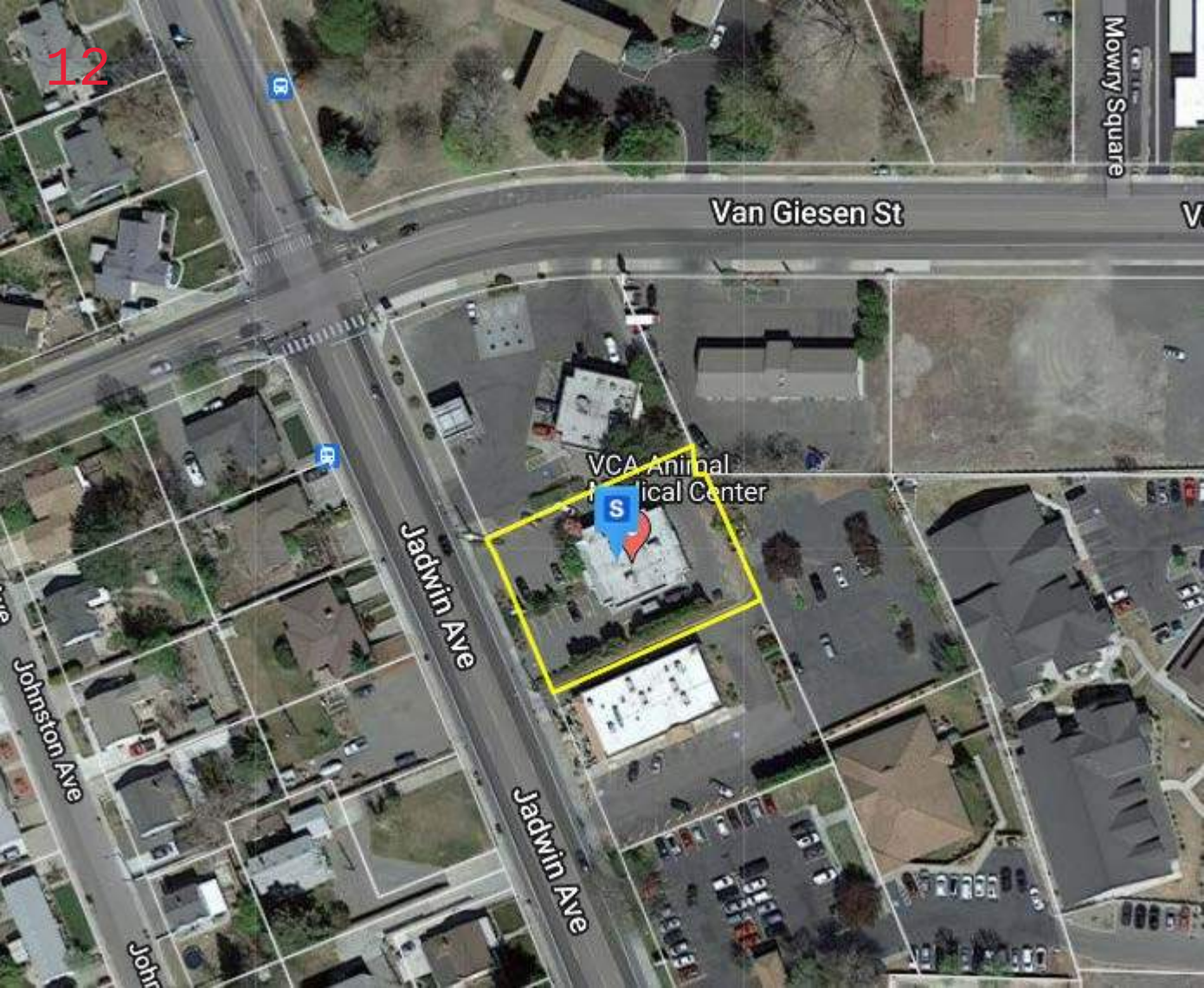
VCA Animal
Medical Center

Jadwin Ave

Jadwin Ave

Johnston Ave

John



Property Detail Report

1516 Jadwin Ave, Richland, WA 99354-2902

APN: 102983020732044

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Richland Properties B LLC		
Vesting:	Corporation		
Mailing Address:	310 Torbett St, Richland, WA 99354-2604	Occupancy:	Absentee Owner

Location Information

Legal Description:	Plat Of Richland Block 732 That Portion Of Lot 4 Defined As Follows: Beginning At A Monument At The Intersection Of Torbett Street And Jadwin Avenue: Thence North 66 Degrees 4832 East Along The Centerline Of Torbett Street A Distance Of 40.00 Feet To			County:	Benton, WA
APN:	102983020732044	Alternate APN:	16142	Census Tract / Block:	010500 / 1000
Munic / Twnshp:		Twtnshp-Rng-Sec:		Legal Lot / Block:	4 / 732
Subdivision:	Richland	Tract #:		Legal Book / Page:	6 / 7
Neighborhood:		School District:	Richland School District		
Elementary School:	Jefferson Elementa...	Middle School:	Chief Joseph Middl...	High School:	Richland High Scho...
Latitude:	46.29303	Longitude:	-119.27847		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	03/30/2016 / 03/31/2016	Price:	\$520,600	Transfer Doc #:	2016.8706
Buyer Name:	Buff Ents LLC / Richland Med LLC	Seller Name:	Richland Med LLC	Deed Type:	Contract Of Sale

Last Market Sale

Sale / Rec Date:	03/30/2016 / 03/31/2016	Sale Price / Type:	\$520,600 /	Deed Type:	Contract Of Sale
Multi / Split Sale:	Y	Price / Sq. Ft.:	\$57	New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2016.8706
Seller Name:	Richland Med LLC				
Lender:				Title Company:	Chicago Title Co

Prior Sale Information

Sale / Rec Date:	11/21/2006 / 11/30/2006	Sale Price / Type:	\$2,094,750 /	Prior Deed Type:	Warranty Deed
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	2006.39454
Prior Lender:					

Property Characteristics

Gross Living Area:	9,076 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1991
Living Area:	9,076 Sq. Ft.	Bedrooms:		Stories:	1
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	6,436 Sq. Ft.	Pool:		Garage #:	
Basement Area:	2,640 Sq. Ft.	Fireplace:		Garage Area:	
Style:		Cooling:	Heat Pump	Porch Type:	
Foundation:		Heating:	Heat Pump	Patio Type:	
Quality:	Good	Exterior Wall:		Roof Type:	
Condition:	Average	Construction Type:	Wood/Steel	Roof Material:	

Site Information

Land Use:	Misc Commercial Services	Lot Area:	35,710 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	65 - Professional Services	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.820	Water / Sewer Type:	
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$1,401,520	Market Total Value:	\$1,401,520
Tax Year:	2022	Land Value:	\$306,040	Market Land Value:	\$306,040
Tax Area:	R1	Improvement Value:	\$1,095,480	Market Imprv Value:	\$1,095,480
Property Tax:	\$16,288.13	Improved %:	78.16%	Market Imprv %:	78.16%

Exemption:

Delinquent Year:

2022

Benton County Property Search

Property Search Results > 16142 RICHLAND PROPERTIES B LLC for Year 2022 - 2023

Property

Account

Property ID:	16142	Abbreviated Legal Description:	PLAT OF RICHLAND BLOCK 732 THAT PORTION OF LOT 4 DEFINED AS FOLLOWS: BEGINNING AT A MONUMENT AT THE INTERSECTION OF TORBETT STREET AND JADWIN AVENUE: THENCE NORTH 66 DEGREES 48'32" EAST ALONG THE CENTERLINE OF TORBETT STREET A DISTANCE OF 40.00 FEET TO THE EASTERLY MARGN OF JADWIN AVENUE RIGHT OF WAY: THENCE NORTH 23 DEGREES 11'28" WEST ALONG SAID MARGIN A DISTANCE OF 186.72 FEET AND THE TRUE POINT OF BEGINNING: THENCE CONTINUING NORTH 23 DEGREES 11'28" WEST ALONG THE EASTERLY MARGIN OF JADWIN AVENUE A DISTANCE OF 42.00 FEET: THENCE NORTH 66 DEGREES 48'32" EAST PERPENDICULAR TO SAID EASTERLY MARGIN A DISTANCE OF 128.78 FEET: THENCE SOUTH 00 DEGREES 54'12" WEST A DISTANCE OF 46.01 FEET: THENCE SOUTH 66 DEGREES 48'32" WEST A DISTANCE OF 110.00 FEET TO THE TRUE POINT OF BEGINNING: AND THAT PORTION OF LOT 4, BLOCK 732, PLAT OF RICHLAND DEFINED AS FOLLOWS: COMMENCING AT A MONUMENT AT THE INTERSECTION OF TORBETT STREET AND JADWIN AVENUE. THENCE NORTH 66 DEGREES 48'32" EAST ALONG THE CENTERLINE OF TORBETT STREET A DISTANCE OF 40 FEET TO THE EASTERLY MARGIN OF JADWIN AVENUE RIGHT-OF-WAY. THENCE NORTH 23 DEGREES 11'28" WEST, ALONG SAID EASTERLY MARGIN A DISTANCE OF 228.72 FEET TO THE TRUE POINT OF BEGINNING. THENCE CONTINUING NORTH 23 DEGREES 11'28" WEST A DISTANCE OF 191.97 FEET. THENCE NORTH 66 DEGREES 48'32" EAST A DISTANCE OF 165 FEET. THENCE SOUTH 23 DEGREES 11'28" EAST A DISTANCE OF 163.01 FEET. THENCE NORTH 89 DEGREES 05'48" WEST A DISTANCE OF 21.24 FEET. THENCE SOUTH 00 DEGREES 54'12" WEST A DISTANCE OF 41.22 FEET. THENCE SOUTH 66 DEG- REES 48'32" WEST A DISTANCE OF 128.78 FEET TO THE TRUE POINT OF BE- GINNING: SUBJ TO ESMTS AND RESTRIC OF REC'D (#93-23918 8/13/93)		
Parcel # / Geo ID:	102983020732044	Agent Code:			
Type:	Real				
Tax Area:	R1 - R1	Land Use Code	65		
Open Space:	N	DFL	N		
Historic Property:	N	Remodel Property:	N		
Multi-Family Redevelopment:	N				
Township:	09	Section:	02		
Range:	28	Legal Acres:	0.8198		

Address:	1516 JADWIN AVE RICHLAND, WA 99354	Mapsco:	
Neighborhood:	Richland Office	Map ID:	
Neighborhood CD:	67011OFF		
Owner			
Name:	RICHLAND PROPERTIES B LLC	Owner ID:	221416
Mailing Address:	310 TORBETT ST RICHLAND, WA 99354-2604	% Ownership:	100.00000000000%
		Exemptions:	

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 5173 (First Half/Next)	\$6908.48	\$21.95	\$0.00	\$0.00	\$6930.43
2023 - 5173 (Balance)	\$13816.92	\$43.90	\$0.00	\$0.00	\$13860.82

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▸ Statement Details							
2023	5173	\$6930.43	\$6930.39	\$0.00	\$0.00	\$0.00	\$13860.82
▸ Statement Details							
2022	5179	\$8149.10	\$8139.03	\$0.00	\$0.00	\$16288.13	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$1,095,480
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$306,040
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
(=) Market Value:	=	\$1,401,520
(-) Productivity Loss:	-	\$0
(=) Subtotal:	=	\$1,401,520
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$1,401,520
(=) Total Appraised Value:	=	\$1,401,520
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$1,401,520

Taxing Jurisdiction

Owner: RICHLAND PROPERTIES B LLC
 % Ownership: 100.000000000000%
 Total Value: \$1,401,520
 Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
RICH	RICHLAND	2.0181047376	\$1,401,520	\$1,401,520	\$2,828.41
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$1,401,520	\$1,401,520	\$217.58
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$1,401,520	\$1,401,520	\$35.04
CNVVET	COUNTY VETERANS	0.0112499999	\$1,401,520	\$1,401,520	\$15.77
COUNTY	COUNTY	0.9007089219	\$1,401,520	\$1,401,520	\$1,262.36
PORTBNT	PORT OF BENTON	0.3316790761	\$1,401,520	\$1,401,520	\$464.85
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$1,401,520	\$1,401,520	\$0.00
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$1,401,520	\$1,401,520	\$1,991.98
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$1,401,520	\$1,401,520	\$658.98
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$1,401,520	\$1,401,520	\$3,294.92
STATE	STATE SCHOOL	1.4169238836	\$1,401,520	\$1,401,520	\$1,985.85
STATE2	STATE SCHOOL PART 2	0.7571640106	\$1,401,520	\$1,401,520	\$1,061.18
Total Tax Rate:		9.8585213872			
Taxes w/Current Exemptions:					\$13,816.92
Taxes w/o Exemptions:					\$13,816.92

Improvement / Building

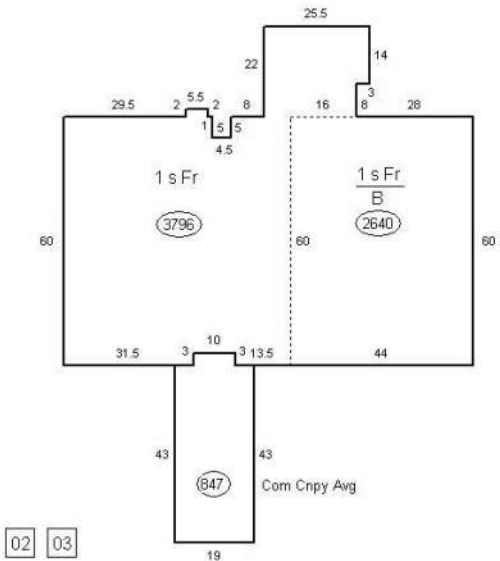
Improvement #1:	Commercial	State Code:	465	9075.5 sqft	Value:	\$1,059,350
COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Heat Pump						
COMM Shape: Irregular						

Type	Description	Class CD	Sub Class CD	Year Built	Area
MEDOFF	Medical Office 341	Good		1991	6435.5
C-BSMTFIN	Comm Basement - Finished	Good		1991	2640.0
Canopy	Canopy	Good		1991	847.0

Improvement #2:	Commercial	State Code:	465	0.0 sqft	Value:	\$36,130
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Type	Description	Class CD	Sub Class CD	Year Built	Area
ASPH	Asphalt	Avg		1991	18000.0
CONC	Concrete	Avg		1991	1700.0
LGHTPOLE	Light Poles	Avg		1991	2.0

Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	11	Primary Commercial/Indust Land	0.8198	35711.00	0.00	0.00	1.00	\$306,040	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$1,095,480	\$306,040	\$0	\$1,401,520	\$1,401,520

2021	\$1,178,200	\$306,040	\$0	\$1,484,240	\$1,484,240
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Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	03/31/2016	OTH	Other	RICHLAND MED LLC	UNKNOWN	2016-008706	16K01603	\$520,600.00	0	97204
2	11/06/2009	ODEED	Other Deed	TEUFEL, ILONA	UNKNOWN	2009-035312	09K05662	\$0.00	0	56463
3	03/02/2007	SWD	Statutory Warranty Deed	MARLOW, KENNETH A	UNKNOWN	2007-016155	07K02859	\$0.00	0	39994
4	11/21/2006	SWD	Statutory Warranty Deed	WEST WILLAMETTE EQUITEIS LLC	MARLOW KENNETH A	2006-039453	06K07245	\$0.00	0	35927
5	11/21/2006	SWD	Statutory Warranty Deed	MCCORMICK, WILLIAM C	MARLOW KENNETH A	2006-039453	06K07246	\$2,094,750.00	0	35928
6	05/22/2000	HDeed	Historical Deed	SMITH, STEPHEN L & LINDA K	WEST WILLAMETTE EQUITEIS LLC	2000-013710	00K02605	\$1,920,000.00	0	
7	05/22/2000	HDeed	Historical Deed	SMITH, STEPHEN L & LINDA K	WEST WILLAMETTE EQUITEIS LLC	2001-000262	01K00021	\$0.00	0	
8	08/19/1993	HDeed	Historical Deed	SMITH,STEPHEN L-LINDA K	UNKNOWN		199304266	\$975,989.00	0	
9	08/13/1993	HDeed	Historical Deed	SMITH,STEPHEN L-LINDA K	UNKNOWN		199304170	\$0.00	0	
10	12/21/1990	HDeed	Historical Deed	SMITH,STEPHEN L-LINDA K	UNKNOWN		199006315	\$138,200.00	0	
11	12/02/1983	HDeed	Historical Deed	COMPANY SEVENTY NINE	UNKNOWN		19837460	\$3,200.00	0	
12	09/22/1972	HDeed	Historical Deed	NELSON & GALE, INC	UNKNOWN		1972	\$0.00	0	
13	01/28/1971	HDeed	Historical Deed	SEC OF HOUSING & URBAN DEVEL	UNKNOWN		1971	\$0.00	0	
14	01/14/1971	HDeed	Historical Deed	PALZER, CHRIS	UNKNOWN		1971	\$0.00	0	
15	11/08/1967	HDeed	Historical Deed	COMMONWEALTH INVESTOR'S GROUP	UNKNOWN		1967	\$661,500.00	0	
16	01/16/1962	HDeed	Historical Deed	WANAWISH CORP	UNKNOWN		1962	\$0.00	0	

Payout Agreement

No payout information available..

[Assessor Website](#)[Treasurer Website](#)[Mapping Website](#)

Website version: 9.0.50.1004

Database last updated on: 3/13/2023 3:28 AM

© N. Harris Computer Corporation

Van Giesen St

Van Giesen St

13

VCA Animal
Medical Center

Jadwin Ave

Jadwin Ave

Torbett Street KinderCare

Jadwin Ave

Johnston Ave

Johnston Ave

Johnston Ave

Johnston Ave



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Qui

Property Detail Report

1518 Jadwin Ave, Richland, WA 99354-2902

APN: 102983050000003

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Soulline LLC	Occupancy:	Absentee Owner
Vesting:	Corporation		
Mailing Address:	72606 E 260 Pr NE, Richland, WA 99352-7779		

Location Information

Legal Description:	Richland Plaza Lot 3:	County:	Benton, WA
APN:	102983050000003	Census Tract / Block:	010500 / 1000
Munic / Twnshp:		Legal Lot / Block:	3 /
Subdivision:	Richland Plaza	Legal Book / Page:	14 / 152
Neighborhood:		High School:	Richland High Scho...
Elementary School:	Jefferson Elementa...		
Latitude:	46.29326		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	12/27/2012 / 12/31/2012	Price:	\$1,200,000	Transfer Doc #:	2012.41405
Buyer Name:	Soulline LLC	Seller Name:	Heritage Commercial Props LLC	Deed Type:	General Warranty Deed

Last Market Sale

Sale / Rec Date:	12/27/2012 / 12/31/2012	Sale Price / Type:	\$1,200,000 /	Deed Type:	General Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$157	New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2012.41405
Seller Name:	Heritage Commercial Props LLC			Title Company:	Tri City Title
Lender:					

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	7,648 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1994
Living Area:	7,648 Sq. Ft.	Bedrooms:		Stories:	1
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	7,648 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:	Heat Pump	Porch Type:	
Foundation:		Heating:	Heat Pump	Patio Type:	
Quality:	Good	Exterior Wall:		Roof Type:	
Condition:	Average	Construction Type:	Wood/Steel	Roof Material:	

Site Information

Land Use:	Misc Commercial Services	Lot Area:	23,688 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	2
County Use:	65 - Professional Services	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.544	Water / Sewer Type:	
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$1,232,190	Market Total Value:	\$1,232,190
Tax Year:	2022	Land Value:	\$156,000	Market Land Value:	\$156,000
Tax Area:	R1	Improvement Value:	\$1,076,190	Market Imprv Value:	\$1,076,190
Property Tax:	\$14,032.40	Improved %:	87.34%	Market Imprv %:	87.34%
Exemption:		Delinquent Year:			

Benton County Property Search

Property Search Results > 16162 SOULLINE LLC for Year 2022 - 2023

Property

Account

Property ID:	16162	Abbreviated Legal Description:	RICHLAND PLAZA LOT 3:
Parcel # / Geo ID:	102983050000003	Agent Code:	
Type:	Real		
Tax Area:	R1 - R1	Land Use Code	65
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	09	Section:	02
Range:	28	Legal Acres:	0.5438

Location

Address:	1518 JADWIN AVE RICHLAND, WA 99354-2902	Mapsc0:	
Neighborhood:	Richland Office	Map ID:	
Neighborhood CD:	67011OFF		

Owner

Name:	SOULLINE LLC	Owner ID:	202256
Mailing Address:	72606 E 260 PR NE RICHLAND, WA 99352	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 5193 (First Half/Next)	\$6073.82	\$21.87	\$0.00	\$0.00	\$6095.69
2023 - 5193 (Balance)	\$12147.57	\$43.72	\$0.00	\$0.00	\$12191.29

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	5193	\$6095.69	\$6095.60	\$0.00	\$0.00	\$0.00	\$12191.29
▶ Statement Details							
2022	5199	\$7016.26	\$7016.14	\$0.00	\$0.00	\$14032.40	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$1,076,190
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$156,000
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0

(=) Market Value:	=	\$1,232,190
(-) Productivity Loss:	-	\$0

(=) Subtotal:	=	\$1,232,190
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$1,232,190

(=) Total Appraised Value:	=	\$1,232,190
(-) Senior Exemption Loss:	-	\$0

(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$1,232,190

Taxing Jurisdiction

Owner: SOULLINE LLC
% Ownership: 100.000000000000%
Total Value: \$1,232,190
Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax		
RICH	RICHLAND	2.0181047376	\$1,232,190	\$1,232,190	\$2,486.69		
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$1,232,190	\$1,232,190	\$191.29		
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$1,232,190	\$1,232,190	\$30.80		
CNYVET	COUNTY VETERANS	0.0112499999	\$1,232,190	\$1,232,190	\$13.86		
COUNTY	COUNTY	0.9007089219	\$1,232,190	\$1,232,190	\$1,109.84		
PORTBNT	PORT OF BENTON	0.3316790761	\$1,232,190	\$1,232,190	\$408.69		
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$1,232,190	\$1,232,190	\$0.00		
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$1,232,190	\$1,232,190	\$1,751.31		
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$1,232,190	\$1,232,190	\$579.37		
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$1,232,190	\$1,232,190	\$2,896.83		
STATE	STATE SCHOOL	1.4169238836	\$1,232,190	\$1,232,190	\$1,745.92		
STATE2	STATE SCHOOL PART 2	0.7571640106	\$1,232,190	\$1,232,190	\$932.97		
Total Tax Rate:		9.8585213872					
					Taxes w/Current Exemptions:	\$12,147.57	
					Taxes w/o Exemptions:	\$12,147.57	

Improvement / Building

Improvement #1: Commercial State Code: 465 5667.0 sqft Value: \$754,650
COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Heat Pump
COMM Shape: Irregular

Type	Description	Class CD	Sub Class CD	Year Built	Area
DENTAL	Dental Clinic 444	Good		1994	5667.0

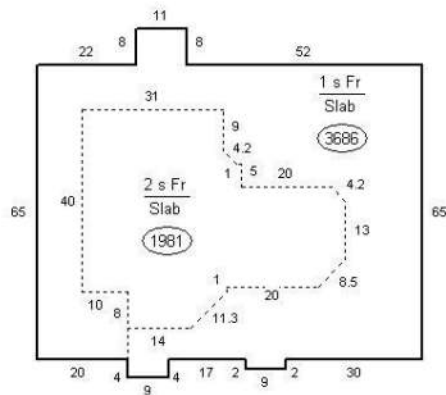
Improvement #2: Commercial State Code: 465 1981.0 sqft Value: \$307,680
COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Heat Pump
COMM Shape: Irregular

Type	Description	Class CD	Sub Class CD	Year Built	Area
DENTAL	Dental Clinic 444	Good		1994	1981.0

Improvement #3: Commercial State Code: 465 0.0 sqft Value: \$13,860

Type	Description	Class CD	Sub Class CD	Year Built	Area
ASPH	Asphalt	Avg		1994	7000.0
CONC	Concrete	Avg		1994	1900.0
LGHTPOLE	Light Poles	Avg		1994	2.0

Property Image



01 02

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	11	Primary Commercial/Indust Land	0.5438	23690.00	0.00	0.00	1.00	\$156,000	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$1,076,190	\$156,000	\$0	\$1,232,190	\$1,232,190
2021	\$1,122,980	\$156,000	\$0	\$1,278,980	\$1,278,980

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	12/27/2012	SWD	Statutory Warranty Deed	HERITAGE COMMERCIAL PROPERTIES LLC	SOULLINE LLC	2012-041405	12K05617	\$1,200,000.00	0	75317
2	06/23/2004	QCD	Quit Claim Deed	OSTLER, JR, GLENN & STEPHANIE	UNKNOWN	2004-022313	04K03588	\$0.00	0	16145
3	07/27/1993	HDeed	Historical Deed	OSTLER, GLENN JR, -STEPHANIE	UNKNOWN		199303718	\$82,915.00	0	
4	12/02/1983	HDeed	Historical Deed	COMPANY SEVENTY NINE	UNKNOWN		19837460	\$3,200.00	0	
5	09/22/1972	HDeed	Historical Deed	NELSON & GALE, INC	UNKNOWN		1972	\$0.00	0	
6	01/28/1971	HDeed	Historical Deed	SEC OF HOUSING & URBAN DEVEL	UNKNOWN		1971	\$0.00	0	
7	01/14/1971	HDeed	Historical Deed	PALZER, CHRIS	UNKNOWN		1971	\$0.00	0	

8	11/08/1967	HDeed	Historical Deed	COMMONWEALTH INVESTOR'S GROUP	UNKNOWN	1967	\$661,500.00	0
9	01/16/1962	HDeed	Historical Deed	WANAWISH CORP	UNKNOWN	1962	\$0.00	0

Payout Agreement

No payout information available..

[Assessor Website](#) [Treasurer Website](#) [Mapping Website](#)

14

Van Giesen St

Van Giesen St

VCA Animal
Medical Center

Jadwin Ave

Jadwin Ave

Torbett Street KinderCare

S

Square

cherry Ln

Johnston Ave

Jadwin Ave

Property Detail Report

1526 Jadwin Ave, Richland, WA 99354

APN: 102983050002000

Benton County Data as of: 03/06/2023

Owner Information

Owner Name: Garcia Gregorio M / Garcia Mercedes

Vesting:

Mailing Address: 9700 Maple Dr, Pasco, WA 99301-8201

Occupancy: Absentee Owner

Location Information

Legal Description: Richland Plaza Tract B

APN: 102983050002000

Munic / Twnshp:

Subdivision: Richland Plaza

Neighborhood:

Elementary School: Jefferson Elementa...

Latitude: 46.29373

Alternate APN: 16167

Twnshp-Rng-Sec:

Tract #: B

School District: Richland School District

Middle School: Chief Joseph Middl...

Longitude: -119.27828

County: Benton, WA

Census Tract / Block: 010201 / 1017

Legal Lot / Block: B /

Legal Book / Page:

High School: Richland High Scho...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:

Price:

Transfer Doc #:

Buyer Name:

Seller Name:

Deed Type:

Last Market Sale

Sale / Rec Date:

Multi / Split Sale:

1st Mtg Amt / Type:

2nd Mtg Amt / Type:

Seller Name:

Lender:

Sale Price / Type:

Price / Sq. Ft.:

1st Mtg Rate / Type:

2nd Mtg Rate / Type:

Deed Type:

New Construction:

1st Mtg Doc #: N/A

Sale Doc #: N/A

Title Company:

Prior Sale Information

Sale / Rec Date:

1st Mtg Amt / Type:

Prior Lender:

Sale Price / Type:

1st Mtg Rate / Type:

Prior Deed Type:

Prior Sale Doc #: N/A

Property Characteristics

Gross Living Area:

Living Area:

Total Adj. Area:

Above Grade:

Basement Area:

Style:

Foundation:

Quality:

Condition:

Total Rooms: 0

Bedrooms:

Baths (F / H):

Pool:

Fireplace:

Cooling:

Heating:

Exterior Wall:

Construction Type:

Year Built / Eff:

Stories: 1

Parking Type:

Garage #:

Garage Area:

Porch Type:

Patio Type:

Roof Type:

Roof Material:

Site Information

Land Use: Parking Structure

State Use:

County Use: 46 - Automobile Parking

Site Influence:

Flood Zone Code:

Community Name:

Lot Area: 21,893 Sq. Ft.

Lot Width / Depth:

Usable Lot:

Acres: 0.503

Flood Map #:

Flood Panel #:

Zoning:

of Buildings: 1

Res / Comm Units:

Water / Sewer Type:

Flood Map Date:

Inside SFHA: Unknown

Tax Information

Assessed Year: 2022

Tax Year: 2022

Tax Area: R1

Property Tax: \$1,696.36

Exemption:

Assessed Value: \$151,360

Land Value: \$135,190

Improvement Value: \$16,170

Improved %: 10.68%

Delinquent Year:

Market Total Value: \$151,360

Market Land Value: \$135,190

Market Imprv Value: \$16,170

Market Imprv %: 10.68%

Benton County Property Search

Property Search Results > 16167 GARCIA GREGORIO M & MERCEDES for Year 2022 - 2023

Property

Account

Property ID:	16167	Abbreviated Legal Description:	RICHLAND PLAZA TRACT B
Parcel # / Geo ID:	102983050002000	Agent Code:	
Type:	Real		
Tax Area:	R1 - R1	Land Use Code	46
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	09	Section:	02
Range:	28	Legal Acres:	0.5026

Location

Address:	1526 JADWIN AVE RICHLAND, WA 99354	Mapsco:	
Neighborhood:	Richland Transportation	Map ID:	
Neighborhood CD:	662100TR		

Owner

Name:	GARCIA GREGORIO M & MERCEDES	Owner ID:	44309
Mailing Address:	9700 W MAPLE DR PASCO, WA 99301	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 5196 (First Half/Next)	\$746.11	\$21.86	\$0.00	\$0.00	\$767.97
2023 - 5196 (Balance)	\$1492.18	\$43.70	\$0.00	\$0.00	\$1535.88

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on:  [NOTE:](#) If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	5196	\$767.97	\$767.91	\$0.00	\$0.00	\$0.00	\$1535.88
▶ Statement Details							
2022	5202	\$848.22	\$848.14	\$0.00	\$0.00	\$1696.36	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$16,170
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$135,190
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0

(=) Market Value:	=	\$151,360
(-) Productivity Loss:	-	\$0

(=) Subtotal:	=	\$151,360

(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$151,360
(=) Total Appraised Value:	=	\$151,360
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$151,360

Taxing Jurisdiction

Owner: GARCIA GREGORIO M & MERCEDES
 % Ownership: 100.000000000000%
 Total Value: \$151,360
 Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
RICH	RICHLAND	2.0181047376	\$151,360	\$151,360	\$305.46
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$151,360	\$151,360	\$23.50
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$151,360	\$151,360	\$3.78
CNYVET	COUNTY VETERANS	0.0112499999	\$151,360	\$151,360	\$1.70
COUNTY	COUNTY	0.9007089219	\$151,360	\$151,360	\$136.33
PORTBNT	PORT OF BENTON	0.3316790761	\$151,360	\$151,360	\$50.20
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$151,360	\$151,360	\$0.00
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$151,360	\$151,360	\$215.13
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$151,360	\$151,360	\$71.17
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$151,360	\$151,360	\$355.84
STATE	STATE SCHOOL	1.4169238836	\$151,360	\$151,360	\$214.47
STATE2	STATE SCHOOL PART 2	0.7571640106	\$151,360	\$151,360	\$114.60
Total Tax Rate:		9.8585213872			
Taxes w/Current Exemptions:					\$1,492.18
Taxes w/o Exemptions:					\$1,492.18

Improvement / Building

Improvement #1: Commercial State Code: 846 0.0 sqft Value: \$16,170					
Type	Description	Class CD	Sub Class CD	Year Built	Area
ASPH	Asphalt	Avg		1994	17000.0
LGHTPOLE	Light Poles	Avg		1994	2.0

Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	11	Primary Commercial/Indust Land	0.5026	21896.00	0.00	0.00	1.00	\$135,190	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$16,170	\$135,190	\$0	\$151,360	\$151,360
2021	\$16,170	\$135,190	\$0	\$151,360	\$151,360

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	07/28/1994	HDeed	Historical Deed	GARCIA,GREGORIO M-MERCEDES	UNKNOWN		199404268	\$43,500.00	0	
2	12/02/1983	HDeed	Historical Deed	COMPANY SEVENTY NINE	UNKNOWN		19837458	\$7,700.00	0	
3	09/22/1972	HDeed	Historical Deed	NELSON & GALE, INC	UNKNOWN		1972	\$0.00	0	
4	01/28/1971	HDeed	Historical Deed	SECRETARY OF HOUSING & URBAN	UNKNOWN		1971	\$0.00	0	

Payout Agreement

No payout information available..

Assessor Website

Treasurer Website

Mapping Website

15

Mowry Square

Cherry Ln

Van Giesen St

Van Giesen St

VCA Animal
Medical Center

S

Jadwin Ave

Jadwin Ave

John

Property Detail Report

1682 Jadwin Ave, Richland, WA 99354-2544

APN: 102982020745002

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Lih Columbia Park LP	Occupancy:	Absentee Owner
Vesting:	Partnership		
Mailing Address:	1200 5th Ave #1825, Seattle, WA 98101-1127		

Location Information

Legal Description:	Section 2 Township 9 Range 28 Quarter Nw; All Of Block 745, Plat Of Richland, According To The Plat Thereof Recorded In Volumes 6 And 7 Of Plats, Situated In The City Of Richland, County Of Benton, State Of Washington. Excepting The Northerly 530.46	County:	Benton, WA
APN:	102982020745002	Alternate APN:	283833
Munic / Twnshp:		Twtnshp-Rng-Sec:	09-28-02
Subdivision:	Plat/Richland	Tract #:	
Neighborhood:	Columbia Park Apar...	School District:	Richland School District
Elementary School:	Jefferson Elementa...	Middle School:	Chief Joseph Middl...
Latitude:	46.2966	Longitude:	-119.27993
		Census Tract / Block:	010204 / 2000
		Legal Lot / Block:	/ 745
		Legal Book / Page:	
		High School:	Hanford High Schoo...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	12/06/2019 / 12/16/2019	Price:		Transfer Doc #:	2019.40096
Buyer Name:	Lih Columbia Park LP Lih Columbia Park LP	Seller Name:	CP Apartments LLC	Deed Type:	General Warranty Deed

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	160,160 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1952
Living Area:	160,160 Sq. Ft.	Bedrooms:		Stories:	1
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	160,160 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:	Central	Porch Type:	
Foundation:		Heating:	Forced Air	Patio Type:	
Quality:	Average	Exterior Wall:		Roof Type:	Cathedral/Clerestory
Condition:	Average	Construction Type:	Wood/Steel	Roof Material:	

Site Information

Land Use:	Multi Family 10 Units Less	Lot Area:	707,854 Sq. Ft.	Zoning:	58
State Use:		Lot Width / Depth:		# of Buildings:	28
County Use:	13 - Household, Multiunits (5 Or More)	Usable Lot:		Res / Comm Units:	/ 56
Site Influence:		Acres:	16.250	Water / Sewer Type:	Water / Sewer
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$17,352,140	Market Total Value:	\$17,352,140
Tax Year:	2022	Land Value:	\$2,423,400	Market Land Value:	\$2,423,400
Tax Area:	R1	Improvement Value:	\$14,928,740	Market Imprv Value:	\$14,928,740

Property Tax:	\$1,522.27	Improved %:	86.03%	Market Imprv %:	86.03%
Exemption:		Delinquent Year:			

Property Search Results > 283833 LIH COLUMBIA PARK LP for Year 2022 - 2023

New Search

Details | Map

Click on a title bar to expand or collapse the information.

Collapse All

▼Property

Account

Property ID:	283833	Abbreviated Legal Description:	Section 2 Township 9 Range 28 Quarter NW; All of Block 745, PLAT OF RICHLAND, according to the Plat thereof recorded in Volumes 6 and 7 of Plats, situated in the City of Richland, County of Benton, State of Washington. EXCEPTING the Northerly 530.46 feet thereof. SWD, AF #2004-039783 (11/10/04).	
Parcel # / Geo ID:	102982020745002	Agent Code:		
Type:	Real			
Tax Area:	R1 - R1	Land Use Code	13	
Open Space:	N	DFL	N	
Historic Property:	N	Remodel Property:	N	
Multi-Family Redevelopment:	N			
Township:	09	Section:	02	
Range:	28	Legal Acres:	16.2501	

Location

Address:	1682 JADWIN AVE RICHLAND, WA 99354-2544	Mapsc0:	
Neighborhood:	Apts Area 6.0	Map ID:	
Neighborhood CD:	661000		

Owner

Name:	LIH COLUMBIA PARK LP	Owner ID:	439808
Mailing Address:	1200 5TH AVE STE 1825 SEATTLE, WA 98101	% Ownership:	100.0000000000%
		Exemptions:	DOR

Owner

Name:	LIH COLUMBIA PARK LP	Owner ID:	439808
Mailing Address:	1200 5TH AVE STE 1825 SEATTLE, WA 98101	% Ownership:	100.0000000000%
		Exemptions:	DOR

▼Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

☐ Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
☐ 2023 - 61392 (First Half/Next)	\$769.88	\$51.18	\$0.00	\$0.00	\$821.06
☐ 2023 - 61392 (Balance)	\$1539.72	\$102.35	\$0.00	\$0.00	\$1642.07

Total Amount to Pay: \$ 0.00 Proceed to Payment Cart

*Convenience Fee not included

▼Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on: Recalculate

NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	61392	\$821.06	\$821.01	\$0.00	\$0.00	\$0.00	\$1642.07
▶ Statement Details							
2022	61680	\$761.17	\$761.10	\$0.00	\$0.00	\$1522.27	\$0.00

▼Values

(+) Improvement Homesite Value:	+	\$14,794,370
(+) Improvement Non-Homesite Value:	+	\$134,370
(+) Land Homesite Value:	+	\$2,401,590
(+) Land Non-Homesite Value:	+	\$21,810
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0

(=) Market Value:	=	\$17,352,140
(-) Productivity Loss:	-	\$0
(=) Subtotal:	=	\$17,352,140
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$17,352,140
(=) Total Appraised Value:	=	\$17,352,140
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$17,195,959
(=) Taxable Value:	=	\$156,181

▼ Taxing Jurisdiction

Owner: LIH COLUMBIA PARK LP
% Ownership: 100.000000000000%
Total Value: \$17,352,140
Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax	
RICH	RICHLAND	2.0181047376	\$17,352,140	\$156,181	\$315.19	
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$17,352,140	\$156,181	\$24.25	
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$17,352,140	\$156,181	\$3.90	
CNYVET	COUNTY VETERANS	0.0112499999	\$17,352,140	\$156,181	\$1.76	
COUNTY	COUNTY	0.9007089219	\$17,352,140	\$156,181	\$140.67	
PORTBNT	PORT OF BENTON	0.3316790761	\$17,352,140	\$156,181	\$51.80	
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$17,352,140	\$156,181	\$0.00	
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$17,352,140	\$156,181	\$221.98	
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$17,352,140	\$156,181	\$73.44	
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$17,352,140	\$156,181	\$367.18	
STATE	STATE SCHOOL	1.4169238836	\$17,352,140	\$156,181	\$221.30	
STATE2	STATE SCHOOL PART 2	0.7571640106	\$17,352,140	\$156,181	\$118.25	
Total Tax Rate:		9.8585213872				
					Taxes w/Current Exemptions:	\$1,539.72
					Taxes w/o Exemptions:	\$171,066.44

▼ Improvement / Building

Improvement #1: Commercial State Code: 413 5720.0 sqft Value: \$515,510
COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace
COMM Shape: Irregular COMM Units: 1

Type	Description	Class CD	Sub Class CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #2: Commercial State Code: 413 5720.0 sqft Value: \$515,510
COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace
COMM Shape: Irregular COMM Units: 1

Type	Description	Class CD	Sub Class CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #3: Commercial State Code: 413 5720.0 sqft Value: \$515,510
COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace
COMM Shape: Irregular COMM Units: 1

Type	Description	Class CD	Sub Class CD	Year Built	Area
------	-------------	-------------	--------------------	---------------	------

CD

APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #4: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace
 COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> <u>CD</u>	<u>Sub</u> <u>Class</u> <u>CD</u>	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #5: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace
 COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> <u>CD</u>	<u>Sub</u> <u>Class</u> <u>CD</u>	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #6: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace
 COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> <u>CD</u>	<u>Sub</u> <u>Class</u> <u>CD</u>	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #7: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace
 COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> <u>CD</u>	<u>Sub</u> <u>Class</u> <u>CD</u>	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #8: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace
 COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> <u>CD</u>	<u>Sub</u> <u>Class</u> <u>CD</u>	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #9: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace
 COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> <u>CD</u>	<u>Sub</u> <u>Class</u> <u>CD</u>	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #10: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510

COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace

COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> <u>CD</u>	<u>Sub</u> <u>Class</u> <u>CD</u>	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy	Good		1952	1188.0

Improvement #11: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510

COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace

COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> <u>CD</u>	<u>Sub</u> <u>Class</u> <u>CD</u>	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy	Good		1952	1188.0

Improvement #12: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510

COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace

COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> <u>CD</u>	<u>Sub</u> <u>Class</u> <u>CD</u>	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy	Good		1952	1188.0

Improvement #13: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510

COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace

COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> <u>CD</u>	<u>Sub</u> <u>Class</u> <u>CD</u>	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy	Good		1952	1188.0

Improvement #14: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510

COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace

COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> <u>CD</u>	<u>Sub</u> <u>Class</u> <u>CD</u>	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy	Good		1952	1188.0

Improvement #15: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510

COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace

COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> <u>CD</u>	<u>Sub</u> <u>Class</u> <u>CD</u>	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy	Good		1952	1188.0

Improvement #16: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510

COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace

COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> CD	<u>Sub</u> <u>Class</u> CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0
Improvement #17: Commercial State Code: 413 5720.0 sqft Value: \$515,510					
COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace					
COMM Shape: Irregular COMM Units: 1					

Type	Description	<u>Class</u> CD	<u>Sub</u> <u>Class</u> CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0
Improvement #18: Commercial State Code: 413 5720.0 sqft Value: \$515,510					
COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace					
COMM Shape: Irregular COMM Units: 1					

Type	Description	<u>Class</u> CD	<u>Sub</u> <u>Class</u> CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0
Improvement #19: Commercial State Code: 413 5720.0 sqft Value: \$515,510					
COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace					
COMM Shape: Irregular COMM Units: 1					

Type	Description	<u>Class</u> CD	<u>Sub</u> <u>Class</u> CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0
Improvement #20: Commercial State Code: 413 5720.0 sqft Value: \$515,510					
COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace					
COMM Shape: Irregular COMM Units: 1					

Type	Description	<u>Class</u> CD	<u>Sub</u> <u>Class</u> CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0
Improvement #21: Commercial State Code: 413 5720.0 sqft Value: \$515,510					
COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace					
COMM Shape: Irregular COMM Units: 1					

Type	Description	<u>Class</u> CD	<u>Sub</u> <u>Class</u> CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0
Improvement #22: Commercial State Code: 413 5720.0 sqft Value: \$515,510					
COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace					
COMM Shape: Irregular COMM Units: 1					

Type	Description	<u>Class</u> CD	<u>Sub</u> <u>Class</u> CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0

APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #23: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace
 COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> CD	<u>Sub</u> <u>Class</u> CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #24: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace
 COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> CD	<u>Sub</u> <u>Class</u> CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #25: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace
 COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> CD	<u>Sub</u> <u>Class</u> CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #26: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace
 COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> CD	<u>Sub</u> <u>Class</u> CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #27: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace
 COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> CD	<u>Sub</u> <u>Class</u> CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #28: Commercial **State Code:** 413 5720.0 sqft **Value:** \$515,510
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Forced Air Furnace
 COMM Shape: Irregular COMM Units: 1

Type	Description	<u>Class</u> CD	<u>Sub</u> <u>Class</u> CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	1952	2266.0
APARTRES	Apartments, Multiple Residences	352	Avg	1952	3454.0
Canopy	Canopy		Good	1952	1188.0

Improvement #29: Commercial **State Code:** 413 0.0 sqft **Value:** \$494,460

Type	Description	Class CD	Sub Class CD	Year Built	Area
ASPH	Asphalt	Avg		1980	180000.0
FENCECL	Fencing-Chain Link	Avg		1980	1560.0
FENCECL	Fencing-Chain Link	Avg		1980	150.0

▼ Property Image

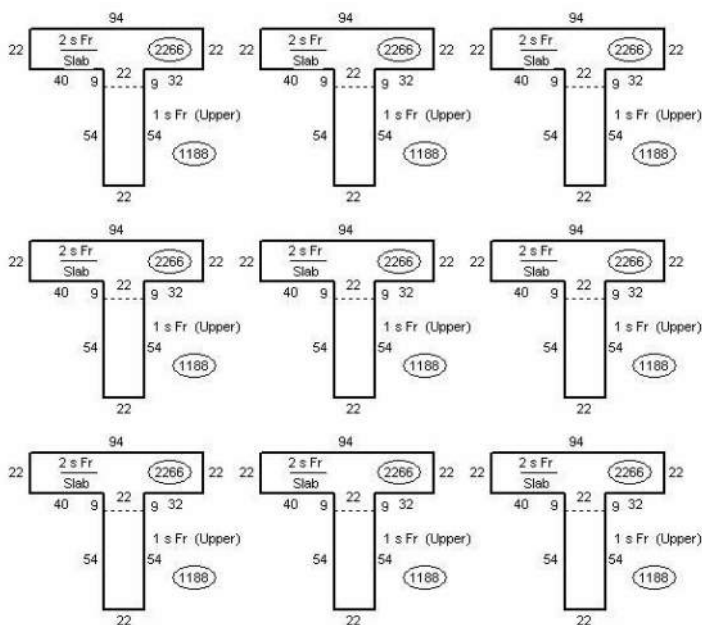
This property contains TIFF images. Click on the button(s) to download the full image (which may contain multiple pages).

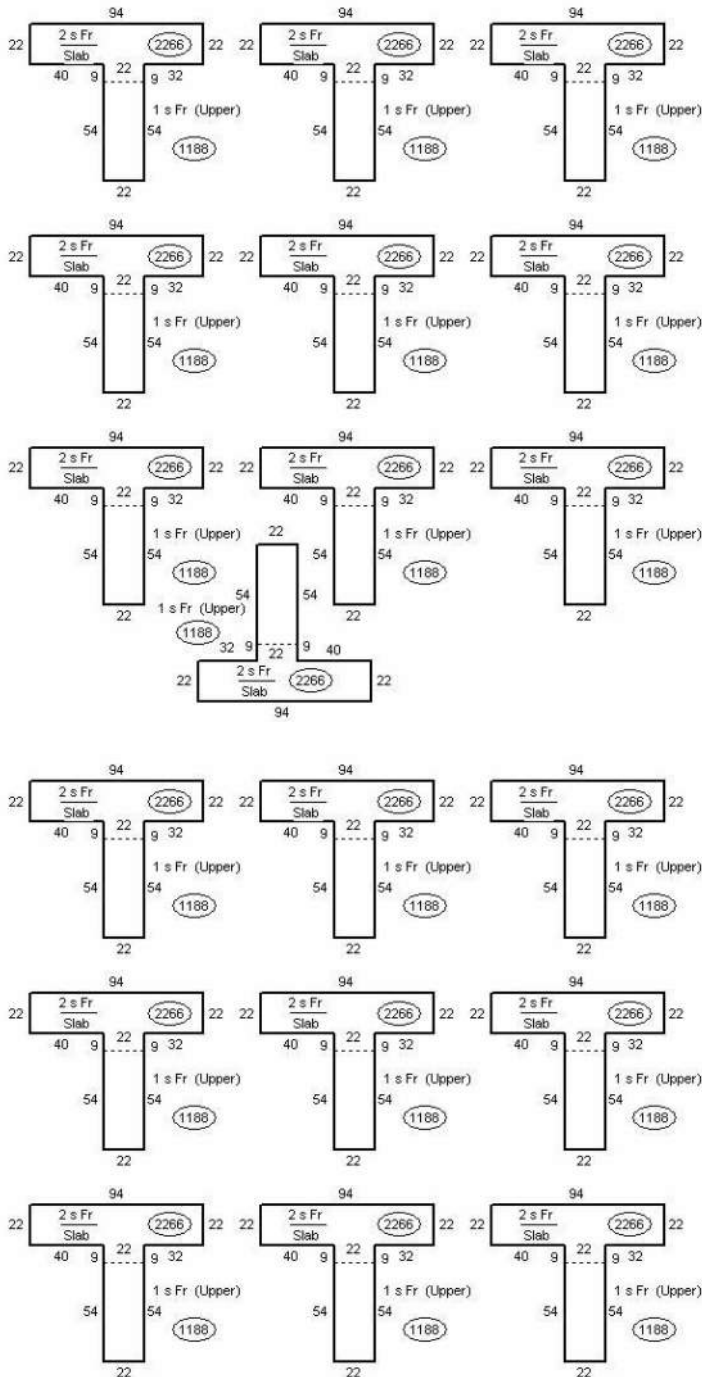












01 02 03 04 05

[Download TIFF](#)

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	11	Primary Commercial/Indust Land	16.2500	707850.00	0.00	0.00	1.00	\$2,423,400	\$0

▼ Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$14,928,740	\$2,423,400	\$0	\$17,352,140	\$156,181
2022	\$14,928,740	\$2,423,400	\$0	\$17,352,140	\$156,181
2021	\$13,107,540	\$2,243,900	\$0	\$15,351,440	\$138,160
2021	\$13,107,540	\$2,243,900	\$0	\$15,351,440	\$138,160

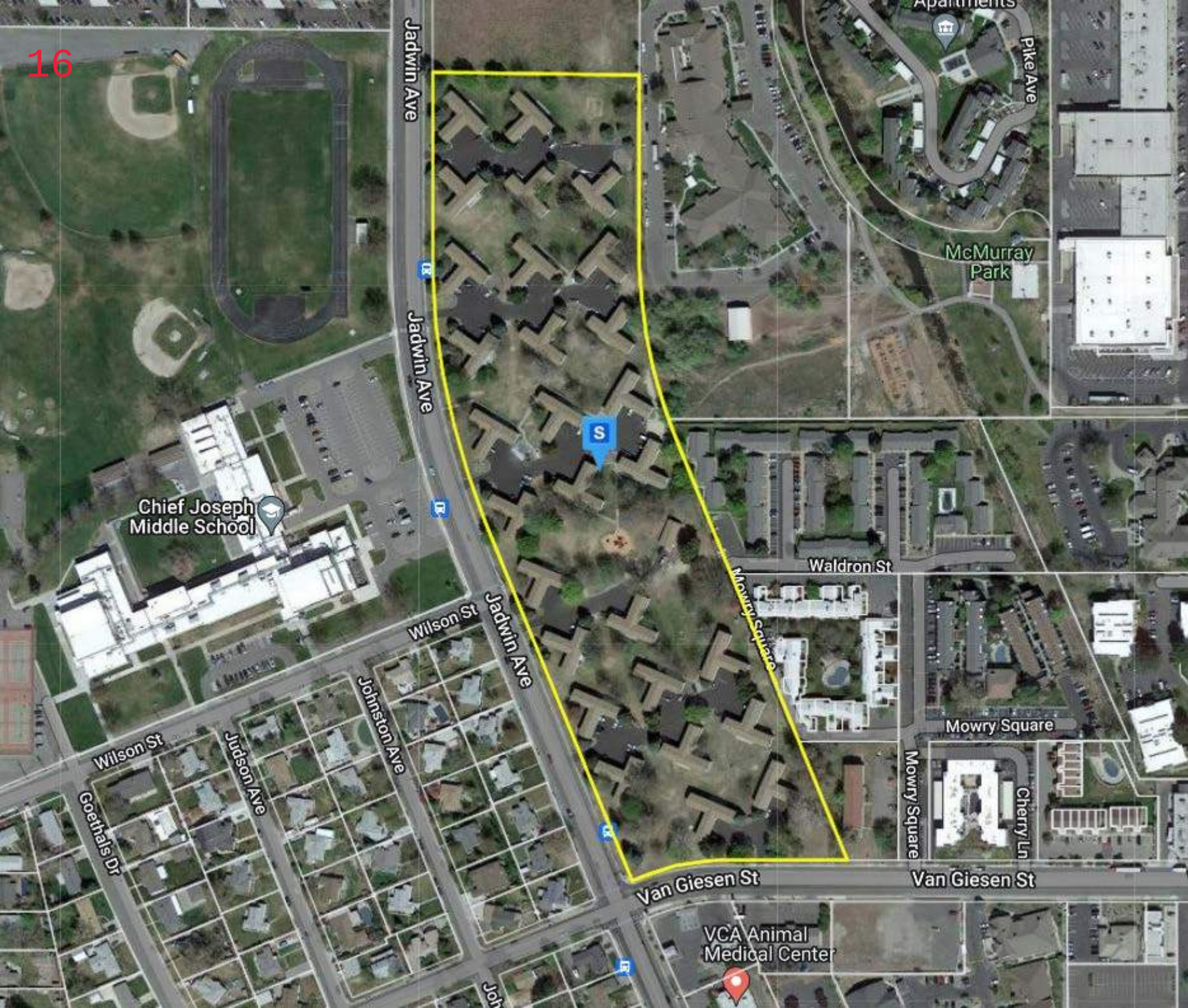
▼ Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	12/10/2019	SWD	Statutory Warranty Deed	CP APARTMENTS LLC	LIH COLUMBIA PARK LP	2019-040096		\$19,200,000.00	147849	
2	11/10/2004	SWD	Statutory Warranty Deed	COLUMBIA PARK ASSOCIATES,	UNKNOWN	2004-039783	04K06817	\$6,451,898.00	0	20791

▼ Payout Agreement

No payout information available..

[Assessor Website](#)
[Treasurer Website](#)
[Mapping Website](#)



Property Detail Report

303 Van Giesen St, Richland, WA 99354-2619

APN: 102983013030001

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Snow Peak 3 LLC	Occupancy:	Absentee Owner
Vesting:	Corporation		
Mailing Address:	307 N Lincoln St #A, Post Falls, ID 83854-7963		

Location Information

Legal Description:	Section 2 Township 9 Range 28 Quarter Sw; Short Plat #3030, Lot 1, Recorded 8/7/2007, Under Auditors File No. 2007-025913. Recorded In Volume 1 Of Short Plats, At Page 3030, Records Of Benton County, Washington.	County:	Benton, WA
APN:	102983013030001	Alternate APN:	291751
Munic / Twnshp:		Twnshp-Rng-Sec:	09-28-02
Subdivision:	Short Plat #3030	Tract #:	
Neighborhood:		School District:	Richland School District
Elementary School:	Jefferson Elementa...	Middle School:	Chief Joseph Middl...
Latitude:	46.29415	Longitude:	-119.27764
		Census Tract / Block:	010500 / 1000
		Legal Lot / Block:	1 /
		Legal Book / Page:	
		High School:	Richland High Scho...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	12/13/2016 / 12/15/2016	Price:		Transfer Doc #:	2016.38135
Buyer Name:	Snow Peak 3 LLC	Seller Name:	Camp 1 Richland R / E Holding Co	Deed Type:	Quit Claim Deed

Last Market Sale

Sale / Rec Date:	11/02/2012 / 11/07/2012	Sale Price / Type:	\$270,000 /	Deed Type:	General Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2012.35060
Seller Name:	Co Seventy Nine				
Lender:				Title Company:	Cascade Title

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Vacant Land (NEC)	Lot Area:	36,159 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	98 - Not Presently Assigned	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.830	Water / Sewer Type:	
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$247,600	Market Total Value:	\$247,600
Tax Year:	2022	Land Value:	\$247,600	Market Land Value:	\$247,600
Tax Area:	R1	Improvement Value:		Market Imprv Value:	
Property Tax:	\$2,724.76	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

Benton County Property Search

Property Search Results > 291751 SNOW PEAK 3 LLC for Year 2022 - 2023

Property

Account

Property ID:291751

Abbreviated Legal Description:Section 2 Township 9 Range 28 Quarter SW; SHORT PLAT #3030, LOT 1, RECORDED 8/7/2007, UNDER AUDITOR'S FILE NO. 2007-025913. RECORDED IN VOLUME 1 OF SHORT PLATS, AT PAGE 3030, RECORDS OF BENTON COUNTY, WASHINGTON.

Parcel # / Geo ID:102983013030001

Agent Code:

Type:Real

Land Use Code99

Tax Area:R1 - R1

DFL N

Open Space:N

Remodel Property:N

Historic Property:N

Section:02

Multi-Family Redevelopment:N

Legal Acres:0.8301

Township:09

Range:28

Location

Address:VAN GIESEN ST
RICHLAND, WA 99354

Mapsco:

Neighborhood:Jadwin Corridor

Map ID:

Neighborhood CD:660201

Owner

Name:SNOW PEAK 3 LLC

Owner ID:215509

Mailing Address:307 N LINCOLN ST STE A
POST FALLS, ID 83854

% Ownership:100.0000000000%

Exemptions:

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 66412 (First Half/Next)	\$1220.51	\$8.53	\$0.00	\$0.00	\$1229.04
2023 - 66412 (Balance)	\$2440.97	\$17.05	\$0.00	\$0.00	\$2458.02

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023
Amount Due if Paid on: **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.
Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▸ Statement Details							
2023	66412	\$1229.04	\$1228.98	\$0.00	\$0.00	\$0.00	\$2458.02
▸ Statement Details							
2022	66721	\$1372.41	\$1362.35	\$0.00	\$0.00	\$2734.76	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$247,600
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0

(=) Market Value:	=	\$247,600
(-) Productivity Loss:	-	\$0

(=) Subtotal:	=	\$247,600
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$247,600

(=) Total Appraised Value:	=	\$247,600
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0

(=) Taxable Value:	=	\$247,600

Taxing Jurisdiction

Owner: SNOW PEAK 3 LLC

% Ownership: 100.000000000000%
Total Value: \$247,600
Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax	
RICH	RICHLAND	2.0181047376	\$247,600	\$247,600	\$499.68	
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$247,600	\$247,600	\$38.44	
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$247,600	\$247,600	\$6.19	
CNYVET	COUNTY VETERANS	0.0112499999	\$247,600	\$247,600	\$2.79	
COUNTY	COUNTY	0.9007089219	\$247,600	\$247,600	\$223.02	
PORTBNT	PORT OF BENTON	0.3316790761	\$247,600	\$247,600	\$82.12	
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$247,600	\$247,600	\$0.00	
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$247,600	\$247,600	\$351.91	
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$247,600	\$247,600	\$116.42	
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$247,600	\$247,600	\$582.10	
STATE	STATE SCHOOL	1.4169238836	\$247,600	\$247,600	\$350.83	
STATE2	STATE SCHOOL PART 2	0.7571640106	\$247,600	\$247,600	\$187.47	
Total Tax Rate:		9.8585213872				
Taxes w/Current Exemptions:					\$2,440.97	
Taxes w/o Exemptions:					\$2,440.97	

Improvement / Building

Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	11	Primary Commercial/Indust Land	0.8301	36157.00	0.00	0.00	1.00	\$247,600	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$247,600	\$0	\$247,600	\$247,600
2021	\$0	\$247,600	\$0	\$247,600	\$247,600

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	12/13/2016	QCD	Quit Claim Deed	CAMP 1 RICHLAND REAL ESTATE HOLDING CO	SNOW PEAK 3 LLC	2016-038135		\$0.00	124323	
2	11/02/2012	SWD	Statutory Warranty Deed	COMPANY SEVENTY NINE	CAMP 1 RICHLAND REAL ESTATE HOLA	2012-035060	12K04779	\$270,000.00	0	74448

Payout Agreement

No payout information available..

[Assessor Website](#) [Treasurer Website](#) [Mapping Website](#)

17

Mowry Square

Cherry Ln

Van Giesen St

Van Giesen St

S

VCA Animal
Medical Center

Ave

Ja

Property Detail Report

245 Van Giesen St #E, Richland, WA 99354-2691

APN: 102983012544003

Benton County Data as of: 03/06/2023

Owner Information

Owner Name:	Richland Senior Care LLC	Occupancy:	Absentee Owner
Vesting:	Corporation		
Mailing Address:	307 N Lincoln St #A, Post Falls, ID 83854-7963		

Location Information

Legal Description:	Lot2, Short Plat No. 3030, According To The Survey Thereof Recorded Under Auditors File No. 2007-025913, Records Of Benton County, Washington. Together With Lot 1, Short Plat No. 2544, According To Survey Thereof Recorded Under Auditors File No.	County:	Benton, WA
APN:	102983012544003	Alternate APN:	297717
Munic / Twnshp:		Tract #:	09-28-2
Subdivision:	Short Plat #3030	School District:	Richland School District
Neighborhood:	Guardian Angel Hom...	Middle School:	Chief Joseph Middl...
Elementary School:	Jefferson Elementa...	High School:	Richland High Scho...
Latitude:	46.29361	Longitude:	-119.27705

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	11/14/2014 / 12/01/2014	Price:	\$14,276,000	Transfer Doc #:	2014.30715
Buyer Name:	Richland Senior Care LLC	Seller Name:	Cambridge Investors One LP	Deed Type:	General Warranty Deed

Last Market Sale

Sale / Rec Date:	11/14/2014 / 12/01/2014	Sale Price / Type:	\$14,276,000 /	Deed Type:	General Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$197	New Construction:	
1st Mtg Amt / Type:	\$11,672,000 / Federal Housing Administration	1st Mtg Rate / Type:	3.92 / Estimated	1st Mtg Doc #:	2014.30716
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:	\$4 /	Sale Doc #:	2014.30715
Seller Name:	Cambridge Investors One LP			Title Company:	Columbia Title
Lender:	Keybank NA				

Prior Sale Information

Sale / Rec Date:	12/10/2007 / 01/02/2008	Sale Price / Type:	\$5,350,000 /	Prior Deed Type:	Warranty Deed
1st Mtg Amt / Type:	\$5,350,000 / Conventional	1st Mtg Rate / Type:	/ Unk	Prior Sale Doc #:	2008.35
Prior Lender:	US Bank NA				

Property Characteristics

Gross Living Area:	72,397 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	2001
Living Area:	72,397 Sq. Ft.	Bedrooms:		Stories:	1
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	72,397 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:	Central	Porch Type:	
Foundation:		Heating:	Heated	Patio Type:	Balcony
Quality:	Good	Exterior Wall:		Roof Type:	
Condition:	Average	Construction Type:	Wood/Steel	Roof Material:	

Site Information

Land Use:	Transient Lodging	Lot Area:	166,835 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	7
County Use:	17 - Institutional Lodging	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	3.83	Water / Sewer Type:	Water / Sewer
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2022	Assessed Value:	\$9,174,740	Market Total Value:	\$9,174,740
Tax Year:	2022	Land Value:	\$725,490	Market Land Value:	\$725,490
Tax Area:	R1	Improvement Value:	\$8,449,250	Market Imprv Value:	\$8,449,250

Property Tax:	\$100,463.00	Improved %:	92.09%	Market Imprv %:	92.09%
Exemption:		Delinquent Year:			

Benton County Property Search

Property Search Results > 297717 RICHLAND SENIOR CARE LLC for Year 2022 - 2023

Property

Account

Property ID:

297717

Abbreviated Legal Description:

LOT2, SHORT PLAT NO. 3030, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2007-025913, RECORDS OF BENTON COUNTY, WASHINGTON. TOGETHER WITH LOT 1, SHORT PLAT NO. 2544, ACCORDING TO SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2000-031676, RECORDS OF BENTON COUNTY, WASHINGTON. (CONSOLIDATION PER QCD, AF #2010-030077, 10/14/2010)

Parcel # / Geo ID:

102983012544003

Agent Code:

Type:

Real

Land Use Code:

17

Tax Area:

R1 - R1

DFL:

N

Open Space:

N

Remodel Property:

N

Historic Property:

N

Section:

02

Multi-Family Redevelopment:

N

Legal Acres:

3.8300

Township:

09

Range:

28

Location

Address:

245 VAN GIESEN ST BLDG E
RICHLAND, WA 99354

Mapsco:

Neighborhood:

Richland Assisted & Independant Living Facilities

Map ID:

Neighborhood CD:

660201AL

Owner

Name:

RICHLAND SENIOR CARE LLC

Owner ID:

213291

Mailing Address:

307 N LINCOLN ST STE A
POST FALLS, ID 83854

% Ownership:

100.0000000000%

Exemptions:

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 70142 (First Half/Next)	\$45224.73	\$47.79	\$0.00	\$0.00	\$45272.52
2023 - 70142 (Balance)	\$90449.38	\$95.55	\$0.00	\$0.00	\$90544.93

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/13/2023

Amount Due if Paid on: **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	70142	\$45272.52	\$45272.41	\$0.00	\$0.00	\$0.00	\$90544.93
▶ Statement Details							
2022	70482	\$50231.53	\$50231.47	\$0.00	\$0.00	\$100463.00	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$8,449,250
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$725,490
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
(=) Market Value:	=	\$9,174,740
(-) Productivity Loss:	-	\$0
(=) Subtotal:	=	\$9,174,740
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$9,174,740

(=) Total Appraised Value:	=	\$9,174,740
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$9,174,740

Taxing Jurisdiction

Owner: RICHLAND SENIOR CARE LLC
 % Ownership: 100.000000000000%
 Total Value: \$9,174,740
 Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
RICH	RICHLAND	2.0181047376	\$9,174,740	\$9,174,740	\$18,515.59
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1552429019	\$9,174,740	\$9,174,740	\$1,424.31
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$9,174,740	\$9,174,740	\$229.37
CNYVET	COUNTY VETERANS	0.0112499999	\$9,174,740	\$9,174,740	\$103.22
COUNTY	COUNTY	0.9007089219	\$9,174,740	\$9,174,740	\$8,263.77
PORTBNT	PORT OF BENTON	0.3316790761	\$9,174,740	\$9,174,740	\$3,043.07
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0000000000	\$9,174,740	\$9,174,740	\$0.00
SD400	SCHOOL DIST 400 DEBT SERVICE	1.4212967738	\$9,174,740	\$9,174,740	\$13,040.03
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4701918332	\$9,174,740	\$9,174,740	\$4,313.89
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3509592485	\$9,174,740	\$9,174,740	\$21,569.44
STATE	STATE SCHOOL	1.4169238836	\$9,174,740	\$9,174,740	\$12,999.91
STATE2	STATE SCHOOL PART 2	0.7571640106	\$9,174,740	\$9,174,740	\$6,946.78
Total Tax Rate:		9.8585213872			
Taxes w/Current Exemptions:					\$90,449.38
Taxes w/o Exemptions:					\$90,449.38

Improvement / Building

Improvement #1:	Commercial	State Code:	417	9955.0 sqft	Value:	\$1,084,990
COMM Framing Class: Class D - Wood or Steel Frame			COMM HVAC: Package Unit			
COMM Shape: Irregular			COMM Sprinkler System: Y			

Type	Description	Class CD	Sub Class CD	Year Built	Area
Balcony	Balcony	Avg		2001	83.0
Balcony	Balcony	Avg		2001	137.0
Canopy	Canopy	Avg		2001	397.0
SERVGAR	Service Garage 528	Good		2001	448.0
MULTRESA	Multiple Residences, Assisted Living 589	Good		2001	5524.0
MULTRESA	Multiple Residences, Assisted Living 589	Good		2001	1745.0
MULTRESA	Multiple Residences, Assisted Living 589	Good		2001	1700.0
MULTRESA	Multiple Residences, Assisted Living 589	Good		2001	538.0

Improvement #2:	Commercial	State Code:	417	10016.0 sqft	Value:	\$1,118,060
COMM Framing Class: Class D - Wood or Steel Frame			COMM HVAC: Heat Pump			
COMM Shape: Irregular			COMM Sprinkler System: Y			

Type	Description	Class CD	Sub Class CD	Year Built	Area
Balcony	Balcony	Good		2001	88.0
Balcony	Balcony	Good		2001	40.0
Balcony	Balcony	Good		2001	172.0
Canopy	Canopy	Good		2001	312.0
SERVGAR	Service Garage 528	Good		2001	448.0
MULTRESA	Multiple Residences, Assisted Living 589	Good		2001	5498.0
APARTRES	Apartments, Multiple Residences 352	Good		2001	1735.0
APART	Apartment, High-Rise 300	Good		2001	2335.0

Improvement #3:	Commercial	State Code:	417	9609.0 sqft	Value:	\$984,810
COMM Framing Class: Class D - Wood or Steel Frame			COMM HVAC: Heat Pump			
COMM Shape: Irregular			COMM Sprinkler System: Y			

Type	Description	Class CD	Sub Class CD	Year Built	Area
Balcony	Balcony	Good		2001	147.0
Canopy	Canopy	Good		2001	312.0
SERVGAR	Service Garage 528	Good		2001	450.0
MULTRESA	Multiple Residences, Assisted Living 589	Good		2001	5380.0
APARTRES	Apartments, Multiple Residences 352	Good		2001	1699.0
MULTRESA	Multiple Residences, Assisted Living 589	Good		2001	1580.0
APARTRES	Apartments, Multiple Residences 352	Good		2001	500.0

Improvement #4: Commercial **State Code:** 417 10447.0 sqft **Value:** \$984,550
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Heat Pump
 COMM Shape: Irregular COMM Sprinkler System: Y

Type	Description	Class CD	Sub Class CD	Year Built	Area
Balcony	Balcony	Avg		2001	83.0
Balcony	Balcony	Avg		2001	215.0
Balcony	Balcony	Avg		2001	81.0
SERVGAR	Service Garage 528	Fair		2001	461.0
MULTRESA	Multiple Residences, Assisted Living 589	Good		2001	5486.0
APARTRES	Apartments, Multiple Residences 352	Good		2001	1733.0
MULTRESA	Multiple Residences, Assisted Living 589	Good		2001	2102.0
APARTRES	Apartments, Multiple Residences 352	Good		2001	665.0

Improvement #5: Commercial **State Code:** 417 80.0 sqft **Value:** \$1,510
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Heat Pump
 COMM Shape: Rectangular

Type	Description	Class CD	Sub Class CD	Year Built	Area
LCOMSHED	Light Commercial Shed 468	Avg		2001	80.0

Improvement #6: Commercial **State Code:** 417 4316.0 sqft **Value:** \$669,270
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Package Unit
 COMM Shape: Rectangular COMM Sprinkler System: Y

Type	Description	Class CD	Sub Class CD	Year Built	Area
CLUBHSE	Clubhouse 311	Good		2011	4316.0
Canopy	Canopy	Avg		2011	100.0

Improvement #7: Commercial **State Code:** 417 14027.0 sqft **Value:** \$1,743,310
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Heat Pump
 COMM Shape: Irregular COMM Sprinkler System: Y

Type	Description	Class CD	Sub Class CD	Year Built	Area
MULTRESA	Multiple Residences, Assisted Living 589	Good		2012	3607.0
MULTRESA	Multiple Residences, Assisted Living 589	Good		2012	5981.0
MULTRESA	Multiple Residences, Assisted Living 589	Good		2012	4439.0
Balcony	Balcony	Good		2012	10.0

Improvement #8: Commercial **State Code:** 417 14027.0 sqft **Value:** \$1,743,510
 COMM Framing Class: Class D - Wood or Steel Frame COMM HVAC: Heat Pump
 COMM Shape: Irregular COMM Sprinkler System: Y

Type	Description	Class CD	Sub Class CD	Year Built	Area
MULTRESA	Multiple Residences, Assisted Living 589	Good		2012	3607.0
MULTRESA	Multiple Residences, Assisted Living 589	Good		2012	5981.0
MULTRESA	Multiple Residences, Assisted Living 589	Good		2012	4439.0
Balcony	Balcony	Good		2012	10.0

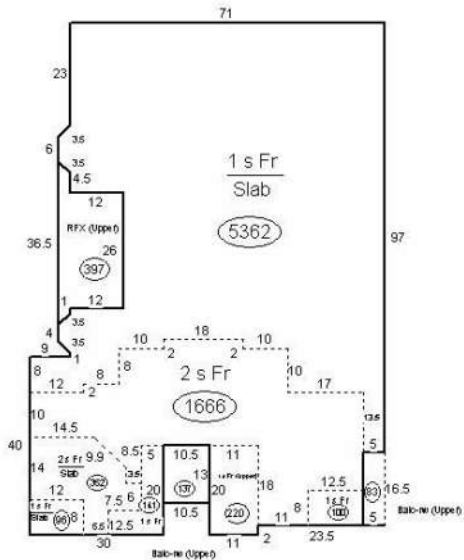
Improvement #9: Commercial **State Code:** 417 0.0 sqft **Value:** \$119,240

Type	Description	Class CD	Sub Class CD	Year Built	Area
ASPH	Asphalt	Avg		2002	38000.0
CONC	Concrete	Avg		2002	6100.0
Deck	Deck	Avg		2002	110.0
FENCESPLT	Fencing-Split Rail	Avg		2002	1745.0
LAMPPOST	Lamp Posts	Avg		2002	11.0

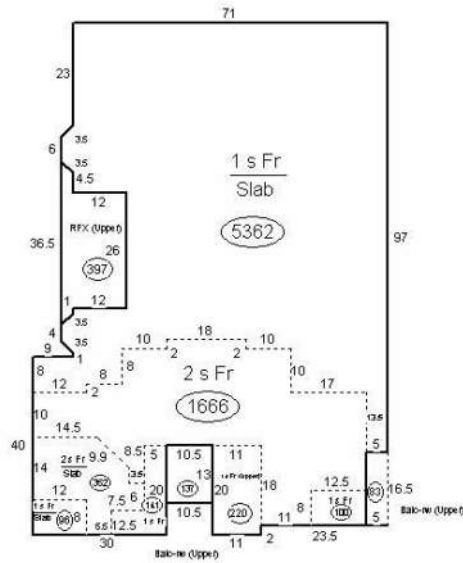
Property Image



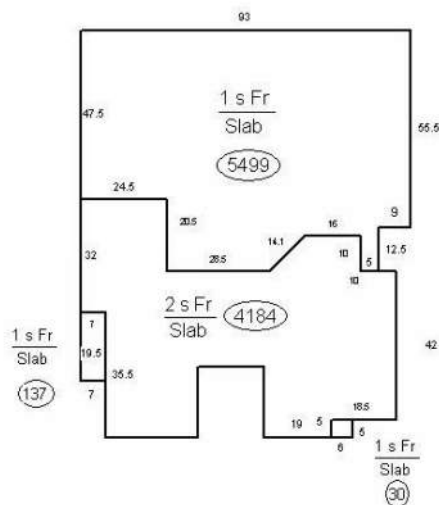




04 05 06 07 08 09 10



04 05 06 07 08 09 10



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	11	Primary Commercial/Indust Land	3.8300	166835.00	0.00	0.00	1.00	\$725,490	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$8,449,250	\$725,490	\$0	\$9,174,740	\$9,174,740
2021	\$8,449,250	\$725,490	\$0	\$9,174,740	\$9,174,740

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	11/14/2014	SWD	Statutory Warranty Deed	CAMBRIDGE INVESTORS ONE LP	RICHLAND SENIOR CARE LLC	2014-030715	14K05714	\$14,276,000.00	0	87803

Payout Agreement

No payout information available..

[Assessor Website](#) [Treasurer Website](#) [Mapping Website](#)

18

Van Giesen St

Van Giesen St

Van Giesen

VCA Animal
Medical Center

Jadwin Ave

Jadwin Ave

Torbett Street KinderCare

S

ACOUSTICAL REPORT FOR



PROJECT: Noise Survey from the Proposed Equipment to the nearest Properties

SITE NO.: SEGEG00160B

SITE NAME : Car Wash

SITE ADDRESS: 311 Van Giesen Street
Richland, WA 99354

DATE: March 10, 2023

MH Project Number: 2204047.00

PREPARED BY:



MORRISON HERSHFIELD

600 Stewart Street, Suite 200
Seattle, WA 98101
206-268-7370

INTRODUCTION

This report presents a noise survey performed in the immediate vicinity of the proposed telecommunications site at 311 Van Giesen Street in Richland, WA. This noise survey extends from the existing and proposed equipment to the nearest properties. The purpose of this report is to document the existing conditions and the impacts of the acoustical changes due to the installation of proposed equipment. This report contains data on the existing and predicted noise environments, impact criteria and an evaluation of the predicted sound levels as they relate to the criteria.

AMBIENT CONDITIONS

Existing ambient noise levels were measured on site with a sound level meter on February 20, 2023 (1:44 pm). Measurements were conducted as close to the proposed location as possible and the property lines in accordance with the State of WA code for Maximum Environmental Noise Levels WAC 173-60-020. The average ambient noise level was 57.33 dBA, due primarily to vehicular traffic along the intersection of Van Giesen Street and Jadwin Avenue.

The proposed site is located on the SE corner of a property (*Parcel #102983020732025*) that has a car wash facility with seven (7) self-serve car wash bays and several coin operated commercial grade vacuum cleaners. The self-serve car wash facility, including the coin operated vacuum cleaners is open for business 24 hours, 7 days a week.

CODE REQUIREMENTS

The site is located within the City of Richland zoning jurisdiction on a property designated with a C-2 zoning. The City of Richland designates the C-2 zone as its retail business district. The receiving property to the South, East & West is also zoned as C-2. While the receiving property to the North, across Van Giesen Street is zoned R-3 (across 80-ft of Right of Way).

The City of Richland's Municipal Code 9.38.010 (Noise Regulation) incorporates the following Washington Administrative Code by reference for the maximum environmental noise levels:

- WAC 173-60-020
- WAC 173-60-040
- WAC 173-60-050
- WAC 173-60-090

PROPOSED EQUIPMENT

The following table presents a summary of the equipment and their proposed mounting height on the proposed tower.

Table 1: Proposed Equipment

Height	Description
76'-11"	(3) Panel Antennas [JMA-MX08FR0665-21]
76'-11"	(6) Remote Radio Head [Fujitsu TA08025-B605]
At grade	Equipment Cabinet [Charles Industry HEX Cube - PM639155N4]

The proposed equipment is based on the Zoning Drawings prepared by Morrison Hershfield for Dish Wireless dated 2/15/2023.

PREDICTED EQUIPMENT SOUND LEVELS

The following table presents a summary of the equipment and their associated noise levels:

Table 2: Equipment Noise Level

Equipment	dBA (each)	Qty	Combine dBA @ 5 ft
(1) Equipment Cabinet [Charles Industry HEX Cube - PM639155N4]	Max 65 @ 5 ft day time (Max 60 @ 5 ft night time)	1	65 (60)
Total dBA (Combined)			65 @ 5 ft

Methods established by ARI Standard 275-2010 and ASHRAE were used in predicting equipment noise levels to the receiving properties. Application factors such as location, height, and reflective surfaces are accounted for in the calculations.

When the average ambient noise level of 57.33 dBA was measured, none of the several commercial grade, coin operated automobile vacuum cleaner was in use.

The proposed equipment located at 76'-11" elevation produces no noise.

The proposed telecommunications equipment cabinet at grade level will be enclosed by a 6-foot tall wood fence and will have new landscaping (arborvitae; 5' tall at planting) on its east and south sides. *To its immediate west, approximately 20 feet away is a commercial grade, coin operated automobile vacuum cleaner (open for business 24hours/day).*

The proposed new equipment cabinet which is expected to run 24 hours a day. However, the sound emitting apparatus on the equipment cabinet will only run intermittently throughout the day.

CONCLUSIONS

With the only noise emitting proposed equipment fully enclosed by a 6-ft tall wood fence and bordered by 5-ft tall landscaping vegetations on two sides of the fence, the proposed installation will not add significant change in sound level from the existing ambient noise from the property (car wash facility; open 24 hours/day 7days/week).

Therefore, the new equipment noise is expected to meet the City of Richland's Municipal Code 9.38 limits at all other receiving property lines. No further mitigation will be required.

Please contact us if you have questions or require further information.

Respectfully Submitted
For the Firm,



Lance Cooke, PE
Morrison Hershfield Corp.

EXP 6/2/24

```

*****
*           Federal Airways & Airspace           *
*           Summary Report: New Construction       *
*           Antenna Structure                     *
*****

```

Airspace User:

File: SEGEG00160B

Location: RICHLAND, WA

Latitude: 46°-17'-38.33" Longitude: 119°-16'-41.60"

SITE ELEVATION AMSL.....362 ft.

STRUCTURE HEIGHT.....80 ft.

OVERALL HEIGHT AMSL.....442 ft.

NOTICE CRITERIA

FAR 77.9(a): NNR (DNE 200 ft AGL)

FAR 77.9(b): NNR (DNE Notice Slope)

FAR 77.9(c): NNR (Not a Traverse Way)

FAR 77.9: NNR FAR 77.9 IFR Notice for RLD

FAR 77.9: NNR FAR 77.9 IFR Notice for PSC

FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required

NNR = Notice Not Required

PNR = Possible Notice Required (depends upon actual IFR procedure)
For new construction review Air Navigation Facilities at bottom
of this report.

Notice to the FAA is not required at the analyzed location and height for
slope, height or Straight-In procedures. Please review the 'Air
Navigation'
section for notice requirements for offset IFR procedures and EMI.

OBSTRUCTION STANDARDS

FAR 77.17(a)(1): DNE 499 ft AGL

FAR 77.17(a)(2): DNE - Airport Surface

FAR 77.19(a): DNE - Horizontal Surface

FAR 77.19(b): DNE - Conical Surface

FAR 77.19(c): DNE - Primary Surface

FAR 77.19(d): DNE - Approach Surface

FAR 77.19(e): DNE - Approach Transitional Surface

FAR 77.19(e): DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: RLD: RICHLAND

Type: A RD: 6142.172 RE: 387.1

FAR 77.17(a)(1): DNE

FAR 77.17(a)(2): DNE - Height No Greater Than 200 feet AGL.

VFR Horizontal Surface: DNE

VFR Conical Surface: DNE

VFR Primary Surface: DNE

VFR Approach Surface: DNE

VFR Transitional Surface: DNE

The structure is within VFR - Traffic Pattern Airspace Runway Side Area.
Structures that exceed horizontal, conical, and/or 500' AGL will receive
a hazard determination from the FAA.

The structure is within VFR - Traffic Pattern Airspace Climb/Descent
Area.

Structures exceeding the greater of 350' AAE, 77.17(a)(2), or VFR

horizontal

and conical surfaces will receive a hazard determination from the FAA.
Maximum AMSL of Climb/Descent Area is 744 feet.

VFR TRAFFIC PATTERN AIRSPACE FOR: PSC: TRI-CITIES

Type: A RD: 37899.73 RE: 386

FAR 77.17(a)(1): DNE

FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.

VFR Horizontal Surface: DNE

VFR Conical Surface: DNE

VFR Primary Surface: DNE

VFR Approach Surface: DNE

VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)

DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a)(4) MOCA Altitude Enroute Criteria

The Maximum Height Permitted is 1500 ft AMSL

PRIVATE LANDING FACILITIES

FACIL	BEARING	RANGE	DELTA ARP FAA
IDENT TYP NAME	To FACIL	IN NM	ELEVATION IFR

WA89 HEL KADLEC RGNL MEDICAL CENTER	192.69	.76	+58
No Impact to Private Landing Facility			
Below Notice Standards by: 117 feet.			

WT02 HEL HAMMER EVOC SKID PAD	329.1	4.48	+2
No Impact to Private Landing Facility			
Structure is beyond notice limit by 22221 feet.			

18WA HEL PASCO	31.83	5.72	-258
No Impact to Private Landing Facility			
Structure 258 ft below heliport.			

AIR NAVIGATION ELECTRONIC FACILITIES

GRND	FAC	ST	DIST	DELTA					
APCH	IDNT	TYPE	AT	FREQ	VECTOR	(ft)	ELEVA	ST	LOCATION
ANGLE	BEAR								

RLD	LOCALIZER	I	110.5	283.2	8020	+53	WA	RWY 19
RICHLAND	.38	189						

PSC	RADAR	I	2810.	97.28	39764	-23	WA	TRI-
CITIES	-.03							

No Impact. This structure does not require Notice based upon EMI.
The studied location is within 20 NM of a Radar facility.
The calculated Radar Line-Of-Sight (LOS) distance is: 52 NM.
This location and height is within the Radar Line-Of-Sight.

PSC	VOR/DME	R	113.7	102.06	41605	+36	WA
PASCO	.05						

CFR Title 47, §1.30000-\$1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.
Movement Method Proof as specified in §73.151(c) is not required.
Please review 'AM Station Report' for details.

Nearest AM Station: KALE @ 9542 meters.

Airspace® Summary Version 23.1.662

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02-08-2023
11:29:47

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*****
*           Federal Airways & Airspace           *
*           Summary Report: New Construction       *
*           Antenna Structure                     *
*****

```

Airspace User:

File: SEGEG00160B

Location: RICHLAND, WA

Latitude: 46°-17'-38.33" Longitude: 119°-16'-41.60"

SITE ELEVATION AMSL.....362 ft.

STRUCTURE HEIGHT.....90 ft.

OVERALL HEIGHT AMSL.....452 ft.

NOTICE CRITERIA

FAR 77.9(a): NNR (DNE 200 ft AGL)
 FAR 77.9(b): NR (Exceeds Notice Slope, Maximum: 448 ft.)
 FAR 77.9(c): NNR (Not a Traverse Way)
 FAR 77.9: NNR FAR 77.9 IFR Notice for RLD
 FAR 77.9: NNR FAR 77.9 IFR Notice for PSC
 FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required

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 For new construction review Air Navigation Facilities at bottom
 of this report.

Notice to the FAA is required because height exceeds Notice Slope
 criteria.

The maximum height to avoid notice is 448 ft AMSL.

OBSTRUCTION STANDARDS

FAR 77.17(a)(1): DNE 499 ft AGL
 FAR 77.17(a)(2): DNE - Airport Surface
 FAR 77.19(a): DNE - Horizontal Surface
 FAR 77.19(b): DNE - Conical Surface
 FAR 77.19(c): DNE - Primary Surface
 FAR 77.19(d): DNE - Approach Surface
 FAR 77.19(e): DNE - Approach Transitional Surface
 FAR 77.19(e): DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: RLD: RICHLAND

Type: A RD: 6142.172 RE: 387.1

FAR 77.17(a)(1): DNE
 FAR 77.17(a)(2): DNE - Height No Greater Than 200 feet AGL.
 VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Primary Surface: DNE
 VFR Approach Surface: DNE
 VFR Transitional Surface: DNE

The structure is within VFR - Traffic Pattern Airspace Runway Side Area.
 Structures that exceed horizontal, conical, and/or 500' AGL will receive
 a hazard determination from the FAA.

The structure is within VFR - Traffic Pattern Airspace Climb/Descent
 Area.

Structures exceeding the greater of 350' AAE, 77.17(a)(2), or VFR
 horizontal
 and conical surfaces will receive a hazard determination from the FAA.

Maximum AMSL of Climb/Descent Area is 744 feet.

VFR TRAFFIC PATTERN AIRSPACE FOR: PSC: TRI-CITIES

Type: A RD: 37899.73 RE: 386
FAR 77.17(a)(1): DNE
FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Primary Surface: DNE
VFR Approach Surface: DNE
VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)
FAR 77.17(a)(3) Departure Surface Criteria (40:1)
DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)
FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
The Maximum Height Permitted is 1500 ft AMSL

PRIVATE LANDING FACILITIES

FACIL	BEARING	RANGE	DELTA ARP FAA
IDENT TYP NAME	To FACIL	IN NM	ELEVATION IFR
WA89 HEL KADLEC RGNL MEDICAL CENTER	192.69	.76	+68
No Impact to Private Landing Facility Below Notice Standards by: 107 feet.			
WT02 HEL HAMMER EVOC SKID PAD	329.1	4.48	+12
No Impact to Private Landing Facility Structure is beyond notice limit by 22221 feet.			
18WA HEL PASCO	31.83	5.72	-248
No Impact to Private Landing Facility Structure 248 ft below heliport.			

AIR NAVIGATION ELECTRONIC FACILITIES

GRND	FAC	ST	DIST	DELTA					
APCH	IDNT	TYPE	AT	FREQ	VECTOR	(ft)	ELEVA	ST	LOCATION
ANGLE	BEAR								

RLD	LOCALIZER	I	110.5	283.2	8020	+63	WA	RWY	19
RICHLAND	.45	189							
PSC	RADAR	I	2810.	97.28	39764	-13	WA	TRI-	
CITIES	-.02								
No Impact. This structure does not require Notice based upon EMI. The studied location is within 20 NM of a Radar facility. The calculated Radar Line-Of-Sight (LOS) distance is: 52 NM. This location and height is within the Radar Line-Of-Sight.									
PSC	VOR/DME	R	113.7	102.06	41605	+46	WA		
PASCO	.06								

CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.
Movement Method Proof as specified in §73.151(c) is not required.
Please review 'AM Station Report' for details.

Nearest AM Station: KALE @ 9542 meters.

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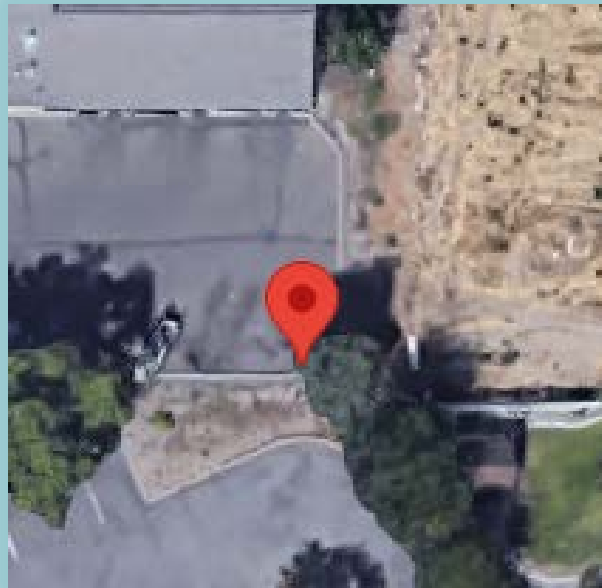
02-08-2023
11:31:02

Radio Frequency - Electromagnetic Energy (RF-EME) Report

Site No. SEGEG00160B

311 Van Giesen Street
Richland, Washington 99354
46° 17' 38.33" N, -119° 16' 41.60" W NAD83

EBI Project No. 6223000473
February 14, 2023



Prepared for:
Dish Wireless

Prepared by:
 **EBI Consulting**
environmental | engineering | due diligence

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4.0 MITIGATION/SITE CONTROL OPTIONS	4
5.0 SUMMARY AND CONCLUSIONS	5
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APPENDICES

APPENDIX A CERTIFICATIONS

APPENDIX B RADIO FREQUENCY ELECTROMAGNETIC ENERGY SAFETY / SIGNAGE PLANS

APPENDIX C FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

REFERENCE DOCUMENTS (NOT ATTACHED)

CDs: SEGEG00160B_ZD_20220915125143

RFDS: RTC_RFDS-SEGEG00160B-FINAL-20220913-V.1_20220913122609

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Dish Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for Dish Wireless Site SEGEG00160B located at 311 Van Giesen Street in Richland, Washington to determine RF-EME exposure levels from proposed Dish Wireless communications equipment at this site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general public and for occupational activities. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. Additionally, there are areas where workers who may be elevated above the rooftop or ground may be exposed to power densities greater than the occupational limits. Therefore, workers should be informed about the presence and locations of antennas and their associated fields.

At the nearest walking/working surfaces to the Dish Wireless antennas, the maximum power density generated by the DISH antennas is approximately **4.44** percent of the FCC's general public limit (**0.89** percent of the FCC's occupational limit).

The composite exposure level from all carriers on this site is approximately **4.44** percent of the FCC's general public limit (**0.89** percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Dish Wireless should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with their own standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Dish Wireless since only DISH has the ability to lockout/tagout the facility, or to authorize others to do so.

1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per second (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Dish Wireless in this area will potentially operate within a frequency range of 600 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

2.0 SITE DESCRIPTION

This project site includes the following proposed wireless telecommunication antennas on a monopole located at 311 Van Giesen Street in Richland, Washington.

Ant #	Operator	Antenna Make	Antenna Model	Frequency (MHz)	Azimuth (deg.)	Mechanical Downtilt (deg.)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Gain (dBd)*	Total ERP (Watts)	Total EIRP (Watts)
1	Dish	JMA	MX08FRO665-21 02DT 600	600	0	0	62	6.0	120	11.35	1459.42	2393.45
1	Dish	JMA	MX08FRO665-21 02DT 700	700	0	0	52	6.0	120	12.05	1714.67	2812.06
1	Dish	JMA	MX08FRO665-21 02DT 1900	1900	0	0	61	6.0	160	15.75	5359.45	8789.49
1	Dish	JMA	MX08FRO665-21 02DT 2100	2100	0	0	65	6.0	160	16.75	6747.14	11065.32
2	Dish	JMA	MX08FRO665-21 02DT 600	600	0	0	62	6.0	120	11.35	1459.42	2393.45
2	Dish	JMA	MX08FRO665-21 02DT 700	700	0	0	52	6.0	120	12.05	1714.67	2812.06
2	Dish	JMA	MX08FRO665-21 02DT 1900	1900	0	0	61	6.0	160	15.75	5359.45	8789.49
2	Dish	JMA	MX08FRO665-21 02DT 2100	2100	0	0	65	6.0	160	16.75	6747.14	11065.32
3	Dish	JMA	MX08FRO665-21 02DT 600	600	120	0	62	6.0	120	11.35	1459.42	2393.45
3	Dish	JMA	MX08FRO665-21 02DT 700	700	120	0	52	6.0	120	12.05	1714.67	2812.06
3	Dish	JMA	MX08FRO665-21 02DT 1900	1900	120	0	61	6.0	160	15.75	5359.45	8789.49
3	Dish	JMA	MX08FRO665-21 02DT 2100	2100	120	0	65	6.0	160	16.75	6747.14	11065.32
4	Dish	JMA	MX08FRO665-21 02DT 600	600	120	0	62	6.0	120	11.35	1459.42	2393.45
4	Dish	JMA	MX08FRO665-21 02DT 700	700	120	0	52	6.0	120	12.05	1714.67	2812.06
4	Dish	JMA	MX08FRO665-21 02DT 1900	1900	120	0	61	6.0	160	15.75	5359.45	8789.49
4	Dish	JMA	MX08FRO665-21 02DT 2100	2100	120	0	65	6.0	160	16.75	6747.14	11065.32
5	Dish	JMA	MX08FRO665-21 02DT 600	600	240	0	62	6.0	120	11.35	1459.42	2393.45

Ant #	Operator	Antenna Make	Antenna Model	Frequency (MHz)	Azimuth (deg.)	Mechanical Downtilt (deg.)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Gain (dBd)*	Total ERP (Watts)	Total EIRP (Watts)
5	Dish	JMA	MX08FRO665-21 02DT 700	700	240	0	52	6.0	120	12.05	1714.67	2812.06
5	Dish	JMA	MX08FRO665-21 02DT 1900	1900	240	0	61	6.0	160	15.75	5359.45	8789.49
5	Dish	JMA	MX08FRO665-21 02DT 2100	2100	240	0	65	6.0	160	16.75	6747.14	11065.32
6	Dish	JMA	MX08FRO665-21 02DT 600	600	240	0	62	6.0	120	11.35	1459.42	2393.45
6	Dish	JMA	MX08FRO665-21 02DT 700	700	240	0	52	6.0	120	12.05	1714.67	2812.06
6	Dish	JMA	MX08FRO665-21 02DT 1900	1900	240	0	61	6.0	160	15.75	5359.45	8789.49
6	Dish	JMA	MX08FRO665-21 02DT 2100	2100	240	0	65	6.0	160	16.75	6747.14	11065.32

* Note there are 2 Dish Wireless antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.

Ant #	NAME	X	Y	Antenna Radiation Centerline	Z-Height Adjacent Building	Z-Height Adjacent Building 2	Z-Height Ground
1	Dish	119.5	36.0	77	53	57	77
2	Dish	122.7	36.2	77	53	57	77
3	Dish	125.8	30.8	77	53	57	77
4	Dish	124.1	27.9	77	53	57	77
5	Dish	118.1	28.2	77	53	57	77
6	Dish	116.6	30.8	77	53	57	77

* Note the Z-Height represents the distance from the antenna centerline in feet.

The above tables contain an inventory of proposed Dish Wireless antennas and other carrier antennas if sufficient information was available to model them. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered controlled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix C. Appendix B presents a site safety plan that provides a plan view of the monopole with antenna locations.

3.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical MPE modeling using RoofMaster™ software to estimate the worst-case power density at the site's nearby broadcast levels resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed by Waterford Consultants to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario.

At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by Dish Wireless and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by Dish Wireless and information gathered from other sources. Elevations of walking/working surfaces were estimated based on elevations provided and available aerial imagery. Sector orientation assignments were made assuming coverage is directed to areas of site. Changes to antenna mount heights or placement will impact site compliance. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed Dish Wireless antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the Dish Wireless antennas, the maximum power density generated by the Dish Wireless antennas is approximately 4.44 percent of the FCC's general public limit (0.89 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 4.44 percent of the FCC's general public limit (0.89 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

The Site Safety Plan also presents areas where Dish Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0. A graphical representation of the RoofMaster™ modeling results is presented in Appendix B. Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage. The maximum power density generated by all carrier antennas, including microwaves and panel antennas, is included in the modeling results presented within this report.

4.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that there are no areas in front of the Dish Wireless antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the rooftop or ground. In order to alert people accessing the monopole, a Warning sign and an NOC Information sign are recommended for installation 10 feet above ground level at the base of the monopole.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. There are no barriers recommended at this site. Barriers are not recommended for installation because there are no exceedances on any walking/working surface.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the monopole should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage, and signify their understanding of the Site Safety Plan.

To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible.

Implementation of the signage recommended in the Site Safety Plan and in this report will bring this site into compliance with the FCC's rules and regulations.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by Dish Wireless Site Number SEGEG00160B located at 311 Van Giesen Street in Richland, Washington to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Dish Wireless should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with their own standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Dish Wireless since only Dish Wireless has the ability to lockout/tagout the facility, or to authorize others to do so.

6.0 LIMITATIONS

This report was prepared for the use of Dish Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

Preparer Certification

I, Nathaniel Boucher, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Reviewed and Approved by:



sealed 16feb2023 mike@h2dc.com
H2DC PLLC WA UBI#: 604 476 076

Michael McGuire
Electrical Engineer
mike@h2dc.com

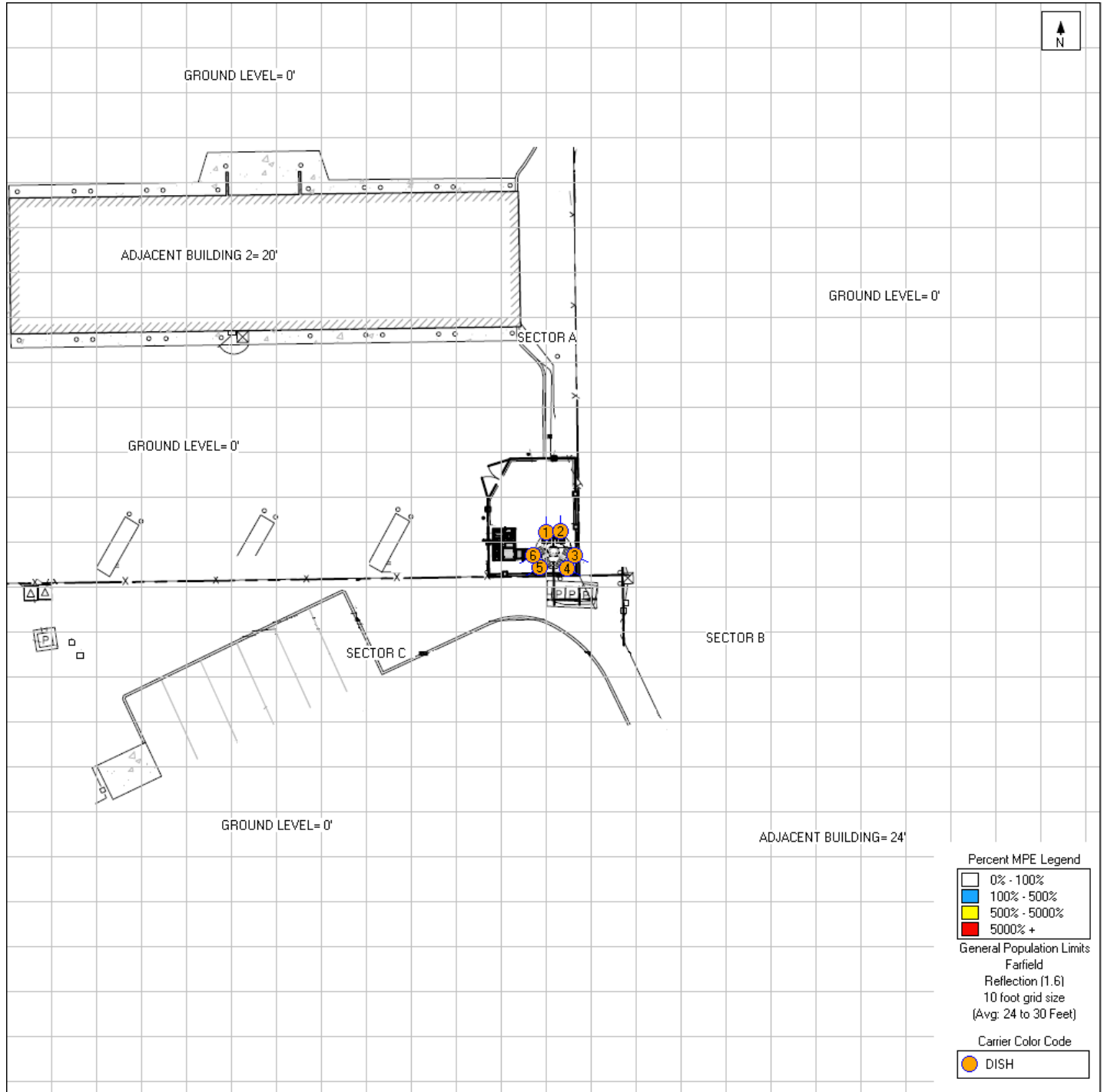
Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B

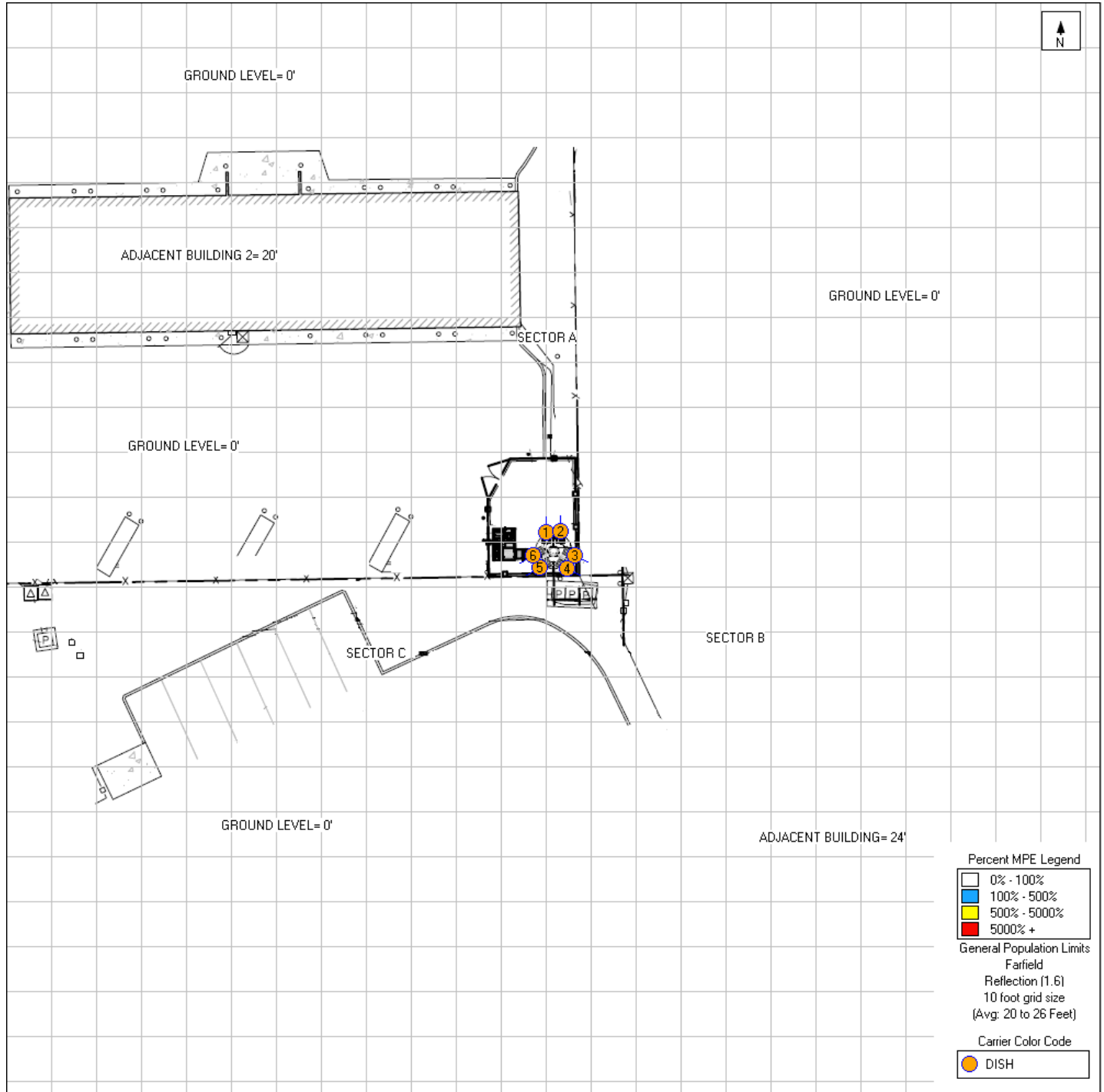
Radio Frequency Electromagnetic Energy

Safety Information and Signage Plans

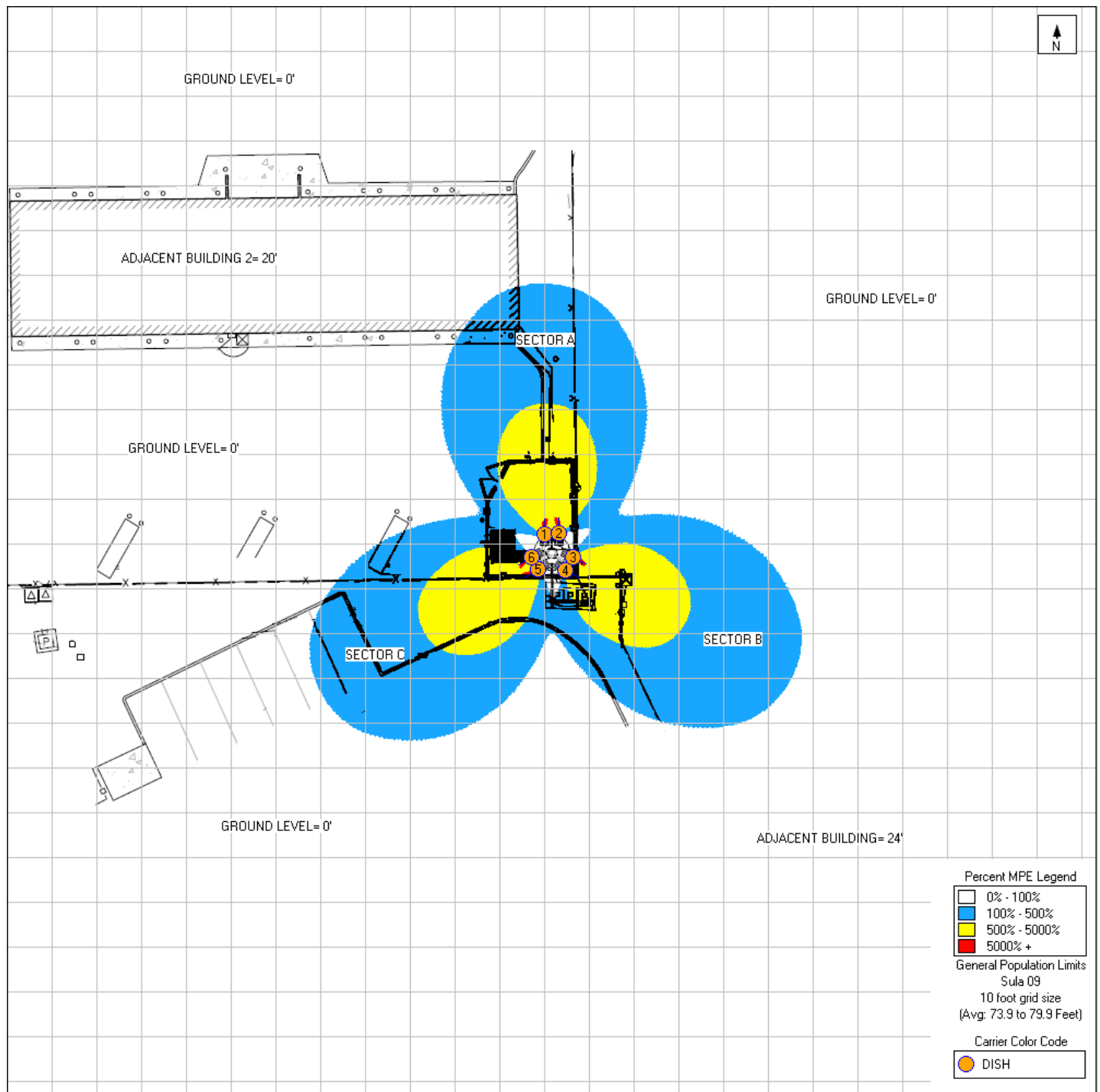
Nearest Walking Surface (Adjacent Building Roof Level) Simulation



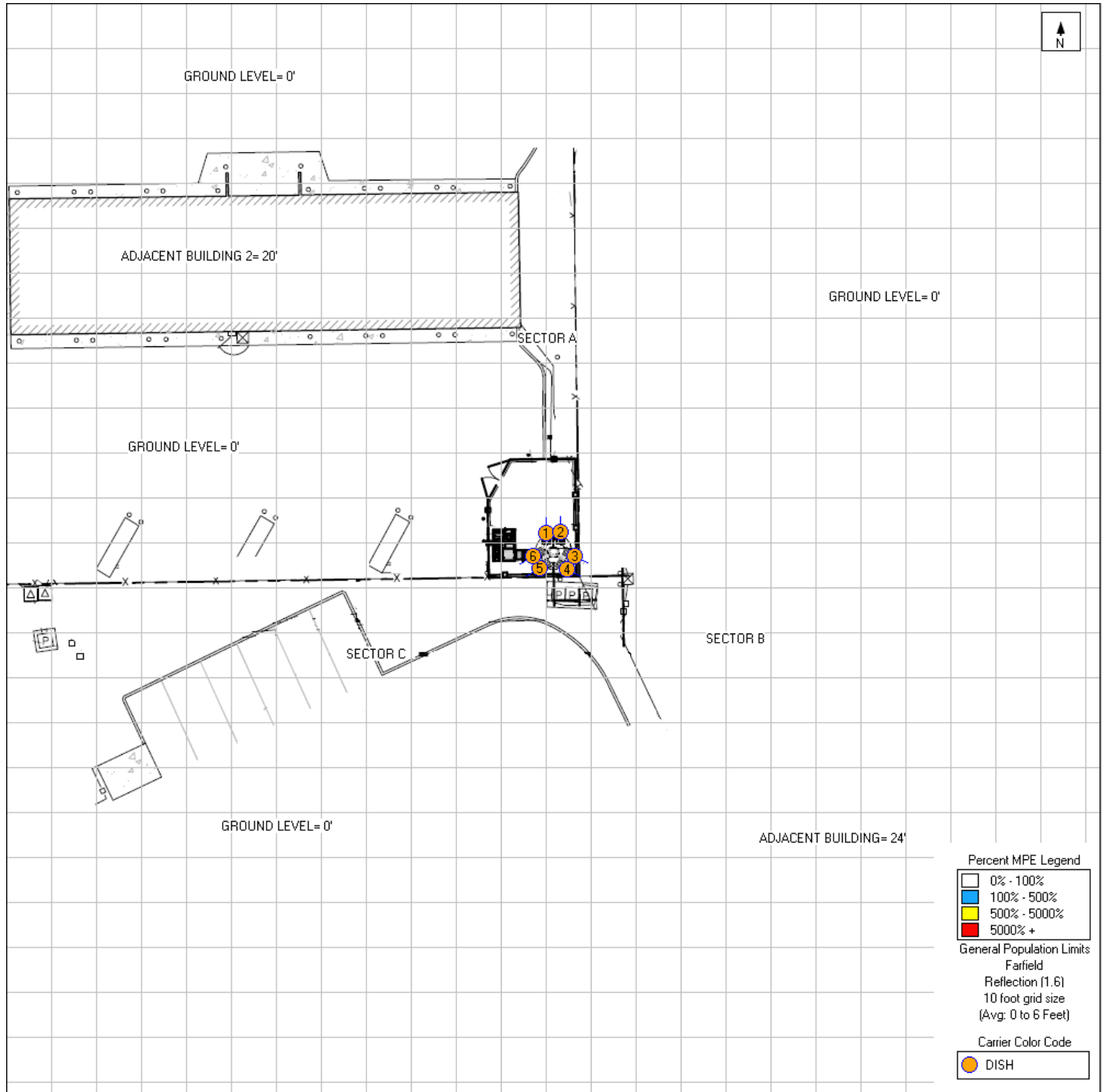
Adjacent Building 2 Roof Level Simulation



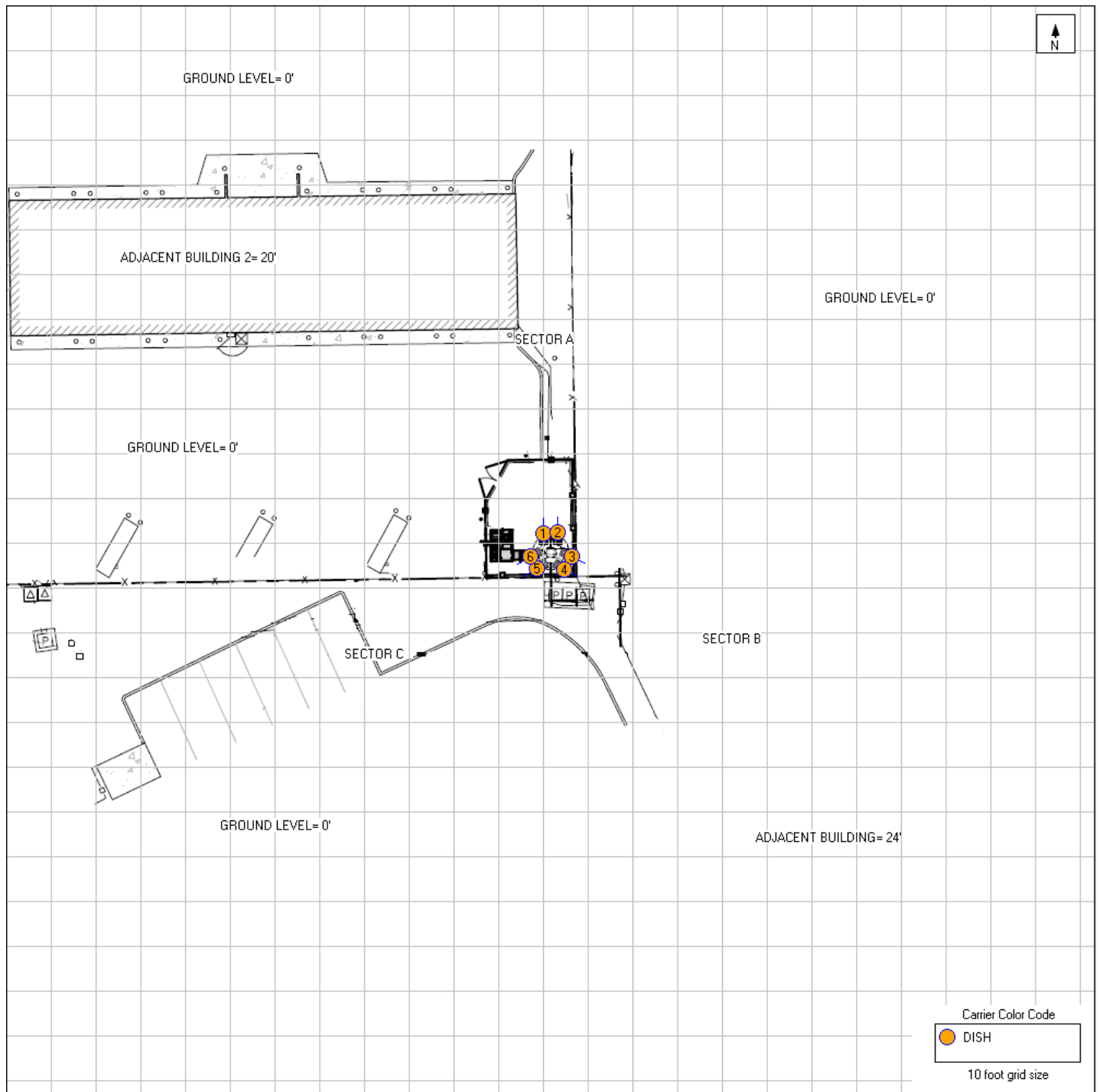
Antenna Face Level Simulation



Ground Level Simulation



Dish Wireless Safety (Signage) Plan



Post 10 feet above ground level
at the base of the monopole.

Final Compliance Configuration							
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER	
Access Point(s)	0	0	0	1	1	0	N/A
Alpha	0	0	0	0	0	0	N/A
Beta	0	0	0	0	0	0	N/A
Gamma	0	0	0	0	0	0	N/A

Sign	Posting Instructions	Required Signage / Mitigation
	NOC Information Information signs are used to provide contact information for any questions or concerns for personnel accessing the site.	Securely post 10 feet above ground level at the base of the monopole in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.
	Guidelines Informational sign used to notify workers that there are active antennas installed and provide guidelines for working in RF environments.	Signage not required.
	Notice Used to notify individuals they are entering an area where the power density emitted from transmitting antennas may exceed the FCC's MPE limit for the general public or occupational exposures.	Signage not required.
	Caution Used to notify individuals that they are entering a hot spot where either the general public or occupational FCC's MPE limit is or could be exceeded.	Signage not required.
	Warning Used to notify individuals that they are entering a hot zone where the occupational FCC's MPE limit has been exceeded by 10x.	Securely post 10 feet above ground level at the base of the monopole in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.

Appendix C

Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the Dish Wireless equipment operating at 600 MHz or 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the Dish Wireless equipment operating at 1900 MHz, the FCC's occupational MPE is 5.0 mW/cm² and an uncontrolled MPE limit of 1.0 mW/cm². These limits are considered protective of these populations.

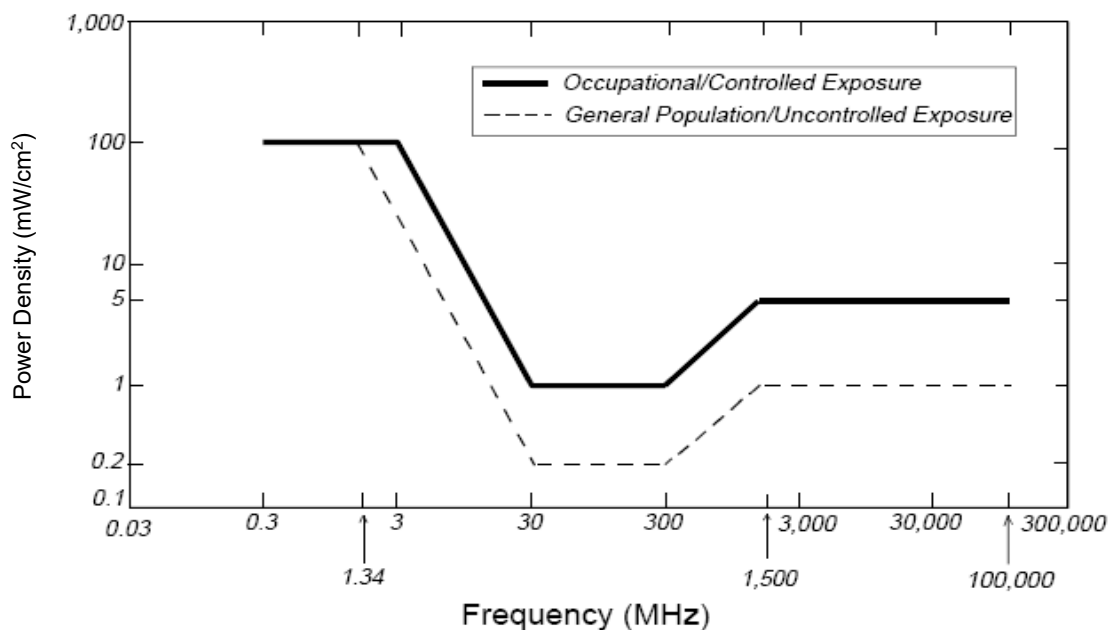
Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)

Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Dish Wireless in this area will potentially operate within a frequency range of 600 to 2100 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

VIEW 1

SEGE00160B Car Wash

311 VAN GIESEN ST
RICHLAND, WA 99354

LOOKING SOUTHEAST TOWARD SITE



Before Installation



After Installation



Visual impact will be affected by location and visibility of observer. This document is for planning and information purposes only and is conceptual. This is solely the photographer's interpretation of the proposed development.



MORRISON HERSHFIELD
600 Stewart St., Suite 200
Seattle, WA 98101

LOOKING SOUTHWEST TOWARD SITE



After Installation

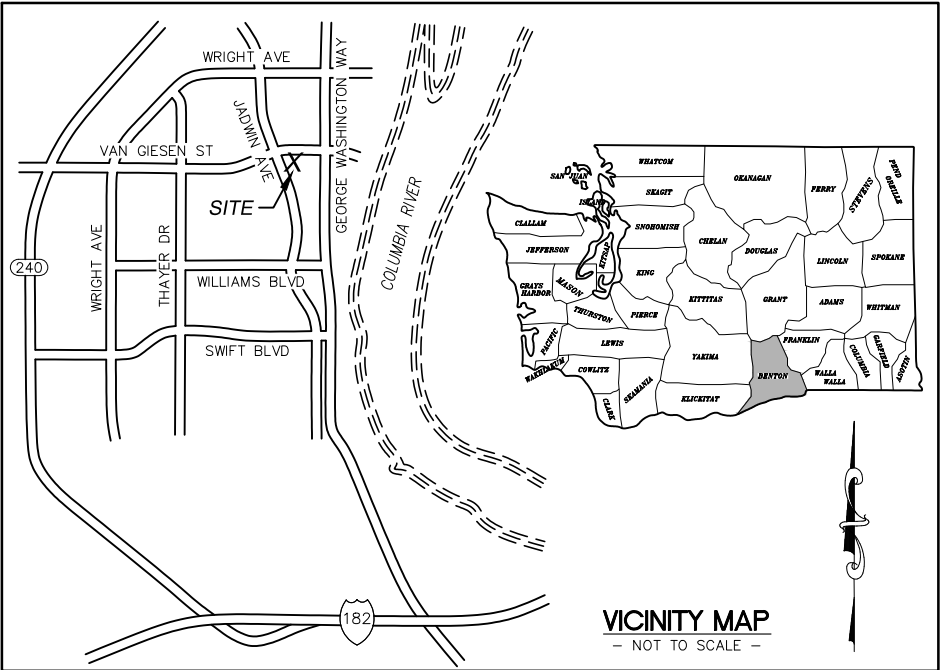


Before Installation



Exhibit 2

Site Plan



ALL THAT PORTION OF LOTS 4 AND 5, BLOCK 732, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLAT RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF SOUTHERLY BOUNDARY OF VAN GIESEN STREET AND EASTERLY BOUNDARY OF JADWIN AVENUE;

THENCE SOUTHERLY ALONG EASTERLY BOUNDARY OF JADWIN AVENUE A DISTANCE OF 167 FEET;

THENCE EASTERLY AT RIGHT ANGLES TO JADWIN AVENUE IN AN EASTERLY DIRECTION A DISTANCE OF 160 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTHERLY AT RIGHT ANGLES AND PARALLEL TO JADWIN AVENUE A DISTANCE OF 130 FEET MORE OR LESS TO A POINT ON SOUTHERLY BOUNDARY OF VAN GIESEN STREET;

THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 195 FEET;

THENCE SOUTHERLY AT RIGHT ANGLES TO VAN GIESEN STREET A DISTANCE OF 140 FEET;

THENCE WESTERLY AT RIGHT ANGLES AND PARALLEL TO VAN GIESEN STREET A DISTANCE OF 140 FEET;

THENCE NORTH TO THE TRUE POINT OF BEGINNING.

 CORRESPONDS WITH ITEM NUMBER IN 'SCHEDULE B' OF TITLE REPORT.

THE FOLLOWING EASEMENTS FROM THE REFERENCED TITLE REPORT CONTAIN SUFFICIENT INFORMATION TO BE DEPICTED ON THE PLAN. OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, MAY AFFECT THE PROPERTY, BUT LACK SUFFICIENT INFORMATION TO BE SHOWN.

 NONE OF RECORD.

1. TITLE INFORMATION PER TITLE REPORT PROVIDED BY PLM CORPORATE DATED OCTOBER 11, 2022
2. FIELD WORK CONDUCTED IN AUGUST 2022.
3. BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83/91).
4. UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
5. FEMA DESIGNATION: ZONE 'C' (AREA OF MINIMAL FLOOD HAZARD), FIRM MAP NUMBER 5355.330010E, EFFECTIVE DATE MARCH 1, 1984.

COORDINATE DATA AT PROPOSED TOWER LOCATION:
NAD 83/91
LAT - 46°17'38.33" N NAVD 88
LONG - 119°16'41.60" W ELEV= 362.1 FEET

LAT - 46.293980° N
LONG - 119.278222° W

BENCHMARK IS BASED ON
WSRN PUGET SOUND
REFERENCE NETWORK.

ELEVATION DERIVED USING GPS.
ACCURACY MEETS OR EXCEEDS
1A STANDARDS AS DEFINED ON
THE FAA ASAC INFORMATION
SHEET 91:003.

	SUBJECT BOUNDARY LINE		FIRE HYDRANT
	RIGHT-OF-WAY CENTERLINE		GATE VALVE
	RIGHT-OF-WAY LINE		WATER METER
	ADJACENT BOUNDARY LINE		FIRE STAND PIPE
	SECTIONAL BREAKDOWN LINE		IRRIGATION CONTROL
	OVERHEAD POWER LINE		CATCH BASIN, TYPE I
	BURIED POWER LINE		CATCH BASIN, TYPE II
	BURIED GAS LINE		SIGN
	OVERHEAD TELEPHONE LINE		BOLLARD
	BURIED TELEPHONE LINE		MAIL BOX
	BURIED WATER LINE		SPOT ELEVATION
	BURIED SANITARY SEWER		
	BURIED STORM DRAIN		
	DITCH LINE/FLOW LINE		
	ROCK RETAINING WALL		
	VEGETATION LINE		
	CHAIN LINK FENCE		
	WOOD FENCE		
	BARBED WIRE/WIRE FENCE		
	TRANSFORMER		
	LIGHT STANDARD		
	POWER VAULT		
	UTILITY BOX		
	UTILITY POLE		
	GUY ANCHOR		
	GAS VALVE		
	GAS METER		
	TELEPHONE VAULT		
	TEL. MANHOLE		
	TEL. PEDESTAL		

NOTE:

1. ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.
2. ALL TOWER, TREE AND APPURTENANCE HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ± 0.5 FEET OR $\pm 1\%$ OF TOTAL HEIGHT, WHICHEVER IS GREATER.

DECIDUOUS TREE

AL=ALDER
MP=MAPLE
DS=DECIDUOUS
MA=MADRONA
OK=OAK
CH=CHERRY

EVERGREEN TREE

CE=CEDAR
DF=DOUGLAS FIR
HE=HEMLOCK
PI=PINE
EVG=EVERGREEN

NOTE:

TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS
REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS
WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL.
TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER
TREES AND VEGETATION MAY EXIST.

1. RECORD OF SURVEY PREPARED BY AHWL,
RECORDED FEBRUARY 18, 2021, RECORDING
#2021-008122, RECORDS OF BENTON COUNTY,
WASHINGTON.
2. RECORD OF SURVEY PREPARED BY ROGERS
SURVEYING INC, RECORDED APRIL 12, 2007 IN
BOOK 1 OF SURVEYS, PAGE 3740, RECORDS OF
BENTON COUNTY, WASHINGTON.
3. RECORD OF SURVEY PREPARED BY DAVID EVANS
AND ASSOCIATES, RECORDED JUNE 7, 1984 IN
BOOK 1 OF SURVEYS, PAGE 890, RECORDS OF
BENTON COUNTY, WASHINGTON.

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

UNDERGROUND UTILITIES
EXIST IN THE AREA AND
UTILITY INFORMATION SHOWN
MAY BE INCOMPLETE. STATE
LAW REQUIRES THAT
CONTRACTOR CONTACT THE
ONE-CALL UTILITY LOCATE
SERVICE AT LEAST 48 HOURS
BEFORE STARTING ANY
CONSTRUCTION.



Know what's below.
Call before you dig.



dish
WIRELESS



CAMP+
ASSOCIATES



DUNCANSON
Company, Inc.

145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

SITE

SEGE00160B
GUARDIAN ANGEL

311 VAN GIESEN ST
RICHLAND, WA 99354
BENTON COUNTY

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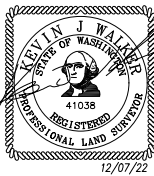
FLD. CREW: CR/AH

FLD. BOOK: 595/26

DRAWN BY: DAS

JOB #: 20135.074

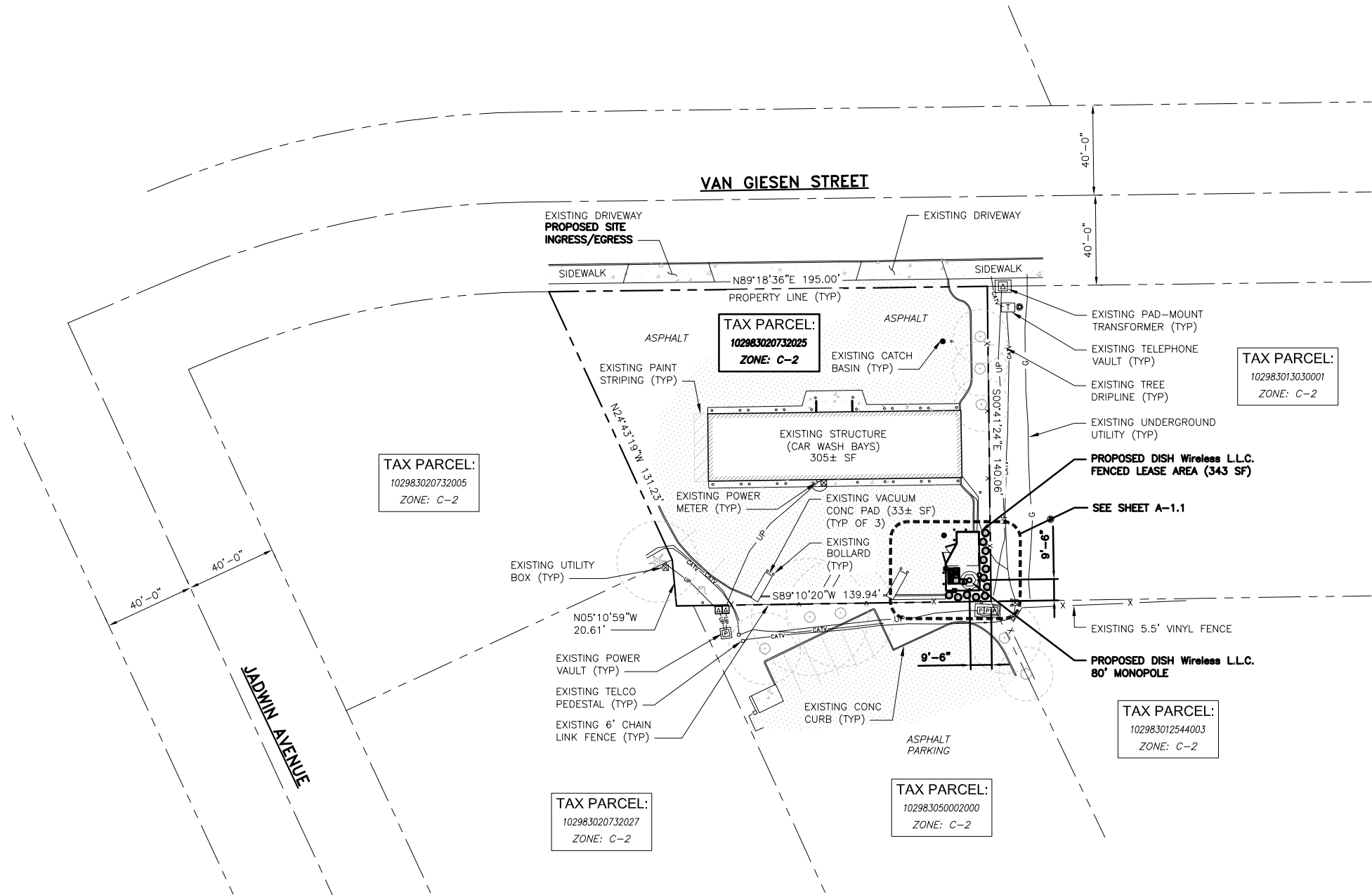
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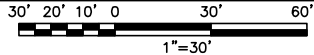
SHEET TITLE
EXISTING SITE SURVEY
SEC 2, TWP 9 N, RNG 28 E, WM

SHEET NUMBER

SV1



OVERALL SITE PLAN



NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.

LEGAL DESCRIPTION

PLAT OF RICHLAND BLOCK 732 PORTION OF LOTS 4 AND 5 DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 4 AND 5, BLOCK 732, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLL



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



MORRISON HERSHFIELD
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www.morrisonhershfield.com

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DRAWN BY:	CHECKED BY:	APPROVED BY:
JA	RKL	RL

RFDS REV #: 1

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	09/07/22	ISSUED FOR REVIEW
B	09/14/22	ISSUED FOR REVIEW
O	10/04/22	ISSUED FOR ZONING PERMIT
O	11/07/22	ISSUED FOR ZONING PERMIT
O	02/15/23	ISSUED FOR ZONING PERMIT

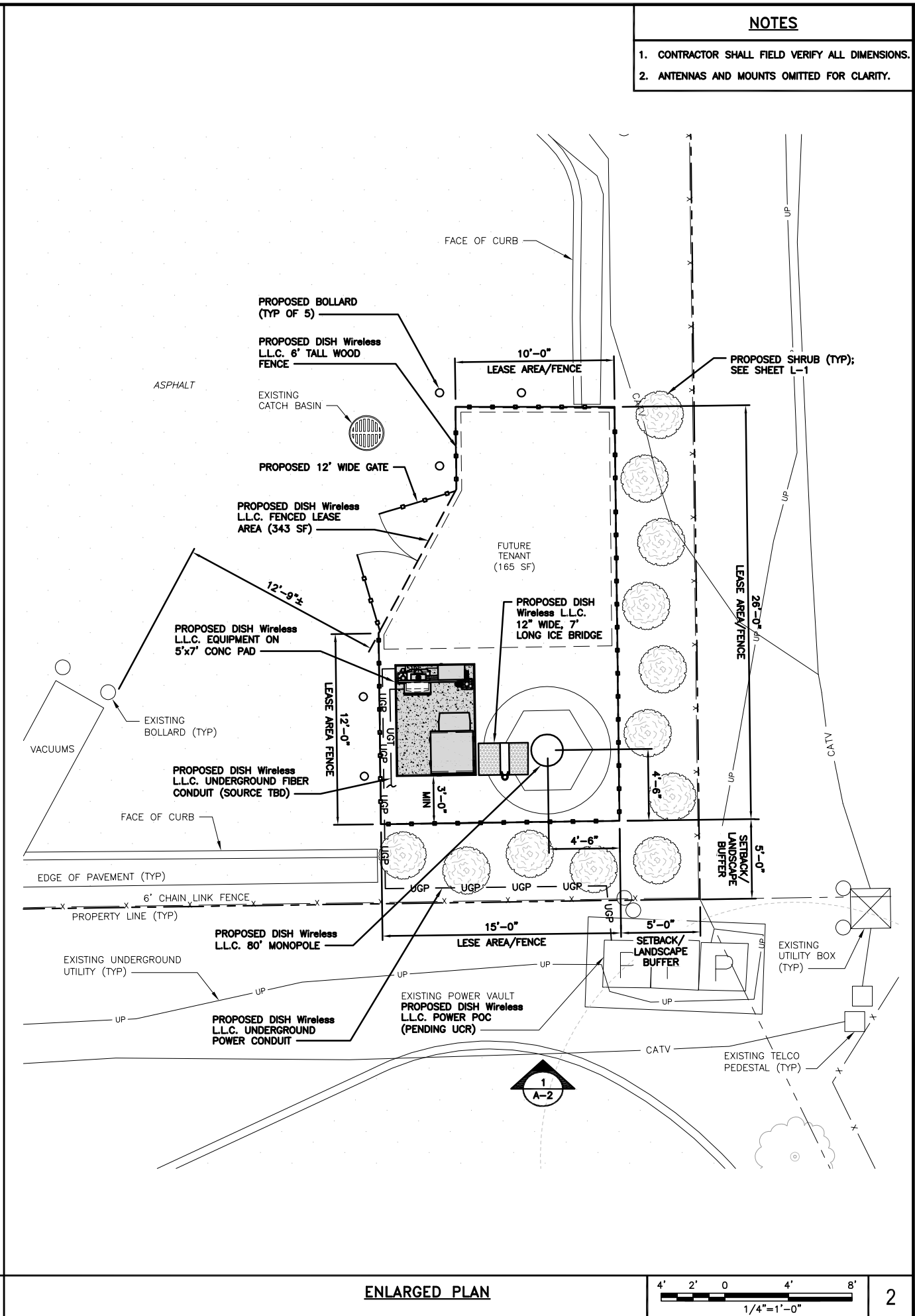
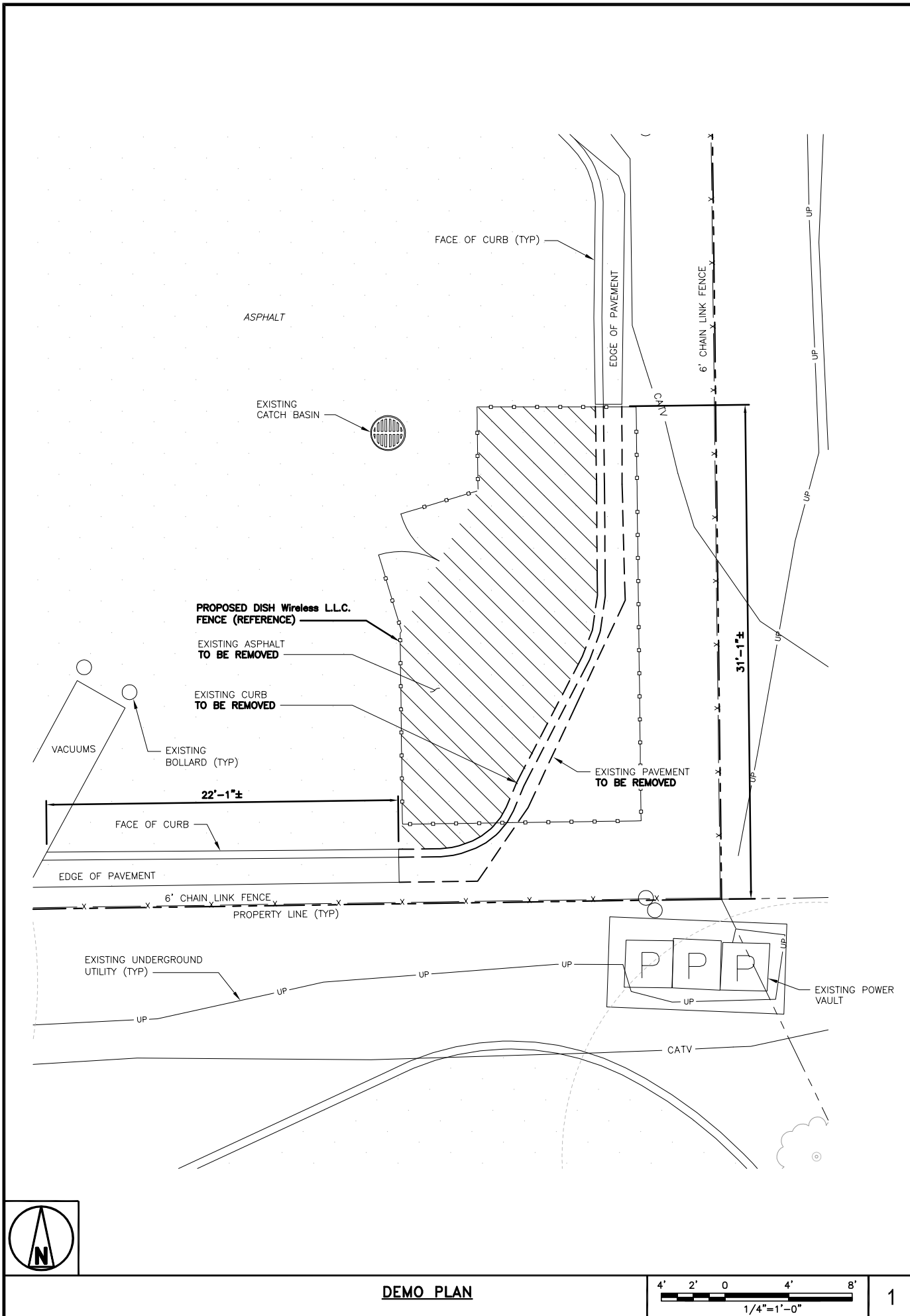
A&E PROJECT NUMBER
220404700

DISH Wireless L.L.C.
PROJECT INFORMATION
SEGE00160B
CAR WASH
311 VAN GIESEN ST
RICHLAND, WA 99354

SHEET TITLE
OVERALL
SITE PLAN

SHEET NUMBER

A-1



- NOTES**
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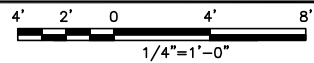
SHEET TITLE
**DEMO PLAN AND
ENLARGED PLAN**

SHEET NUMBER

A-1.1

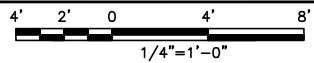


DEMO PLAN



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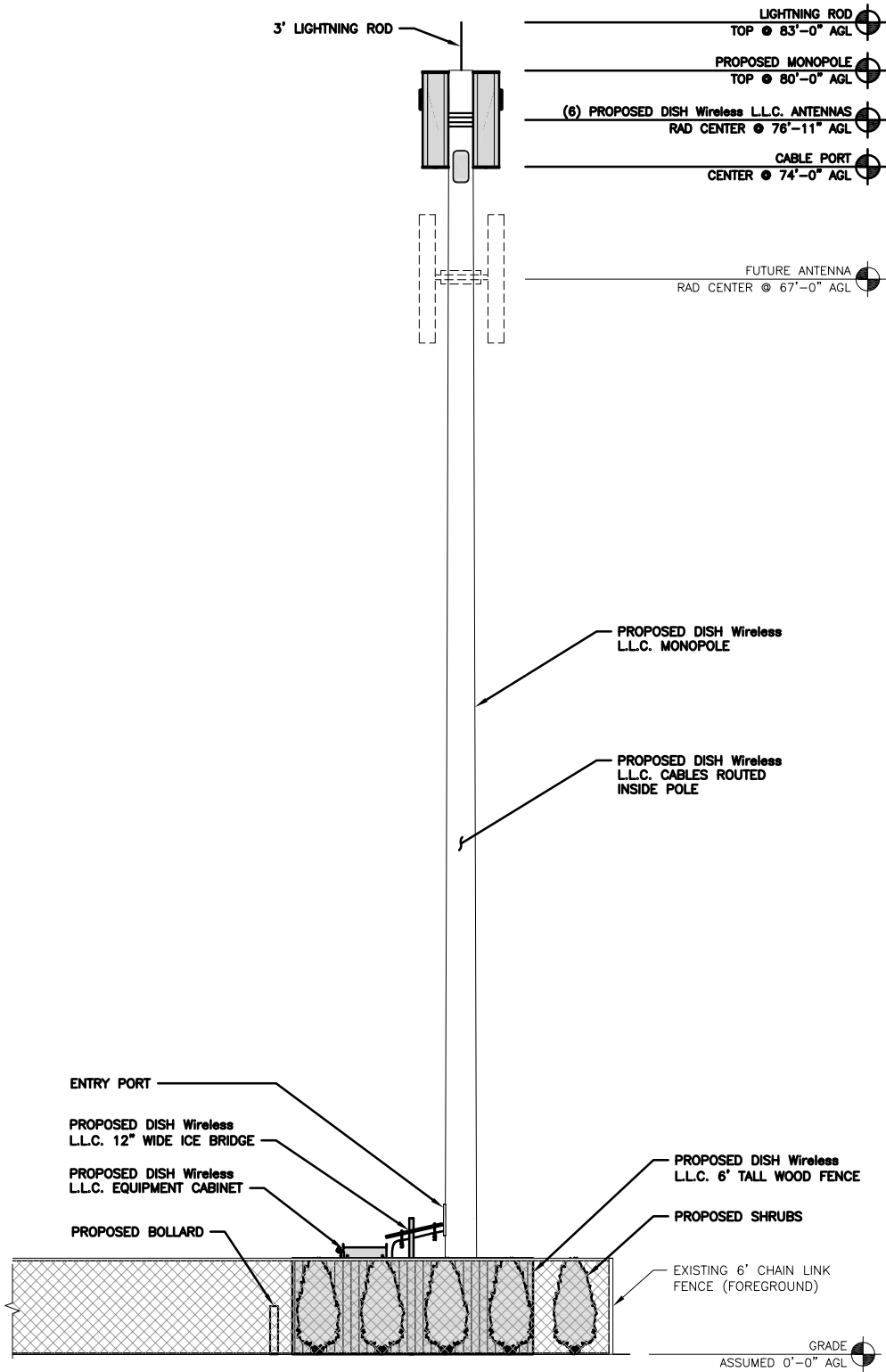
ENLARGED PLAN



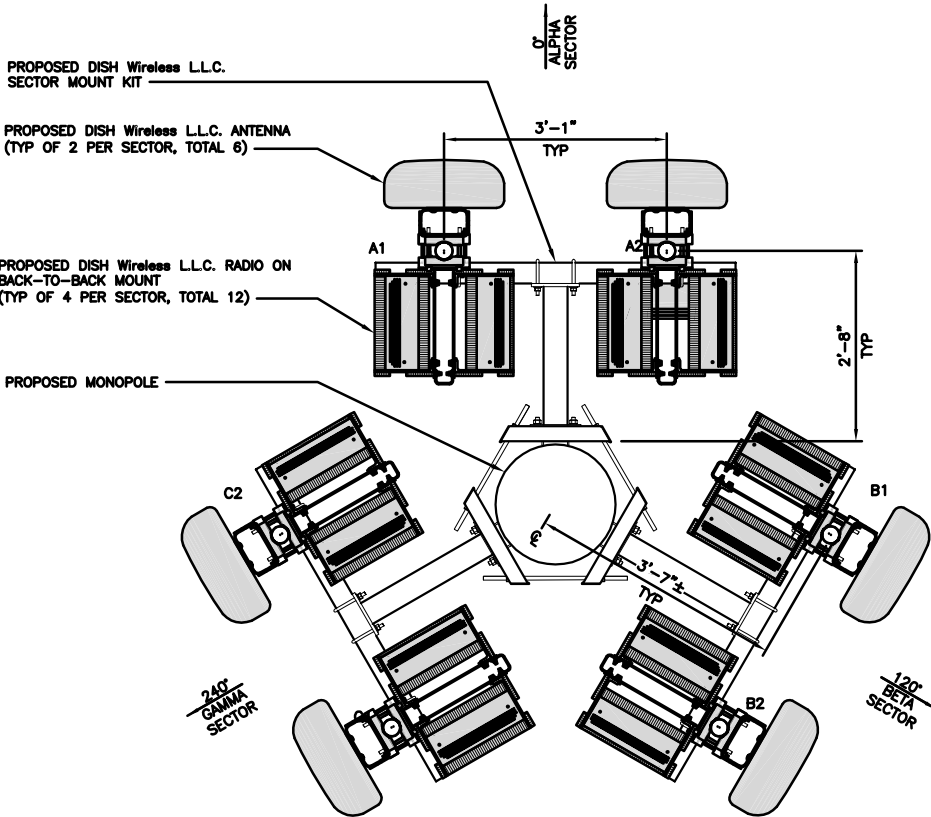
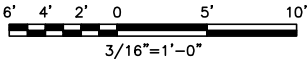
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- NOTES
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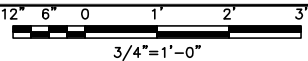
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS



PROPOSED SOUTH ELEVATION



ANTENNA LAYOUT



SECTOR	POSITION	ANTENNA						TRANSMISSION CABLE	
		EXISTING OR PROPOSED	MANUFACTURER – MODEL NUMBER		TECHNOLOGY	SIZE (HxW)	AZMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH
ALPHA	A1	PROPOSED	JMA–MX08FRO665–21		5G	72.0" x 20.0"	0°	76'–11"	(1) HYBRID (90' LONG, CONTRACTOR TO VERIFY)
ALPHA	A2	PROPOSED	JMA–MX08FRO665–21		5G	72.0" x 20.0"	0°	76'–11"	
BETA	B1	PROPOSED	JMA–MX08FRO665–21		5G	72.0" x 20.0"	120°	76'–11"	
BETA	B2	PROPOSED	JMA–MX08FRO665–21		5G	72.0" x 20.0"	120°	76'–11"	
GAMMA	C1	PROPOSED	JMA–MX08FRO665–21		5G	72.0" x 20.0"	240°	76'–11"	
GAMMA	C2	PROPOSED	JMA–MX08FRO665–21		5G	72.0" x 20.0"	240°	76'–11"	
SECTOR	POSITION	RRH		NOTES					
		MANUFACTURER – MODEL NUMBER	TECHNOLOGY						
ALPHA	A1	FUJITSU – TA08025–B605		1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.					
	A1	FUJITSU – TA08025–B604		2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.					
	A2	FUJITSU – TA08025–B605							
	A2	FUJITSU – TA08025–B604							
BETA	B1	FUJITSU – TA08025–B605							
	B1	FUJITSU – TA08025–B604							
	B2	FUJITSU – TA08025–B605							
	B2	FUJITSU – TA08025–B604							
GAMMA	C1	FUJITSU – TA08025–B605							
	C1	FUJITSU – TA08025–B604							
	C2	FUJITSU – TA08025–B605							
	C2	FUJITSU – TA08025–B604							

ANTENNA SCHEDULE



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220404700

DISH Wireless L.L.C.
PROJECT INFORMATION
SEGE00160B
CAR WASH
311 VAN GIESEN ST
RICHLAND, WA 99354

SHEET TITLE
ELEVATION, ANTENNA
LAYOUT AND SCHEDULE

SHEET NUMBER

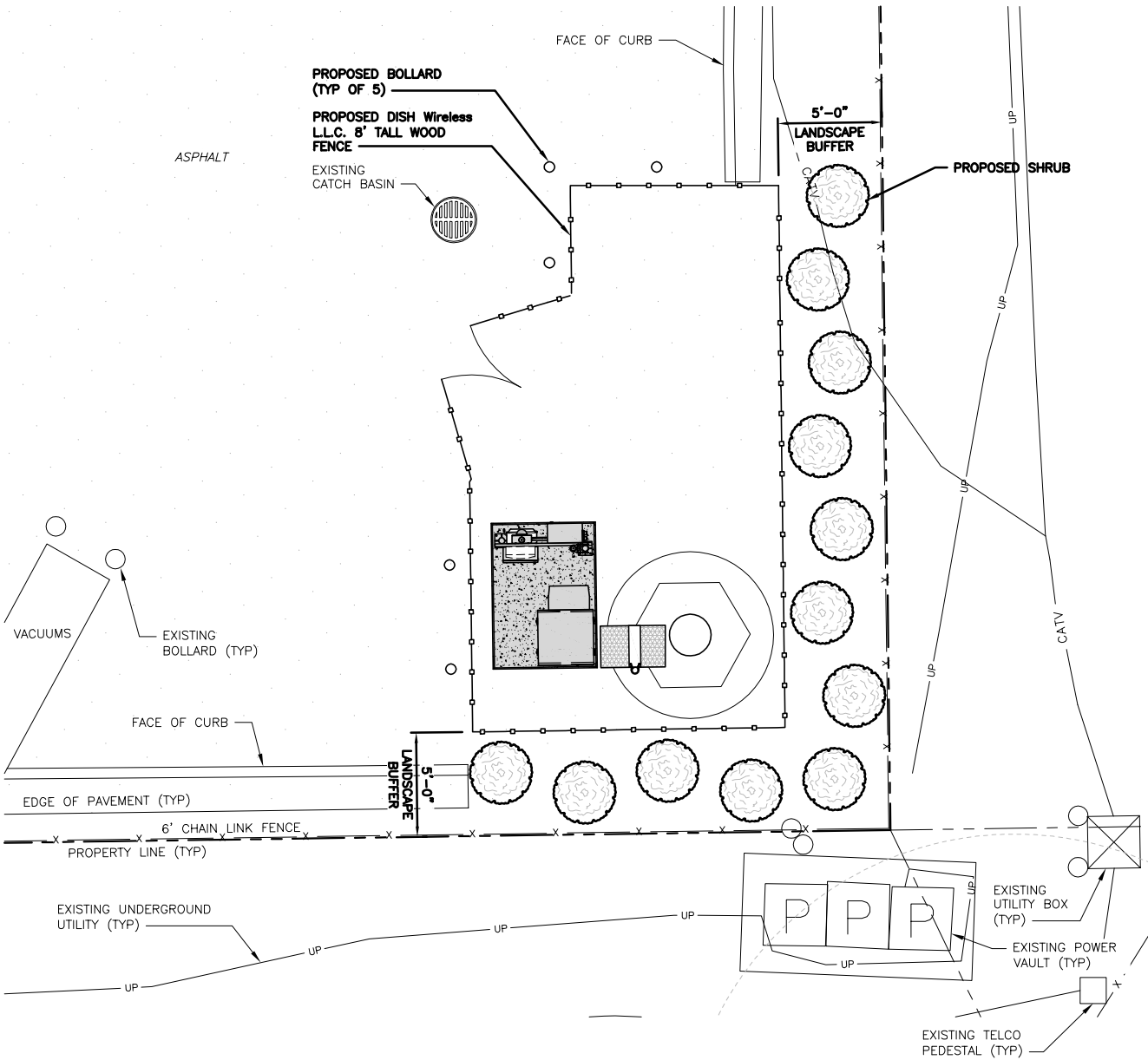
A-2

LANDSCAPE LEGEND				
COMMON NAME (SCIENTIFIC NAME)	TYPE	TOTAL COUNT	SPACING	SIZE & PLANTING (HT x WT)
 ARBORVITAE (THUJA OCCIDENTALIS)	TREE, SMALL TREE, SHRUB	12	4'-0" O.C. (MAX)	6'-0" H

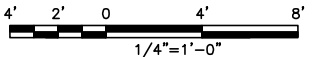
GENERAL PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF CONSTRUCTION MANAGER BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED WITH 2" MIN. OF MULCH IN ENTIRE PLANTING AREA AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
9. THE CONTRACTOR AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1)

- YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
 12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
 13. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
 14. STANDARDS SET FORTH IN AMERICAN ASSOCIATION OF NURSERYMEN (AAN) AS PUBLISHED BY "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
 15. UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO COUNTY ARBORIST APPROVAL.
 16. TREES TO BE A MINIMUM OF 10'-0" IN HEIGHT AND 3" CALIPER TRUNK AT TIME OF PLANTING.
 17. CONTRACTOR SHALL MAINTAIN TREE WATERING SCHEDULE UTILIZING WATER BAGS, IF TREES ARE PLANTED BETWEEN THE MONTHS OF JUNE & SEPTEMBER FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL REMOVE BAGS ONCE THEY ARE NO LONGER NEEDED.



LANDSCAPE PLAN



1



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LITTLETON, CO 80120



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A&E PROJECT NUMBER
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DISH Wireless L.L.C.
PROJECT INFORMATION
SEGE00160B
CAR WASH
311 VAN GIESEN ST
RICHLAND, WA 99354

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1



Exhibit 3

SEPA Checklist

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:

[SEGE00160B Car Wash](#)

2. Name of applicant:

[DISH WIRELESS, LLC by Leslie Bradley/Morrison Hershfield as Agent for DISH Wireless, LLC](#)

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

[Leslie Bradley/Morrison Hershfield, 600 Stewart Street, Suite 200, Seattle, WA 98101; Cell Phone \(206\) 992-1684](#)

4. Date checklist prepared: [January 31, 2023](#)
5. Agency requesting checklist: [City of Richland, WA Planning Department](#)
6. Proposed timing or schedule (including phasing, if applicable):
[Anticipating Construction commencement on or before June 1, 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 future additions, expansion or further activity is anticipated at this time.](#)
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
[An NIER Report has been prepared and submitted as part of the Special Use Permit 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 known.](#)
10. List any government approvals or permits that will be needed for your proposal, if known.
[Special Use Permit, SEPA Threshold Determination and Building Permit](#)
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.) [Dish Wireless is proposing to install an 80' steel monopole to support installation of antennas, radios and support equipment for this site within their new wireless network. The proposed monopole will be surrounded by a 6' wood fence and an approximate lease area of 350 SF. The tower and lease area is designed to support a future additional carrier.](#)
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.
[Site Address: 311 Van Giesen Street, Richland, WA. See attached plans for Site Plan, Legal Description and Vicinity Map, etc.](#)

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)?

[Steepest slope is 1% or less.](#)

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.

[Soil types found on site are gravel, sand and clay.](#)

- 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.
[Fill will not be required.any excess soil from the foundation shall be hauled away to an appropriate location.](#)
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
[Minimal to no erosion is anticipated during construction.](#)
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
[Less than 1% will be covered with impervious surfaces.](#)
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
[No formal measures are proposed. While none is anticipated, best construction processes shall be used to minimize any erosion that would happen.](#)

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.
[The only anticipated emissions will be from the construction vehicle exhausts during the construction window.](#)
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
[None known or anticipated.](#)
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
[Only run vehicles when needed, with no idling engines.](#)

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.
[None in the immediate vicinity. The Columbia River is located directly to the east approximately one-half mile from the proposed installation.](#)
- 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 required within 200 feet of the waters of the Columbia River.](#)
- 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.
[None.](#)
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
[No surface water or diversions required.](#)

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

To my knowledge 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.

There will be no 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.

Ground water or other water sources are not required for the proposal. This is an unmanned facility.

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 from the site. This is an unmanned facility.

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.

Runoff quantities will be none to minimal as the lease area will primarily consist of gravel on top of open ground and any runoff will be absorbed on site.

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

No waste material will be discharged from the site. This is an unmanned facility.

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

The proposal will not affect the drainage patterns in the vicinity of the site.

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

None proposed.

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?

No vegetation will be removed. The proposed lease area is in the corner of the parcel that is currently covered by asphalt.

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:

We have proposed the planting of arborvitae on the south and eastern property lines to comply with the City Code requirements.

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

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

None known.

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

Not to my knowledge.

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

None planned.

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

None known.

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.

Traditional electricity will be used to meet the project's energy needs. It will be used for powering the antennas, radios and supporting cabinet.

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

The proposal should not affect the use of solar energy by other properties.

- 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** [\[help\]](#)

- 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 environmental health hazards are anticipated.

- 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 known.

- 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 known.

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

None known.

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

None proposed/required.

b. *Noise*

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

The ambient noise will have no effect on the proposal.

- 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. Construction Noise is anticipated on a short term basis. Equipment operation will be continuous and I have provided a Noise Report to address the anticipated levels at the site.

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

There are no proposed measures to control the minimal impacts in this Commercially zoned property.

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 current use of the site is a neighborhood carwash. Adjacent properties include a convenience store (7-Eleven), a Pet Emergency Clinic, Mexican Restaurant, an assisted living facility and apartments across the street to the north.

- 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?

I have no knowledge of the project site being used a working farmland or forest land.

- 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 it will not.

- c. Describe any structures on the site.

There is a six (6) bay car wash with an office/storage space between each set of three bays on either side.

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

No structures will be demolished.

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

The current zoning classification is C-2.

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

The current comprehensive plan designation is 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 site has been classified as a critical area.

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

The proposed facility will be unmanned so no one will reside or work in the completed project.

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

The completed project will not displace anyone.

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

Not applicable.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The current area is designated as a commercial area with neighborhood residential properties. The proposed use of the project will help support the community by providing another option for cell phone services.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No housing units will be provided.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No units will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any:
Not applicable.

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 the proposed structure is 80'. The principal material of the pole is steel.
- b. What views in the immediate vicinity would be altered or obstructed?
The area (and surrounding) is flat. The proposed structural will extend vertically 80'. Depend on your vantage point, the pole will be visible in the skyline.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
The proposed pole will be a non-reflective metal grey to minimize any visual impact. Should it be required by the jurisdiction, the antennas and equipment can also be painted to match the pole for additional minimization of visual impacts.

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 facility will not produce any light or glare.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
The proposed facility will not produce any light or glare so no safety hazard will be produced or interfere with views.
- c. What existing off-site sources of light or glare may affect your proposal?
None known.
- d. Proposed measures to reduce or control light and glare impacts, if any:
None proposed.

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

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

There are walking, biking, and perhaps bird watching opportunities in the immediate vicinity.

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

None of the recreational opportunities would be displaced as a result of the application.

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

None proposed, not applicable.

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.

There are some residential properties to the west of the proposed site on Jadwin that were built in the 1940's-1960's.

- 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.

No professional studies have been completed.

- 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.

Simple aerial map reviews, City GIS maps and visual observation of the surrounding area were used to assess the potential impacts.

- 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.

None proposed.

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.

Van Giesen Street and Jadwin Avenue are the most immediate streets adjacent to the site. The existing access to the site for the carwash will also serve as access to the facility. There is on street parking available for the cell tech to visit the site when needed.

- 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 area served by public transit will not be affected by the proposal. Ben Franklin Transit serves the area (Route 23) at the intersection of Van Giesen and Jadwin approximately 200 feet from the site. Further to the west is Route 126 at the intersection of Van Giesen and George Washington Way.

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

No parking spaces are proposed as there is on-street parking in front of the Car Wash. No parking spaces will be eliminated.

- 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 improvements are required for the existing roads, streets, pedestrian, bicycle or state transportation facilities to serve the project.

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

No, it will not.

- 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?

Once the site is built, there will be a maximum of one trip per month for general maintenance of the site unless there is an issue with the performance of the equipment which would be repaired as quickly as possible.

- 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 it will not.

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

Not applicable.

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.

There will not be an increased need for public services once the site is constructed.

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

Not applicable.

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.

Utilities proposed for use at the site are electricity and telco. Richland Energy Services will provide power service. Telco Service is TBD but should be Spectrum/Charter.

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: Leslie J Bradley as Agent for Dish Wireless, LLC  _____
Name of signee Leslie Bradley as Agent for DISH WIRELESS, LLC _____
Position and Agency/Organization Project Manager, Morrison Hershfield _____
Date Submitted: March 13, 2023 _____

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.



Exhibit 4

Determination of Non-significance



File No. EA2023-110

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Construction of an 80-foot tall cellular monopole and associated maintenance equipment.

Proponent: Dish Wireless, LLC
Attn: Leslie Bradley/Morrison Hershfield – Agent for Dish Wireless, LLC
600 Stewart Street, Suite 200
Seattle, WA 98101

Location of Proposal: The site address is 311 Van Giesen Street, Richland, WA 99352.

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.

() 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.

(**X**) 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: May 1, 2023

Signature



Exhibit 5

Public Notice and Affidavits



CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (SUP2023-102 & EA2023-110)

Notice is hereby given that Leslie Bradley, for Morrison Hershfield Engineering, has filed a Special Use Permit application on behalf of Dish Wireless, LLC to construct an 80-foot-tall cellular monopole structure at 311 Van Giesen Street, Assessor's Parcel Number 102983020732025. The facility will lease approximately 350 square feet on the property for the pole and related equipment.

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, May 8, 2023. All interested parties are invited to attend in-person and present testimony at the public hearing or by visiting the City of Richland website (www.ci.richland.wa.us) and joining via Zoom. Copies of the complete application packet can be obtained by visiting the City of Richland website (www.ci.richland.wa.us).

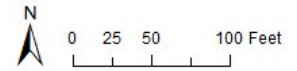
Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS #35, Richland, WA 99352. Comments may also be emailed to khendricks@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Thursday, April 21, 2023, to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. Written comment will not be accepted after 6 p.m. on Sunday, May 7, 2023; however verbal comments may be presented during the public hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: 311 Van Giesen St cellular monopole
Applicant: Leslie Bradley
File #: SUP2023-102 & EA2023-110



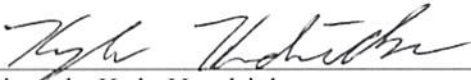
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

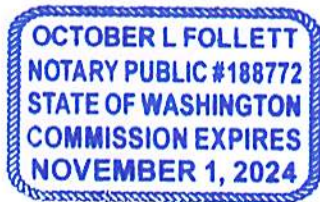
COMES NOW, **Kyle Hendricks**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 6th day of April, 2023, I posted the attached NOTICE OF PUBLIC HEARING, File Number SUP2023-102 & EA2023-110 in the following location:

To the immediate east of an existing entrance to Van Giesen Car Wash 360 feet east of the Van Giesen Street/Jadwin Avenue intersection.


Signed: Kyle Hendricks

SIGNED AND SWORN to before me this 6th day of April 2023, by Kyle Hendricks.




Signature of Notary

October L. Follett
Printed Name

Notary Public in and for the State of Washington,
Residing in Benton County

My appointment expires: 11-1-2024

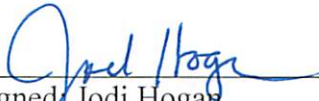
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

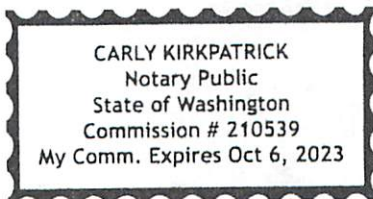
COMES NOW, Jodi Hogan, who, being first duly sworn upon oath deposes and says:

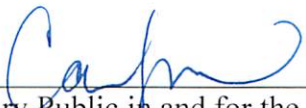
1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 6th day of April, 2023, I mailed a copy of the attached NOTICE OF PUBLIC HEARING (SUP2023-102 & EA2023-110) to the attached list of individuals via regular USPS on the date indicated above. The Richland Planning Commission will conduct a public hearing and review of the application on May 8, 2023.


Signed, Jodi Hogan

SIGNED AND SWORN to before me this 11th day of April, 2023 by Jodi Hogan.




Notary Public in and for the State of Washington,


Print Name

Residing at Benton County

My appointment expires: Oct. 6, 2023



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

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	406565	Print Legal Ad-IPL01176250 - IPL0117625	SUP 2023-102 & EA2023-11	\$87.86	1	26 L

Attention: Jennifer Anderson
CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-05
RICHLAND, WA 99352

**CITY OF RICHLAND
NOTICE OF SEPA
DETERMINATION**

Date Notice Issued: April 10, 2023,
per WAC 197-11-340(2)

File #: SUP2023-102 & EA2023-110

Proponent: Leslie Bradley, for Morrison Hershfield Engineering

Proposal: Special Use Permit application on behalf of Dish Wireless, LLC to construct an 80-foot-tall cellular monopole structure.

Location of Proposal(s): The site address is 311 Van Giesen Street, Assessor's Parcel Number 102983020732025.

Public Comments Due:
April 21, 2023

Contact: Kyle Hendricks, Planner,
625 Swift Boulevard, MS #35,
Richland, WA 99352

khendricks@ci.richland.wa.us

Date Published: Monday, April 10,
2023

IPL0117625

Apr 10 2023

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Stefani Beard, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time (s) commencing on 04/10/2023, and ending on 04/10/2023 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

04/10/23

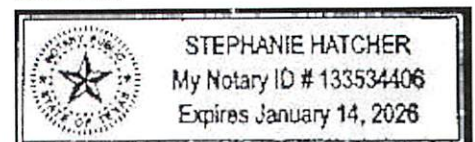
Stefani Beard

(Signature of Legals Clerk)

Sworn to and subscribed before me this 10th day
of April in the year of 2023

Stephanie Hatcher

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



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



Exhibit 6

Agency Comments

Hendricks, Kyle

From: Reathafor, Jason
Sent: Friday, April 7, 2023 9:55 AM
To: Hendricks, Kyle
Cc: Whittier, John; DAlessandro, Carlo
Subject: RE: 311 Van Giesen Street Special Use Permit

Kyle,
There are existing easements in that corner of the property that may prohibit construction of the proposed monopole.

Thank you for the opportunity to comment, Jason

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 9:54 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; rand461@ECY.WA.GOV; AshleyMorton@ctuir.org; bmidmanager@badgermountainirrigation.com; Michelle.Cooke@co.benton.wa.us; Benton County - Segregations <Segregations@co.benton.wa.us>; osp@noanet.net; engservice@bentonpud.org; bbarlow@bft.org; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; carrie.thompson@bnsf.com; Casey_Barney@Yakama.com; catherinedickson@ctuir.org; clark.posey@co.benton.wa.us; Corrine_Camuso@Yakama.com; Hamilton, Craig <C.Hamilton@bces.wa.gov>; sepa@dahp.wa.gov; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; darrick@basindisposal.com; david@portofbenton.com; Davis, Deanna <d.davis@bces.wa.gov>; dxrodgers@bpa.gov; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; emendenhall@westrichland.org; FormerOrchards@ecy.wa.gov; gary.graff@ecy.wa.gov; gis@co.benton.wa.us; greg.wendt@co.benton.wa.us; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; jmcshane@kid.org; Jessica_Lally@Yakama.com; john.lyle@bentoncleanair.org; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; jecottrell@bpa.gov; junior.campos@charter.com; katherine.cichy@ziply.com; kelly.cooper@doh.wa.gov; kevin.knodel@rsd.edu; KSliger@bft.org; development@kid.org; webmaster@kid.org; mjdeklyne@bpa.gov; map@bces.wa.gov; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; michael.tovey@ziply.com; langn@bentonpud.org; noah.lee@bentoncleanair.org; Noah_Oliver@Yakama.com; Orr, Bruce <borr@CI.RICHLAND.WA.US>; gonsetp@wsdot.wa.gov; QWright@portofbenton.com; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; reviewteam@commerce.wa.gov; richard.krasner@rsd.edu; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; robin.priddy@bentoncleanair.org; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; seand@bfhd.wa.gov; sepacenter@dnr.wa.gov; separegister@ecy.wa.gov; sepaunit@ecy.wa.gov; SDefoe@kid.org; scplanning@wsdot.wa.gov; Tyutyunnik, Ruvim <rtutyunnik@CI.RICHLAND.WA.US>; rittemwr@dfw.wa.gov; R3Planning@dfw.wa.gov; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; william.simpson@commerce.wa.gov; AviationLandUse@wsdot.wa.gov
Subject: 311 Van Giesen Street Special Use Permit

Good morning,

Attached is the referral packet for a Special Use Permit application from Dish wireless to install an 80-foot-tall monopole cell tower near the southeast corner of the property. The proposal will create a fenced enclosure approximately 350 square feet in size for the related equipment, this area will be leased from the car wash. A monopole cell tower of this size is permissible in a Retail Commercial (C-2) district with a Special Use Permit in accordance with Richland Municipal Code [23.62.070](#). This item will be reviewed, and a decision will be issued by the Hearing Examiner after a public meeting.

Please review and reply with questions or comments to be included in the staff report by the end of day April 21st, 2023. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development.

Thank you,



Kyle Hendricks

Planner

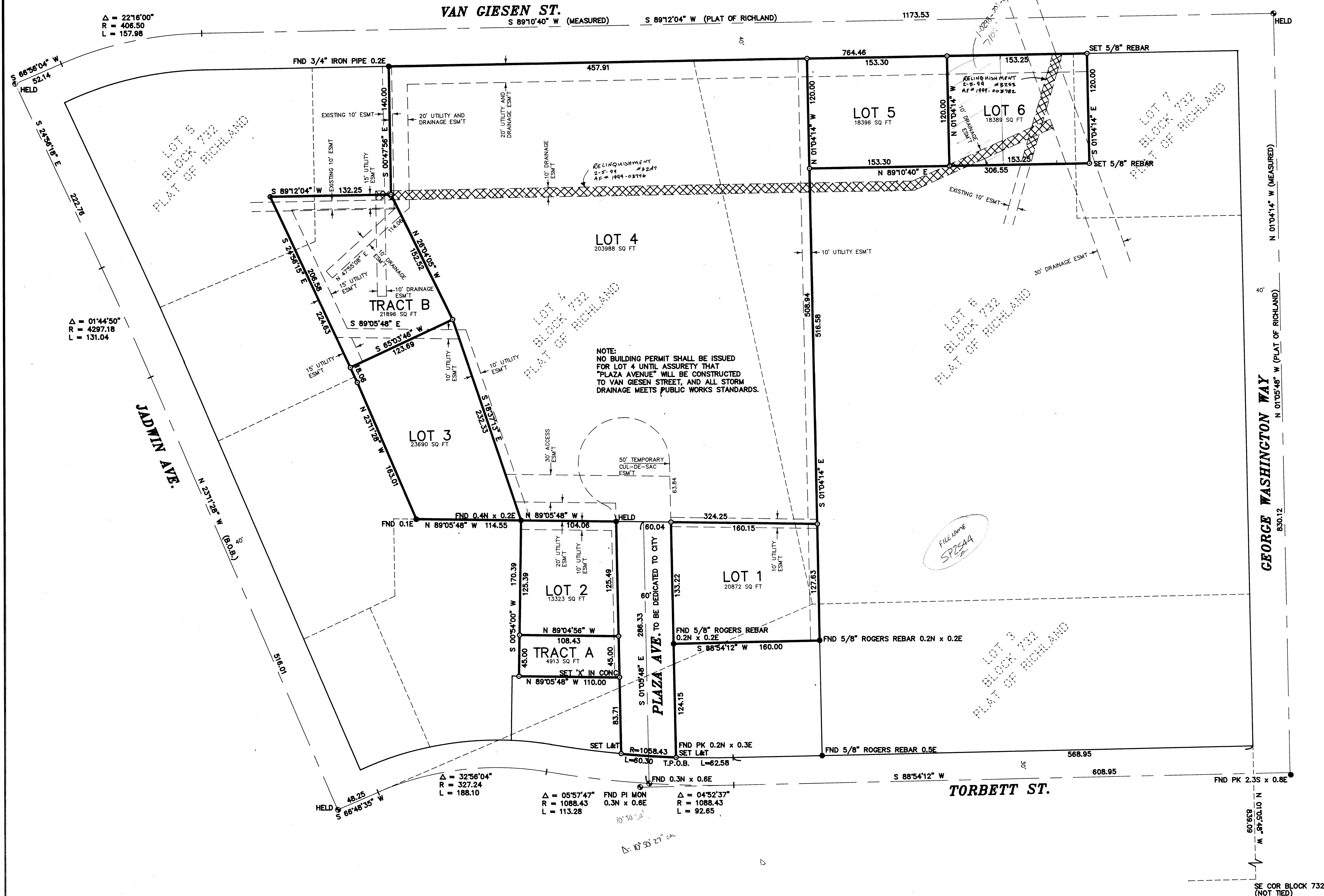
625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7683

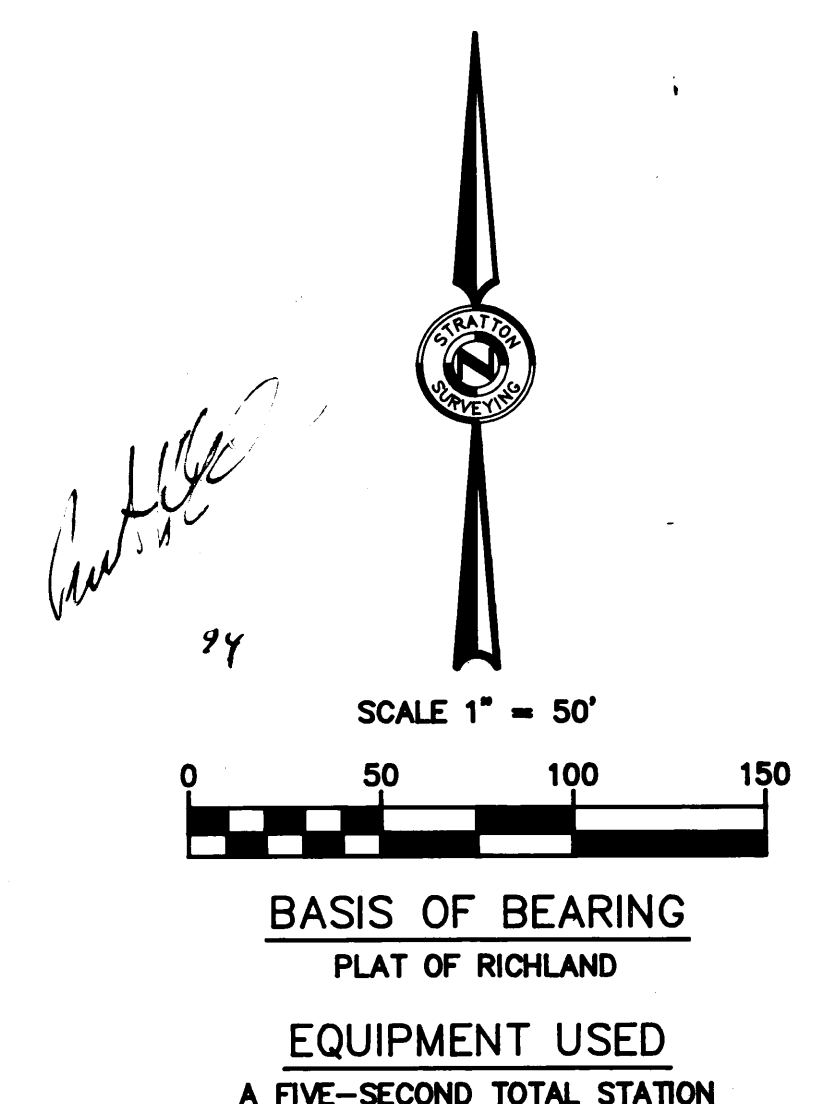
Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

0298-305

THE FINAL PLAT
Richland Plaza
E 1/2 OF THE W 1/2 SEC.2, T.9 N., R.29 E., W.M.
CITY OF RICHLAND
BENTON COUNTY, WASHINGTON



- LEGEND**
- = SET 5/8" REBAR LS14120 OR AS INDICATED
 - = FOUND BRASS CAP (CASED)
 - = FOUND 5/8" REBAR OR AS INDICATED
 - T.P.O.B. = TRUE POINT OF BEGINNING
 - L&T = LEAD AND TACK WITH TAG



PLAT FOR COMPANY SEVENTY NINE	
STRATTON SURVEYING & MAPPING 1354 GRANDRIDGE BLVD SUITE B KENNEWICK, WASHINGTON 99336 (509) 735-7364	
1698PL-1.DWG	
DATE: 6/28/93	SHT. 1 OF 2
DRAWN BY: RLS/KK	JOB # 1696

RICHLAND PLAZA

THE FINAL PLAT
Richland Plaza
E 1/2 OF THE W 1/2 SEC.2, T.9 N., R.29 E., W.M.
CITY OF RICHLAND
BENTON COUNTY, WASHINGTON

DESCRIPTION

THAT PORTION OF LOTS 3, 4, 5, 6 AND 7 OF BLOCK 732, OF THE PLAT OF RICHLAND, AS RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY WASHINGTON, LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 2, TOWNSHIP 9 NORTH, RANGE 29 EAST, W.M. CITY OF RICHLAND, BENTON COUNTY WASHINGTON, THE BOUNDARY OF SAID PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 732; THENCE NORTH 1° 05' 48" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF A STREET KNOWN AS GEORGE WASHINGTON WAY 839.09 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A STREET KNOWN AS TORBETT STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 88° 54' 12" WEST 568.95 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 1° 05' 48" WEST 1058.43 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 62.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE 60.23 FEET; THENCE NORTH 1° 05' 48" EAST 83.71 FEET; THENCE NORTH 89° 05' 48" WEST 110.00 FEET; THENCE NORTH 0° 54' 00" EAST 170.39 FEET; THENCE NORTH 89° 05' 48" WEST 114.55 FEET; THENCE NORTH 23° 11' 28" WEST 163.01 FEET; THENCE NORTH 24° 58' 15" WEST 224.63 FEET; THENCE NORTH 89° 12' 04" EAST 132.25 FEET; THENCE NORTH 0° 47' 56" WEST 140.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF A CITY STREET KNOWN AS VAN GIESEN STREET; THENCE NORTH 89° 10' 40" EAST ALONG SAID RIGHT-OF-WAY LINE 764.46 FEET; THENCE SOUTH 1° 04' 14" EAST 120.00 FEET; THENCE SOUTH 89° 10' 40" WEST 306.55 FEET; THENCE SOUTH 1° 04' 14" EAST PARALLEL TO SAID GEORGE WASHINGTON WAY 516.58 FEET; THENCE SOUTH 88° 54' 12" WEST 160.00 FEET; THENCE SOUTH 1° 05' 48" EAST 124.15 FEET TO THE SAID POINT OF BEGINNING.

CONTAINS 7.82 ACRES.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
N 85 04 45 W	60.23	4.1185	0.0000	0.0000	60.0890
N 01 05 48 W	83.71	83.8947	0.0000	0.0000	1.8021
N 89 05 48 W	110.00	1.7343	0.0000	0.0000	108.9863
N 00 54 00 E	170.39	170.3690	0.0000	2.6764	0.0000
N 89 05 48 W	114.55	1.8061	0.0000	0.0000	114.5358
N 23 11 28 W	163.01	149.8382	0.0000	0.0000	64.1932
N 24 56 15 W	224.63	203.6874	0.0000	0.0000	94.7105
N 89 12 04 E	132.25	1.8441	0.0000	132.2371	0.0000
N 00 47 56 W	140.00	139.9864	0.0000	0.0000	1.9520
N 89 10 40 E	764.46	10.9710	0.0000	764.3813	0.0000
S 01 04 14 E	120.00	0.0000	119.9791	2.2420	0.0000
S 89 10 40 W	306.55	0.0000	4.3994	0.0000	306.5184
S 01 04 14 E	516.58	0.0000	516.4898	9.6516	0.0000
S 88 54 12 W	160.00	0.0000	3.0625	0.0000	159.9707
S 01 05 48 E	124.15	0.0000	124.1273	2.3761	0.0000
		768.0497	768.0580	913.5645	913.5581

APPROVALS

THE PLAT "RICHLAND PLAZA", IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON.

[Signature] 6/8/93
CHAIRMAN, RICHLAND PLANNING COMMISSION DATE
[Signature] 6-30-93
PUBLIC WORKS DEPARTMENT, RICHLAND DATE
[Signature] 6/30/93
CITY MANAGER, RICHLAND DATE
[Signature] 6/30/93
CLERK, CITY OF RICHLAND DATE

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY CASCADE NATURAL GAS.

[Signature] Dist. Clerk 6-2-93
CASCADE NATURAL GAS TITLE DATE

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY GENERAL TELEPHONE COMPANY.

[Signature] Senior Eng 6/2/93
GENERAL TELEPHONE CO. TITLE DATE

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY UNITED ARTISTS TELEVISION.

[Signature] Chief Engineer June 2, 1993
UNITED ARTISTS TELEVISION TITLE DATE

SURVEYOR'S CERTIFICATE

I, ROBERT H. STRATTON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "RICHLAND PLAZA" AS SHOWN HERON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND WITH IRON PINS MARKED L514120.

[Signature] 14 MAY 1993
ROBERT H. STRATTON DATE
WASHINGTON REG. NO 14120

NOTE:

- IN ACCORDANCE WITH RICHLAND MUNICIPAL CODE CHAPTER 12 ALL LOTS WITHIN THE SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA WITHIN PUBLIC RIGHT-OF-WAY BETWEEN THE BACK OF THE CURBLINE AND THE PROPERTY LINE.
- ACCESS FOR GARBAGE TRUCKS, EMERGENCY VEHICLES AND THE PUBLIC WILL BE REQUIRED FOR LOTS 3 AND 4 AND FROM PLAZA AVENUE TO VAN GIESSEN STREET. (LOCATION TO BE DETERMINED BY PROPERTY OWNER)
- TRACT A & B ARE TO BE COMBINED WITH ADJACENT PARCELS WITH ACCESS TO BE PROVIDED THROUGH THOSE PARCELS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ARE OWNERS OF THE TRACT OF LAND DESCRIBED ON THE PLAT OF "RICHLAND PLAZA", AND HEREBY DECLARE SAID PLAT AND DEDICATE TO THE PUBLIC FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, RIGHT OF WAYS, AND EASEMENTS SHOWN HEREON

COMPANY SEVENTY NINE
[Signature]
JACK L. NELSON: PARTNER
[Signature]
MAX S. BURRUP: PARTNER

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF BENTON

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JACK L. NELSON; AND MAX S. BURRUP, PARTNERS IN COMPANY SEVENTY NINE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THAT THEY SIGNED THE SAME OF THEIR OWN FREE WILL.

GIVEN UNDER MY HAND AND SEAL THIS 2 DAY OF June, 1993.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT [Signature], WA

TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 1994 A.D.

[Signature] 7/1/93
BENTON COUNTY TREASURER DATE
[Signature] 7/1/93
BENTON COUNTY ASSESSOR DATE

1-0298-302-0732-026
-041
-035

INDEX			
1/4	SEC	T.	R.
1/4	2	9 N.	29 E.

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 1st DAY OF July, 1993 AT 12 MINUTES PAST 12 P.M. AND RECORDED IN VOLUME 172 OF PLATS PAGE 152
ROBERT H. STRATTON, P.L.S.
[Signature]
BENTON COUNTY AUDITOR
INDEX NO. 93-18207
FEE NO.

PLAT FOR COMPANY SEVENTY NINE	
STRATTON SURVEYING & MAPPING 1354 GRANDRIDGE BLVD SUITE B KENNEWICK, WASHINGTON 99336 (509) 735-7364	
1696PL-2.DWG	
DATE: 5/14/93	SHT. 2 OF 2
DRAWN BY: RLS	JOB # 1696

619-300
Vol 259, Pg 639
Mar. 5, 1971

EASEMENT DEED

1707 - 5 - 11 - 1111
Latter 98101

00833

The Grantor, **Commonwealth Investors Group**, a Washington limited partnership for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations, conveys and quit claims to the City of Richland, Washington, as their interest may appear, a municipal corporation, an easement in, under and across the following described property situated in the County of Benton, State of Washington: **A portion of Lots 4 and 5, Block 732, Plat of Richland, as recorded in records of Benton County, Wash. being 10 feet in width and 5 feet on each side of the following described lines:**

Beginning at the northeast corner of Lot 5, Block 732, thence N 89°12'04" E. along the north line of Lot 4, Block 732, a distance of 80.00 feet to the true point of beginning, thence S. 0°47'56" E. a distance of 145.00 feet, thence S. 89°12'04" W. parallel to the north line of said Lot a distance of 139.52 feet, thence N. 24°56'18" W. a distance of 5.48 feet to a point on the south property line of the present Red Steer Drive Inn, said point lying S. 0°47'56" E. a distance of 140.00 and S. 89°12'04" W. a distance of 59.52 feet from the northeast corner of Lot 5 and terminus of Described Line.

for the purpose of constructing, installing, maintaining, repairing, replacing and operating an underground power line and appurtenances with the full right to go upon said premises at any time for such purposes, together with the right to trim brush and trees that may interfere with the construction, maintenance and operation of same and the right to permit franchise holders and utility licensees of the City of Richland to place telephone and telegraph and television cable circuits in said underground trench.

Dated this 12 day of February, 1971.

COMMONWEALTH INVESTORS GROUP, a
Washington limited partnership
By: INVESTMENT EXCHANGE CORPORATION,
General Partner

Laurason T. Hunt (Seal)

Kent A. Whittaker (Seal)
SECY PRO TEM

STATE OF WASHINGTON, }
County of King } ss.

On this 12th day of February, 19 71, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Laurason T. Hunt and Kent A. Whittaker
to me known to be the President and Secretary Pro Tem respectively, of

Investment Exchange Corporation
the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Green D. Harris
Notary Public in and for the State of Washington,
residing at

ENTERED ON
PLAT (26-B) 833
12-13-71 V.B.J.

EASEMENT DEED

419606
Vol 259, page 831
3/2/71

00836

The Grantor, GEORGE ROMNEY, Secretary of Housing and Urban Development, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations, conveys and quit claims to the City of Richland, Washington, a municipal corporation, an easement in, under and across the following described property situated in the County of Benton, State of Washington: A portion of Lots 4 and 5, Block 732, Plat of Richland, as recorded in records of Benton County, Washington being 10 feet in width and 5 feet on each side of the following described lines:

Beginning at the northeast corner of Lot 5, Block 732, thence N. 89°12'04" E. along the north line of Lot 4, Block 732, a distance of 80.00 feet to the true point of beginning, thence S. 0°47'56" E. a distance of 145.00 feet, thence S. 89°12'04" W. parallel to the north line of said Lot a distance of 139.52 feet, thence N. 24°56'18" W. a distance of 5.48 feet to a point on the south property line of the present Red Steer Drive Inn, said point lying S. 0°47'56" E. a distance of 140.00 and S. 89°12'04" W. a distance of 59.52 feet from the northeast corner of Lot 5 and terminus of Described Line.

for the purpose of constructing, installing, maintaining, repairing, replacing and operating an underground power line and appurtenances with the full right to go upon said premises at any time for such purposes, together with the right to trim brush and trees that may interfere with the construction, maintenance and operation of same and the right to permit franchise holders and utility licensees of the City of Richland to place telephone and telegraph and television cable circuits in said underground trench.

Dated this 2nd day of March, 1971.

In witness whereof the undersigned has set his hand and seal as Field Office Realty Officer, FHA Field Office, Spokane, Washington, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D.

WITNESSES

Secretary of Housing and Urban Development

By: Federal Housing Commissioner

By

Field Office Realty Officer
FHA Field Office, Spokane, Washington

STATE OF WASHINGTON
COUNTY OF

I, ALYDA M. KEMP, do hereby certify that on this 2nd day of March, 1971, personally appeared before me H. S. BARNES, to me known to be the Field Office Realty Officer, FHA Field Office, Spokane, Washington, and the individual described in and who executed the within instrument, by virtue of the authority vested in him by the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for and on behalf of GEORGE ROMNEY, Secretary of Housing and Urban Development, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Alyda M. Kemp
Notary Public in and for the State of
Washington residing at Spokane in said
County

ALREADY ENTERED
SEE PAGE 833 KBJ.

VOL 266 484

629532

FILED BY

City of Richland

JAN 10 10 54 AM '72

VERNON MILLER, AUDITOR

DEPUTY

RECORDED IN VOL

INDEXED BY

CHECKED BY

EASEMENT DEED

79-243

The Grantor, Statewide Stations, Inc., a Delaware corporation, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations, conveys and quit claims to the City of Richland, Washington, a municipal corporation, an easement in, under and across the following described property situated in the County of Benton, State of Washington: A portion of Lot 5, Block 732, Plat of Richland, as recorded in records of Benton County, Washington, being more particularly described as follows:

Beginning at the northwest corner of Lot 5, block 732, Plat of Richland, thence S. 23°11'28" E. along the westerly line of said Lot 5 a distance of 167.00 feet, thence N. 65°03'42" E. along the southeasterly property line of Texaco, Inc., Oil Co., a distance of 145.00 feet to the TRUE POINT OF BEGINNING, thence continuing N. 65°03'42" E. along said property line a distance of 15 feet to the southeast corner of said Texaco property, thence N. 24°56'18" W. along the northeasterly line of said Texaco property, a distance of 10 feet, thence S. 65°03'42" W. a distance of 15 feet, thence S. 24°56'18" E. a distance of 10 feet to the TRUE POINT OF BEGINNING, and terminus of description.

for the purpose of constructing, installing, maintaining, repairing, replacing and operating an underground power line and appurtenances with the full right to go upon said premises at any time for such purposes, together with the right to trim brush and trees that may interfere with the construction, maintenance and operation of same and the right to permit franchise

MAIL TO:

CITY OF RICHLAND

P. O. Box 190

Richland, Washington 99352

Entered on
Plat 26-B
3-16-76 R.K.W.

890

00800

Hendricks, Kyle

From: WSDOT Aviation Land Use Inquiries and Application Submittals
<AviationLandUse@WSDOT.WA.GOV>
Sent: Thursday, April 6, 2023 2:19 PM
To: Hendricks, Kyle
Subject: RE: [EXTERNAL] 311 Van Giesen Street Special Use Permit
Attachments: Richland Cell Tower Zone 4-6-23.jpg; Richland Cell Tower 4-6-23.JPG
Importance: High

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

M Hendricks,

WSDOT Aviation Division reviewed this proposal on 04/06/2023. The proposed tower falls within WSDOT compatibility zone 6 in which communication towers are permitted on a limited basis only. In general, this is not an issue, however, if the tower will emit 5G, it could impact the ability for certain aircraft to land in poor weather. The FAA works to make this information known to pilots as a precaution. The tower also exceeds the 14 CFR Part 77.9(b) plane by 19 feet in reference to runway 08/26 at the Richland Airport (RLD). The FAA requests that the sponsor notify them of this construction project. Forms 7460-1 and 7460-2 are required. For more information and access to these forms, visit: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

I am attaching images denoting the compatibility zone and the FAA Obstruction Evaluation / Airport Airspace Analysis tool. If you have any questions please let me know.

Cheers,

David Ison, PhD | Aviation Planner
Airport Land Use Compatibility & Emerging Aviation Technologies
Washington State Department of Transportation
isond@wsdot.wa.gov C: 360-890-5258

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 9:54 AM
To: Acevedo, Mizaël <macevedo@CI.RICHLAND.WA.US>; Anderson, Ryan (ECY) <rand461@ecy.wa.gov>; AshleyMorton@ctuir.org; bmidmanager@badgermountainirrigation.com; Michelle.Cooke@co.benton.wa.us; Benton County - Segregations <Segregations@co.benton.wa.us>; osp@noanet.net; engservice@bentonpud.org; bbarlow@bft.org; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; carrie.thompson@bnsf.com; Casey_Barney@Yakama.com; catherinedickson@ctuir.org; clark.posey@co.benton.wa.us; Corrine_Camuso@Yakama.com; Hamilton, Craig <C.Hamilton@bces.wa.gov>; sepa@dahp.wa.gov; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; darrick@basindisposal.com; david@portofbenton.com; Davis, Deanna <d.davis@bces.wa.gov>; dxrogers@bpa.gov; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; emendenhall@westrichland.org; FormerOrchards@ecy.wa.gov; gary.graff@ecy.wa.gov; gis@co.benton.wa.us; greg.wendt@co.benton.wa.us; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; jmcshane@kid.org; Jessica_Lally@Yakama.com; john.lyle@bentoncleanair.org; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; jecottrell@bpa.gov; junior.campos@charter.com; katherine.cichy@ziply.com; Cooper, Kelly (DOH) <Kelly.Cooper@DOH.WA.GOV>; kevin.knodel@rsd.edu; KSliger@bft.org; development@kid.org; webmaster@kid.org; mjdeklyne@bpa.gov;

map@bces.wa.gov; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; michael.tovey@ziply.com; langn@bentonpud.org; noah.lee@bentoncleanair.org; Noah_Oliver@Yakama.com; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Gonseth, Paul <GonsetP@wsdot.wa.gov>; QWright@portofbenton.com; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; reviewteam@commerce.wa.gov; richard.krasner@rsd.edu; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; robin.priddy@bentoncleanair.org; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; seand@bfhd.wa.gov; sepacenter@dnr.wa.gov; separegister@ecy.wa.gov; sepaunit@ecy.wa.gov; SDefoe@kid.org; WSDOT SC Planning Mailbox <SCPlanning@WSDOT.WA.GOV>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; rittemwr@dfw.wa.gov; R3Planning@dfw.wa.gov; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; Simpson, William (COM) <william.simpson@commerce.wa.gov>; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>

Subject: [EXTERNAL] 311 Van Giesen Street Special Use Permit

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Good morning,

Attached is the referral packet for a Special Use Permit application from Dish wireless to install an 80-foot-tall monopole cell tower near the southeast corner of the property. The proposal will create a fenced enclosure approximately 350 square feet in size for the related equipment, this area will be leased from the car wash. A monopole cell tower of this size is permissible in a Retail Commercial (C-2) district with a Special Use Permit in accordance with Richland Municipal Code [23.62.070](#). This item will be reviewed, and a decision will be issued by the Hearing Examiner after a public meeting.

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Thank you,



Kyle Hendricks
Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7683

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* Structure Type:

TOWER | Antenna Tower

Please select structure type and complete location point information.

Latitude:

46 Deg 17 M 38 S N

Longitude:

119 Deg 16 M 43 S W

Horizontal Datum:

NAD83

Site Elevation (SE):

384 (nearest foot)

Structure Height :

80 (nearest foot)

Is structure on airport:

☒ No

☐ Yes

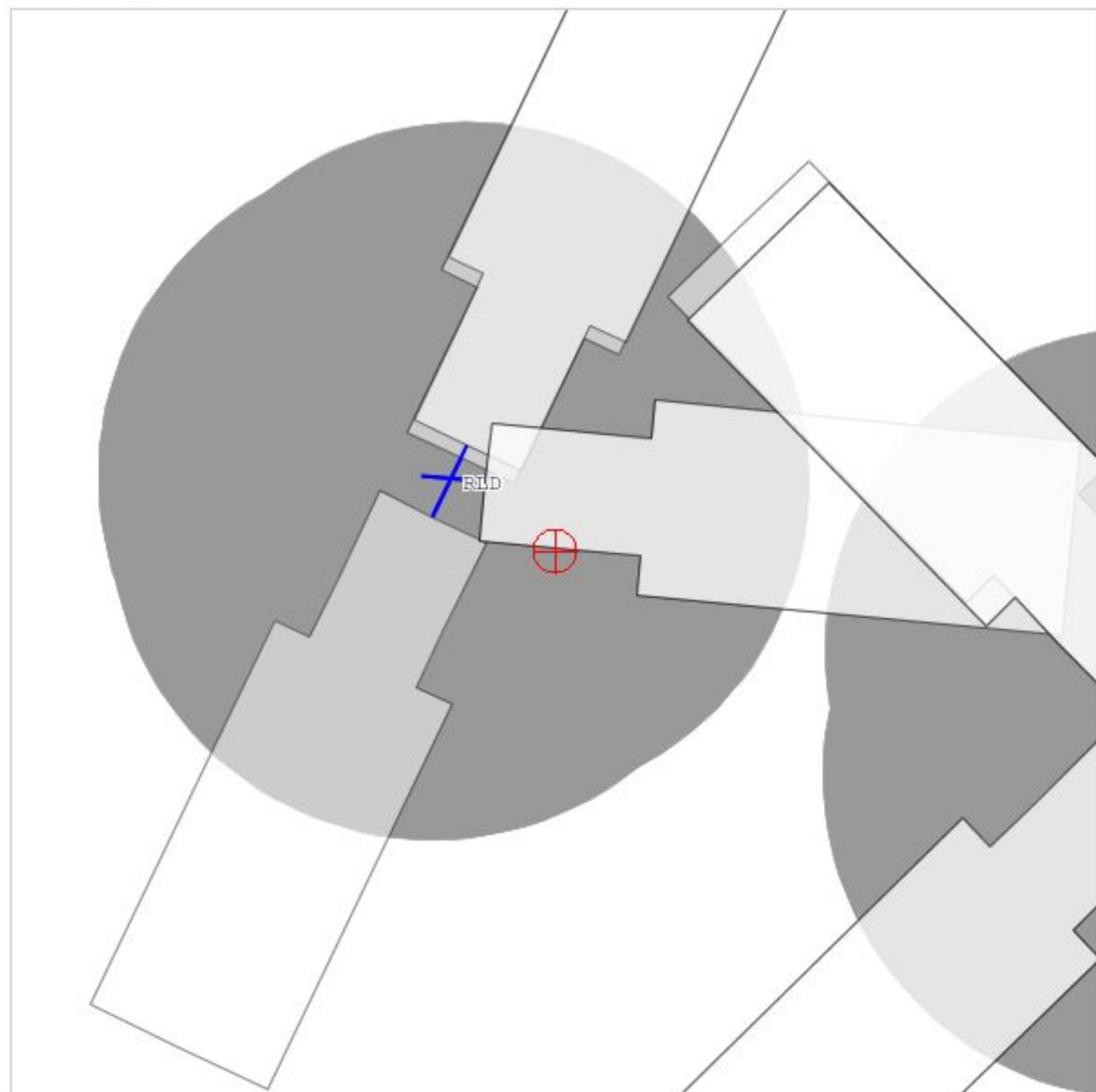
Submit

Results

You exceed the following Notice Criteria:

77.9(b) by 19 ft. The nearest airport is RLD, and the nearest runway is 08/26.

The FAA requests that you file





Hendricks, Kyle

From: Stevens, Mike
Sent: Wednesday, April 19, 2023 2:21 PM
To: Hendricks, Kyle
Subject: FW: Section 106 Notification of SHPO/THPO Concurrence- Email ID #8275253

Place in the SUP file for the cell tower on Van Giesen.

Thanks!

From: towernotifyinfo@fcc.gov <towernotifyinfo@fcc.gov>
Sent: Wednesday, April 19, 2023 1:16 PM
To: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Subject: Section 106 Notification of SHPO/THPO Concurrence- Email ID #8275253

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

This is to notify you that the Lead SHPO/THPO has concurred with the following filing:

Date of Action: 04/19/2023

Direct Effect: No Historic Properties in Area of Potential Effects (APE)

Visual Effect: No Adverse Effect on Historic Properties in APE

Comment Text: None

File Number: 0010490933

TCNS Number: 263042

Purpose: New Tower Submission Packet

Notification Date: 7AM EST 04/07/2023

Applicant: Dish Wireless LLC

Consultant: EnviroBusiness Inc. d/b/a EBI Consulting (EBI 6123001227)

Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No

Site Name: SEGEG00160B

Site Address: 311 Van Giesen St

Detailed Description of Project: Proposed construction of a new telecommunications monopole tower and compound resulting in ground disturbance. Please see Attachment 4 of this filing for project design details. (6123001227)

Site Coordinates: 46-17-38.3 N, 119-16-41.6 W

City: Richland

County: BENTON

State:WA

Lead SHPO/THPO: Washington State Department of Archaeology and Historic Preservation

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

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Hendricks, Kyle

From: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>
Sent: Friday, April 21, 2023 3:09 PM
To: Hendricks, Kyle
Cc: Cummings,Nicole M (BPA) - TERR-TRI CITIES RMHQ
Subject: RE: [EXTERNAL] 311 Van Giesen Street Special Use Permit

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Kyle,

Bonneville Power Administration's (BPA) has had the opportunity to review 311 Van Giesen Street Special Use Permit. The application is for the construction of an 80-foot tall cellular monopole structure to be located 311 Van Giesen Street in Richland, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 1500 feet west of the subject property. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Nicole Cummings at (509) 542-5499 or by email at nmcummings@bpa.gov.

Thank you for the opportunity to review this application.



Deborah Rodgers

Realty Technician Contractor
2211 North Commercial Avenue, Pasco, WA 99301
Bonneville Power Administration | TERR/Tri-Cities-RMHQ
Real Property Field Services | P 509.544.4749
dxrodgers@bpa.gov

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 9:54 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; rand461@ECY.WA.GOV; AshleyMorton@ctuir.org; bmidmanager@badgermountainirrigation.com; Michelle.Cooke@co.benton.wa.us; Benton County - Segregations <Segregations@co.benton.wa.us>; osp@noanet.net; engservice@bentonpud.org; bbarlow@bft.org; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; carrie.thompson@bnsf.com; Casey_Barney@Yakama.com; catherinedickson@ctuir.org; clark.posey@co.benton.wa.us; Corrine_Camuso@Yakama.com; Hamilton, Craig <C.Hamilton@bces.wa.gov>; sepa@dahp.wa.gov; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; darrick@basindisposal.com; david@portofbenton.com; Davis, Deanna <d.davis@bces.wa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; emendenhall@westrichland.org; FormerOrchards@ecy.wa.gov; gary.graff@ecy.wa.gov; gis@co.benton.wa.us; greg.wendt@co.benton.wa.us; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; jmcshane@kid.org; Jessica_Lally@Yakama.com; john.lyle@bentoncleanair.org; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Cottrell II,Joseph E (BPA) - TERR-TRI CITIES RMHQ <jecottrell@bpa.gov>; junior.campos@charter.com; katherine.cichy@ziply.com; kelly.cooper@doh.wa.gov; kevin.knodel@rsd.edu; KSliger@bft.org; development@kid.org; webmaster@kid.org; mjdeklyne@bpa.gov; map@bces.wa.gov; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; michael.tovey@ziply.com; langn@bentonpud.org; noah.lee@bentoncleanair.org; Noah_Oliver@Yakama.com; Orr,

Bruce <borr@CI.RICHLAND.WA.US>; gonsetp@wsdot.wa.gov; QWright@portofbenton.com; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>; reviewteam@commerce.wa.gov; richard.krasner@rsd.edu; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; robin.priddy@bentoncleanair.org; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; seand@bfhd.wa.gov; sepacenter@dnr.wa.gov; separegister@ecy.wa.gov; sepaunit@ecy.wa.gov; SDefoe@kid.org; scplanning@wsdot.wa.gov; Tyutyunnik, Ruvim <rtutyunnik@CI.RICHLAND.WA.US>; rittemwr@dfw.wa.gov; R3Planning@dfw.wa.gov; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; william.simpson@commerce.wa.gov; AviationLandUse@wsdot.wa.gov

Subject: [EXTERNAL] 311 Van Giesen Street Special Use Permit

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Thank you,



Kyle Hendricks

Planner

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(509) 942-7683

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Hendricks, Kyle

From: Acevedo, Mizael
Sent: Monday, April 17, 2023 9:11 AM
To: Hendricks, Kyle
Subject: RE: 311 Van Giesen Street Special Use Permit

No comments at this time.

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 9:54 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; rand461@ECY.WA.GOV; AshleyMorton@ctuir.org; bmidmanager@badgermountainirrigation.com; Michelle.Cooke@co.benton.wa.us; Benton County - Segregations <Segregations@co.benton.wa.us>; osp@noanet.net; engservice@bentonpud.org; bbarlow@bft.org; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; carrie.thompson@bnsf.com; Casey_Barney@Yakama.com; catherinedickson@ctuir.org; clark.posey@co.benton.wa.us; Corrine_Camuso@Yakama.com; Hamilton, Craig <C.Hamilton@bces.wa.gov>; sepa@dahp.wa.gov; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; darrick@basindisposal.com; david@portofbenton.com; Davis, Deanna <d.davis@bces.wa.gov>; dxroddgers@bpa.gov; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; emendenhall@westrichland.org; FormerOrchards@ecy.wa.gov; gary.graff@ecy.wa.gov; gis@co.benton.wa.us; greg.wendt@co.benton.wa.us; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; jmcshane@kid.org; Jessica_Lally@Yakama.com; john.lyle@bentoncleanair.org; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; jecottrell@bpa.gov; junior.campos@charter.com; katherine.cichy@ziply.com; kelly.cooper@doh.wa.gov; kevin.knodel@rsd.edu; KSliger@bft.org; development@kid.org; webmaster@kid.org; mjdeklyne@bpa.gov; map@bces.wa.gov; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; michael.tovey@ziply.com; langn@bentonpud.org; noah.lee@bentoncleanair.org; Noah_Oliver@Yakama.com; Orr, Bruce <borr@CI.RICHLAND.WA.US>; gonsetp@wsdot.wa.gov; QWright@portofbenton.com; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>; reviewteam@commerce.wa.gov; richard.krasner@rsd.edu; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; robin.priddy@bentoncleanair.org; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; seand@bfhd.wa.gov; sepacenter@dnr.wa.gov; separegister@ecy.wa.gov; sepaunit@ecy.wa.gov; SDefoe@kid.org; scplanning@wsdot.wa.gov; Tyutyunnik, Ruvim <rtutyunnik@CI.RICHLAND.WA.US>; rittemwr@dfw.wa.gov; R3Planning@dfw.wa.gov; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; william.simpson@commerce.wa.gov; AviationLandUse@wsdot.wa.gov
Subject: 311 Van Giesen Street Special Use Permit

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Kyle Hendricks

Planner

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

(509) 942-7683

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Hendricks, Kyle

From: Buechler, Ken
Sent: Sunday, April 16, 2023 6:24 PM
To: Hendricks, Kyle
Subject: RE: 311 Van Giesen Street Special Use Permit

Fire is good with this.



Kenneth Buechler

Fire Marshal

625 Swift Blvd., MS-16 | Richland, WA 99352
(509) 942-7556
(509) 578-9321

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 9:54 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; rand461@ECY.WA.GOV; AshleyMorton@ctuir.org; bmidmanager@badgermountainirrigation.com; Michelle.Cooke@co.benton.wa.us; Benton County - Segregations <Segregations@co.benton.wa.us>; osp@noanet.net; engservice@bentonpud.org; bbarlow@bft.org; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; carrie.thompson@bnsf.com; Casey_Barney@Yakama.com; catherinedickson@ctuir.org; clark.posey@co.benton.wa.us; Corrine_Camuso@Yakama.com; Hamilton, Craig <C.Hamilton@bces.wa.gov>; sepa@dahp.wa.gov; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; darrick@basindisposal.com; david@portofbenton.com; Davis, Deanna <d.davis@bces.wa.gov>; dxrodgers@bpa.gov; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; emendenhall@westrichland.org; FormerOrchards@ecy.wa.gov; gary.graff@ecy.wa.gov; gis@co.benton.wa.us; greg.wendt@co.benton.wa.us; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; jmcshane@kid.org; Jessica_Lally@Yakama.com; john.lyle@bentoncleanair.org; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; jecottrell@bpa.gov; junior.campos@charter.com; katherine.cichy@ziply.com; kelly.cooper@doh.wa.gov; kevin.knodel@rsd.edu; KSliger@bft.org; development@kid.org; webmaster@kid.org; mjdeklyne@bpa.gov; map@bces.wa.gov; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; michael.tovey@ziply.com; langn@bentonpud.org; noah.lee@bentoncleanair.org; Noah_Oliver@Yakama.com; Orr, Bruce <borr@CI.RICHLAND.WA.US>; gonsetp@wsdot.wa.gov; QWright@portofbenton.com; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>; reviewteam@commerce.wa.gov; richard.krasner@rsd.edu; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; robin.priddy@bentoncleanair.org; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; seand@bfhd.wa.gov; sepacenter@dnr.wa.gov; separegister@ecy.wa.gov; sepaunit@ecy.wa.gov; SDefoe@kid.org; scplanning@wsdot.wa.gov; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; rittemwr@dfw.wa.gov; R3Planning@dfw.wa.gov; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; william.simpson@commerce.wa.gov; AviationLandUse@wsdot.wa.gov
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Kyle Hendricks

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Hendricks, Kyle

From: Daniel Tissell <DTissell@kid.org>
Sent: Wednesday, April 12, 2023 12:55 PM
To: Hendricks, Kyle
Subject: RE: 311 Van Giesen Street Special Use Permit

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Kyle,

KID has no comments regarding this matter.

Thanks,

Daniel Tissell, P.E.
Engineering Manager
Kennewick Irrigation District
2015 S. Ely Street
Kennewick, WA 99337
(509) 586-6012 ext. 116



From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 9:54 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; rand461@ECY.WA.GOV; AshleyMorton@ctuir.org; bmidmanager@badgermountainirrigation.com; Michelle.Cooke@co.benton.wa.us; Benton County - Segregations <Segregations@co.benton.wa.us>; osp@noanet.net; engservice@bentonpud.org; bbarlow@bft.org; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; carrie.thompson@bnsf.com; Casey_Barney@Yakama.com; catherinedickson@ctuir.org; clark.posey@co.benton.wa.us; Corrine_Camuso@Yakama.com; Hamilton, Craig <C.Hamilton@bces.wa.gov>; sepa@dahp.wa.gov; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; darrick@basindisposal.com; david@portofbenton.com; Davis, Deanna <d.davis@bces.wa.gov>; dxrodders@bpa.gov; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; emendenhall@westrichland.org; FormerOrchards@ecy.wa.gov; gary.graff@ecy.wa.gov; gis@co.benton.wa.us; greg.wendt@co.benton.wa.us; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Jason McShane <JMcShane@kid.org>; Jessica_Lally@Yakama.com; john.lyle@bentoncleanair.org; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; jecottrell@bpa.gov; junior.campos@charter.com; katherine.cichy@ziply.com; kelly.cooper@doh.wa.gov; kevin.knodel@rsd.edu; KSliger@bft.org; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; mjdeklyne@bpa.gov; map@bces.wa.gov; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; michael.tovey@ziply.com; langn@bentonpud.org; noah.lee@bentoncleanair.org; Noah_Oliver@Yakama.com; Orr, Bruce <borr@CI.RICHLAND.WA.US>; gonsetp@wsdot.wa.gov; QWright@portofbenton.com; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; reviewteam@commerce.wa.gov; richard.krasner@rsd.edu; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; robin.priddy@bentoncleanair.org; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; seand@bfhd.wa.gov; sepacenter@dnr.wa.gov; separegister@ecy.wa.gov; sepaunit@ecy.wa.gov; Seth Defoe <SDefoe@kid.org>; scplanning@wsdot.wa.gov; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; ritemmr@dfw.wa.gov; R3Planning@dfw.wa.gov; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John

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Subject: 311 Van Giesen Street Special Use Permit

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

Good morning,

Attached is the referral packet for a Special Use Permit application from Dish wireless to install an 80-foot-tall monopole cell tower near the southeast corner of the property. The proposal will create a fenced enclosure approximately 350 square feet in size for the related equipment, this area will be leased from the car wash. A monopole cell tower of this size is permittable in a Retail Commercial (C-2) district with a Special Use Permit in accordance with Richland Municipal Code [23.62.070](#). This item will be reviewed, and a decision will be issued by the Hearing Examiner after a public meeting.

Please review and reply with questions or comments to be included in the staff report by the end of day April 21st, 2023. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development.

Thank you,



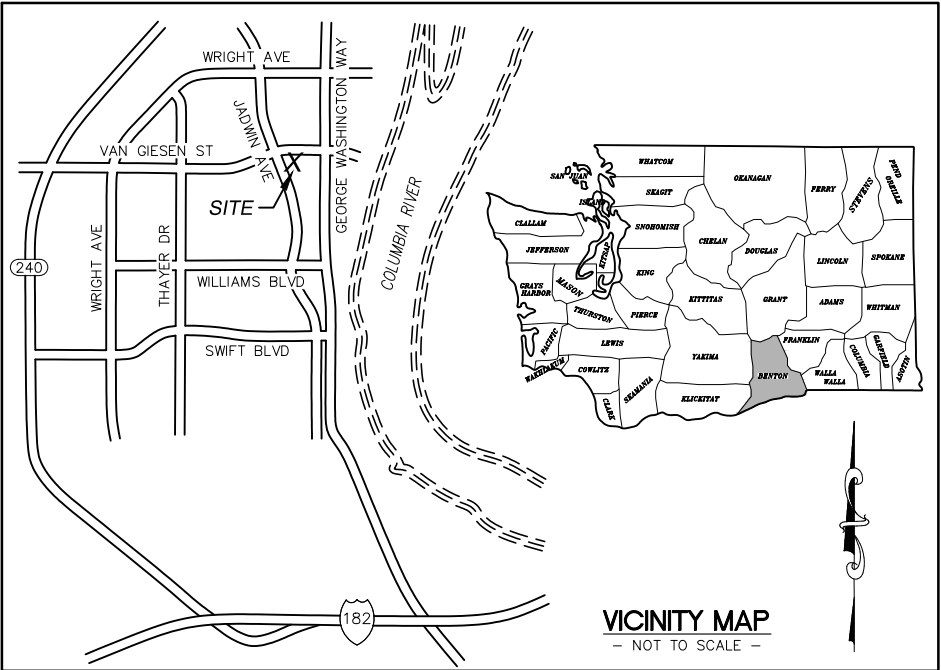
Kyle Hendricks

Planner

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

(509) 942-7683

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ALL THAT PORTION OF LOTS 4 AND 5, BLOCK 732, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLAT RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF SOUTHERLY BOUNDARY OF VAN GIESEN STREET AND EASTERLY BOUNDARY OF JADWIN AVENUE;

THENCE SOUTHERLY ALONG EASTERLY BOUNDARY OF JADWIN AVENUE A DISTANCE OF 167 FEET;

THENCE EASTERLY AT RIGHT ANGLES TO JADWIN AVENUE IN AN EASTERLY DIRECTION A DISTANCE OF 160 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTHERLY AT RIGHT ANGLES AND PARALLEL TO JADWIN AVENUE A DISTANCE OF 130 FEET MORE OR LESS TO A POINT ON SOUTHERLY BOUNDARY OF VAN GIESEN STREET;

THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 195 FEET;

THENCE SOUTHERLY AT RIGHT ANGLES TO VAN GIESEN STREET A DISTANCE OF 140 FEET;

THENCE WESTERLY AT RIGHT ANGLES AND PARALLEL TO VAN GIESEN STREET A DISTANCE OF 140 FEET;

THENCE NORTH TO THE TRUE POINT OF BEGINNING.

 CORRESPONDS WITH ITEM NUMBER IN 'SCHEDULE B' OF TITLE REPORT.

THE FOLLOWING EASEMENTS FROM THE REFERENCED TITLE REPORT CONTAIN SUFFICIENT INFORMATION TO BE DEPICTED ON THE PLAN. OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, MAY AFFECT THE PROPERTY, BUT LACK SUFFICIENT INFORMATION TO BE SHOWN.

 NONE OF RECORD.

1. TITLE INFORMATION PER TITLE REPORT PROVIDED BY PLM CORPORATE DATED OCTOBER 11, 2022
2. FIELD WORK CONDUCTED IN AUGUST 2022.
3. BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83/91).
4. UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
5. FEMA DESIGNATION: ZONE 'C' (AREA OF MINIMAL FLOOD HAZARD), FIRM MAP NUMBER 5355.330010E, EFFECTIVE DATE MARCH 1, 1984.

COORDINATE DATA AT PROPOSED TOWER LOCATION:
NAD 83/91
LAT - 46°17'38.33" N NAVD 88
LONG - 119°16'41.60" W ELEV= 362.1 FEET

LAT - 46.293980° N
LONG - 119.278222° W

BENCHMARK IS BASED ON
WSRN PUGET SOUND
REFERENCE NETWORK.

ELEVATION DERIVED USING GPS.
ACCURACY MEETS OR EXCEEDS
1A STANDARDS AS DEFINED ON
THE FAA ASAC INFORMATION
SHEET 91:003.



	SUBJECT BOUNDARY LINE		FIRE HYDRANT
	RIGHT-OF-WAY CENTERLINE		GATE VALVE
	RIGHT-OF-WAY LINE		WATER METER
	ADJACENT BOUNDARY LINE		FIRE STAND PIPE
	SECTIONAL BREAKDOWN LINE		IRRIGATION CONTROL
	OVERHEAD POWER LINE		CATCH BASIN, TYPE I
	BURIED POWER LINE		CATCH BASIN, TYPE II
	BURIED GAS LINE		SIGN
	OVERHEAD TELEPHONE LINE		BOLLARD
	BURIED TELEPHONE LINE		MAIL BOX
	BURIED WATER LINE		SPOT ELEVATION
	BURIED SANITARY SEWER		
	BURIED STORM DRAIN		
	DITCH LINE/FLOW LINE		
	ROCK RETAINING WALL		
	VEGETATION LINE		
	CHAIN LINK FENCE		
	WOOD FENCE		
	BARBED WIRE/WIRE FENCE		
	TRANSFORMER		
	LIGHT STANDARD		
	POWER VAULT		
	UTILITY BOX		
	UTILITY POLE		
	GUY ANCHOR		
	GAS VALVE		
	GAS METER		
	TELEPHONE VAULT		
	TEL. MANHOLE		
	TEL. PEDESTAL		

NOTE:

1. ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.
2. ALL TOWER, TREE AND APPURTENANCE HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ± 0.5 FEET OR $\pm 1\%$ OF TOTAL HEIGHT, WHICHEVER IS GREATER.

DECIDUOUS TREE

AL=ALDER
MP=MAPLE
DS=DECIDUOUS
MA=MADRONA
OK=OAK
CH=CHERRY

EVERGREEN TREE

CE=CEDAR
DF=DOUGLAS FIR
HE=HEMLOCK
PI=PINE
EVG=EVERGREEN

NOTE:

TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS
REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS
WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL.
TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER
TREES AND VEGETATION MAY EXIST.

1. RECORD OF SURVEY PREPARED BY AHBIL,
RECORDED FEBRUARY 18, 2021, RECORDING
#2021-008122, RECORDS OF BENTON COUNTY,
WASHINGTON.
2. RECORD OF SURVEY PREPARED BY ROGERS
SURVEYING INC, RECORDED APRIL 12, 2007 IN
BOOK 1 OF SURVEYS, PAGE 3740, RECORDS OF
BENTON COUNTY, WASHINGTON.
3. RECORD OF SURVEY PREPARED BY DAVID EVANS
AND ASSOCIATES, RECORDED JUNE 7, 1984 IN
BOOK 1 OF SURVEYS, PAGE 890, RECORDS OF
BENTON COUNTY, WASHINGTON.

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

UNDERGROUND UTILITIES
EXIST IN THE AREA AND
UTILITY INFORMATION SHOWN
MAY BE INCOMPLETE. STATE
LAW REQUIRES THAT
CONTRACTOR CONTACT THE
ONE-CALL UTILITY LOCATE
SERVICE AT LEAST 48 HOURS
BEFORE STARTING ANY
CONSTRUCTION.



Know what's below.
Call before you dig.



dish
WIRELESS



CAMP+
ASSOCIATES



DUNCANSON
Company, Inc.

145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

SITE

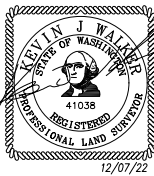
SEGE00160B
GUARDIAN ANGEL

311 VAN GIESEN ST
RICHLAND, WA 99354
BENTON COUNTY

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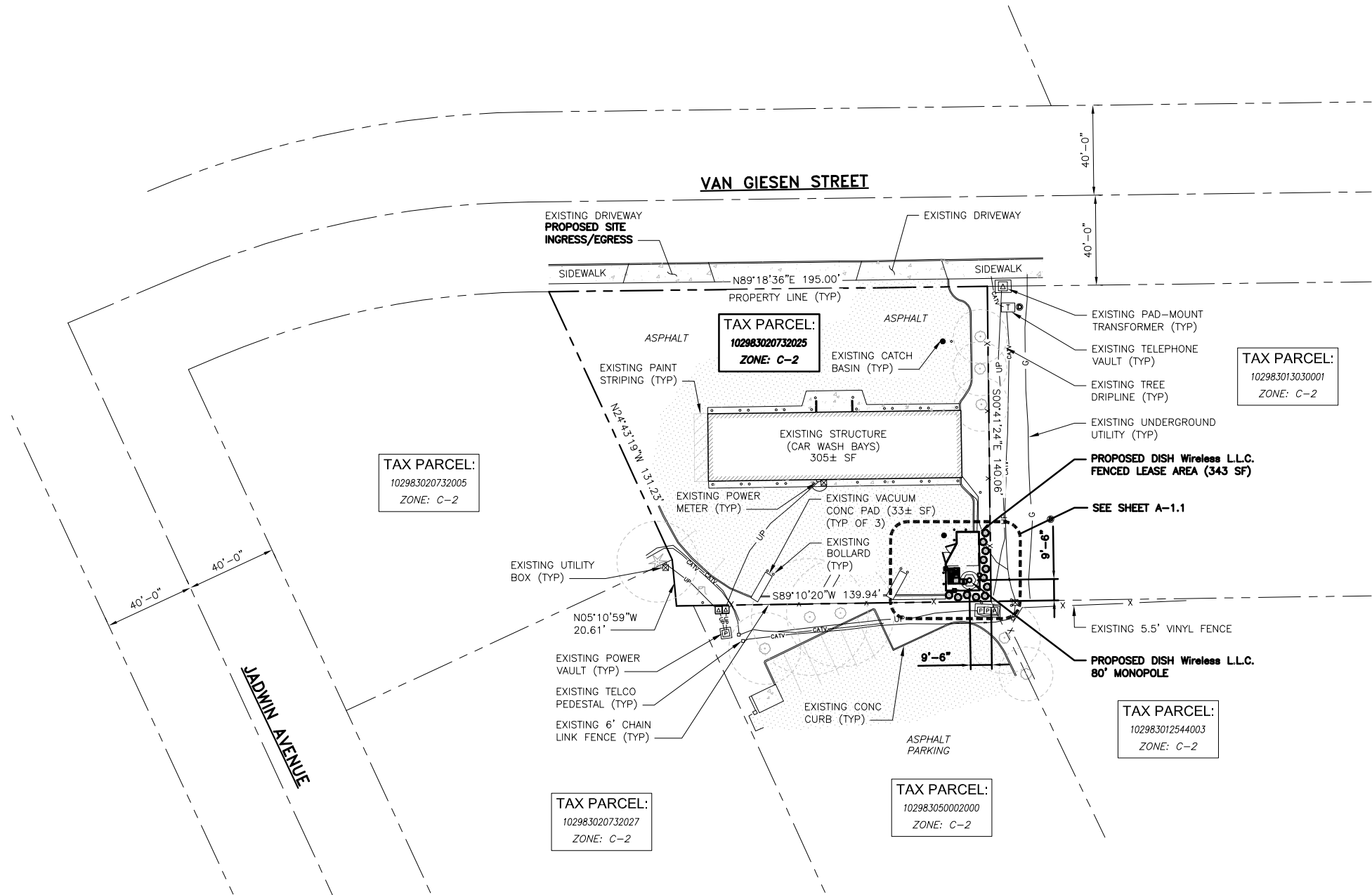
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FLD. CREW:	CR/AH
FLD. BOOK:	595/26
DRAWN BY:	DAS
JOB #:	20135.074
DATE:	8/11/22

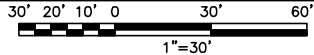
[illegible]

SHEET TITLE
EXISTING SITE SURVEY
SEC 2, TWP 9 N, RNG 28 E, WM

SHEET NUMBER
SV1



OVERALL SITE PLAN



NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.

LEGAL DESCRIPTION

PLAT OF RICHLAND BLOCK 732 PORTION OF LOTS 4 AND 5 DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 4 AND 5, BLOCK 732, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLL



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



MORRISON HERSHFIELD
600 STEWART STREET, SUITE 200
SEATTLE, WA 98101
Tel: 206.268.7370
www.morrisonhershfield.com

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JA	RKL	RL

RFDS REV #: 1

ZONING DOCUMENTS

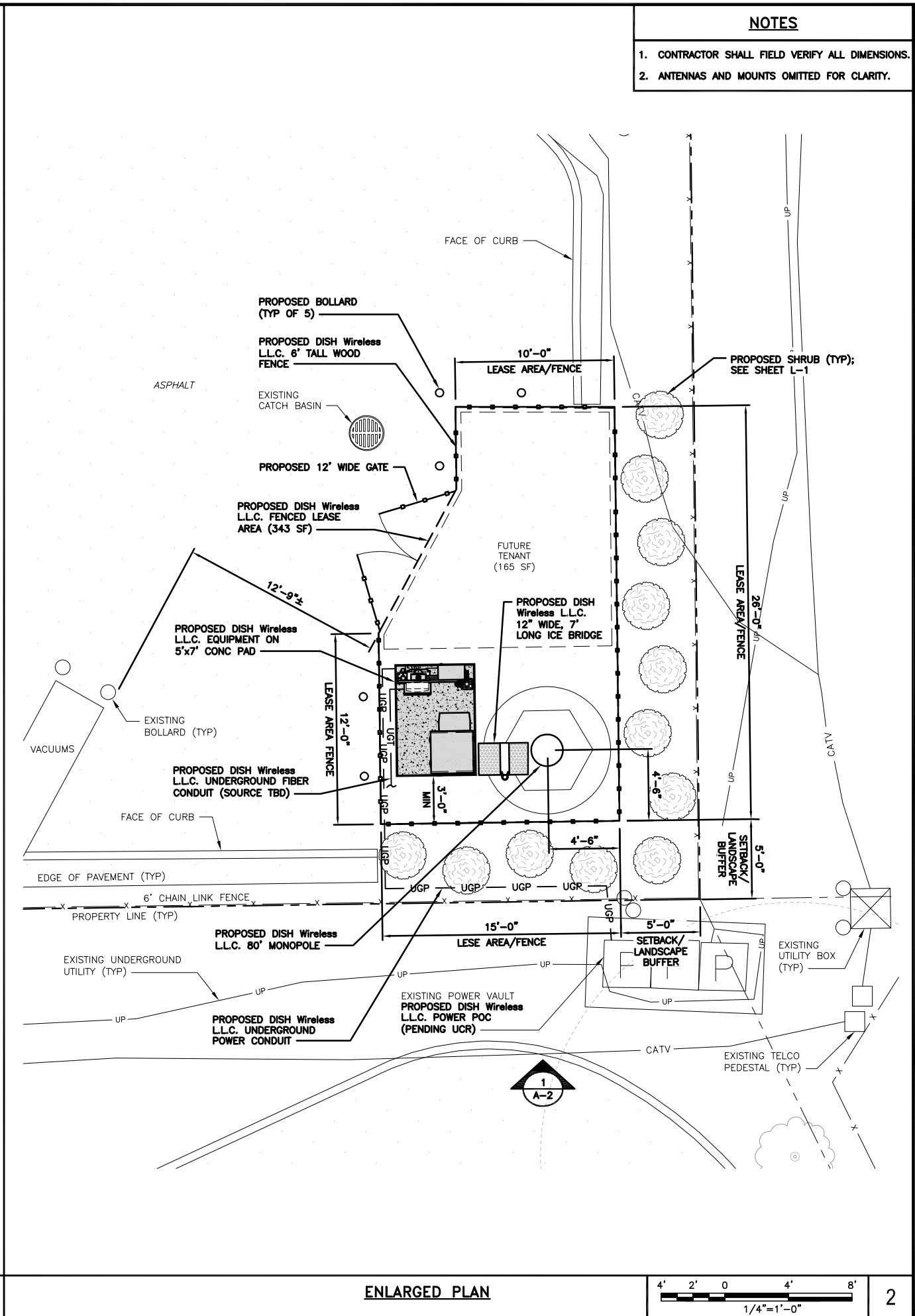
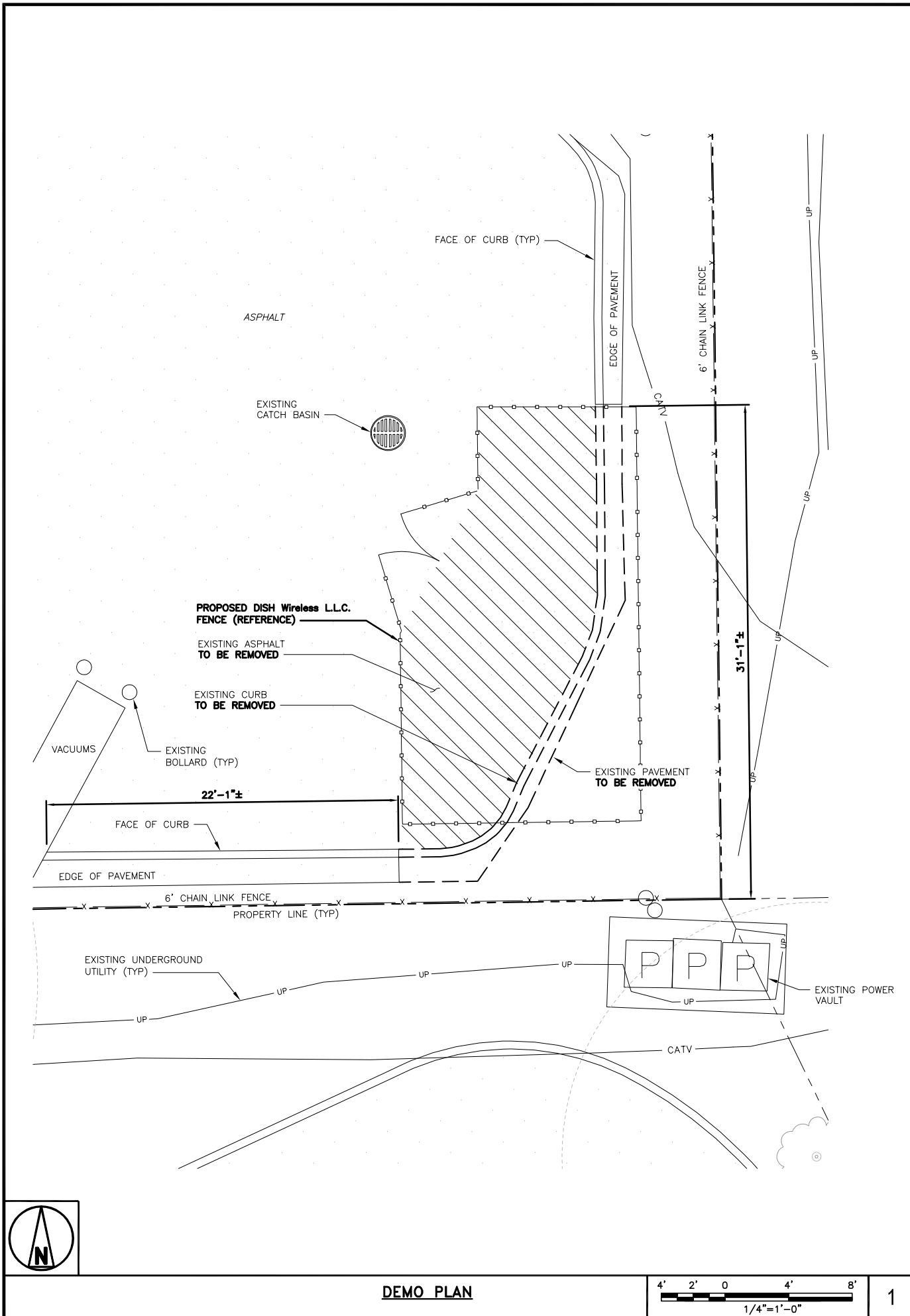
SUBMITTALS		
REV	DATE	DESCRIPTION
A	09/07/22	ISSUED FOR REVIEW
B	09/14/22	ISSUED FOR REVIEW
O	10/04/22	ISSUED FOR ZONING PERMIT
O	11/07/22	ISSUED FOR ZONING PERMIT
O	02/15/23	ISSUED FOR ZONING PERMIT

A&E PROJECT NUMBER
220404700

DISH Wireless L.L.C.
PROJECT INFORMATION
SEGE00160B
CAR WASH
311 VAN GIESEN ST
RICHLAND, WA 99354

SHEET TITLE
OVERALL
SITE PLAN

SHEET NUMBER
A-1



- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.



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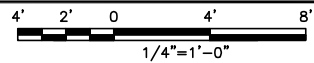
SHEET TITLE
**DEMO PLAN AND
ENLARGED PLAN**

SHEET NUMBER

A-1.1

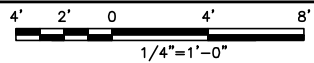


DEMO PLAN

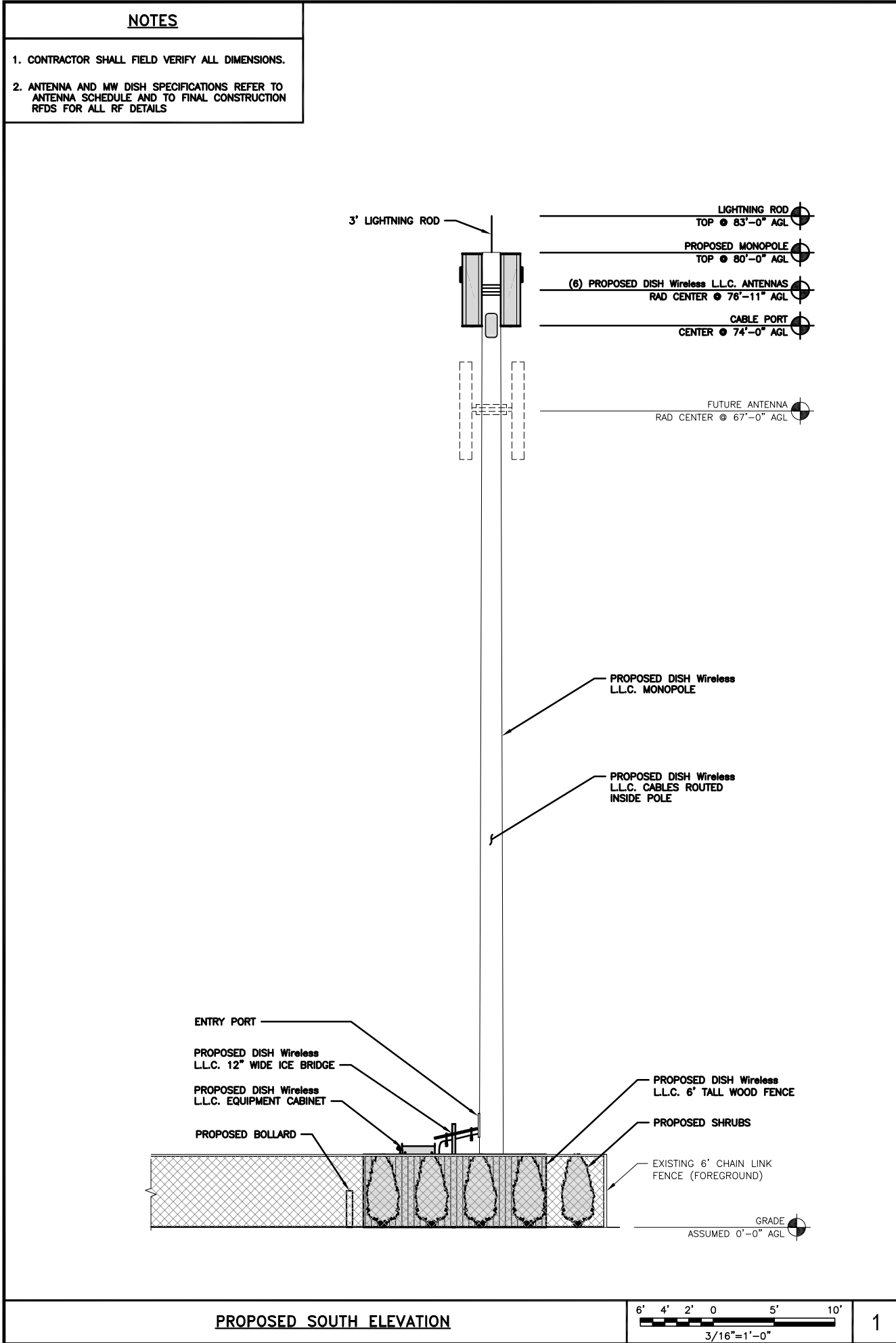


1

ENLARGED PLAN



2



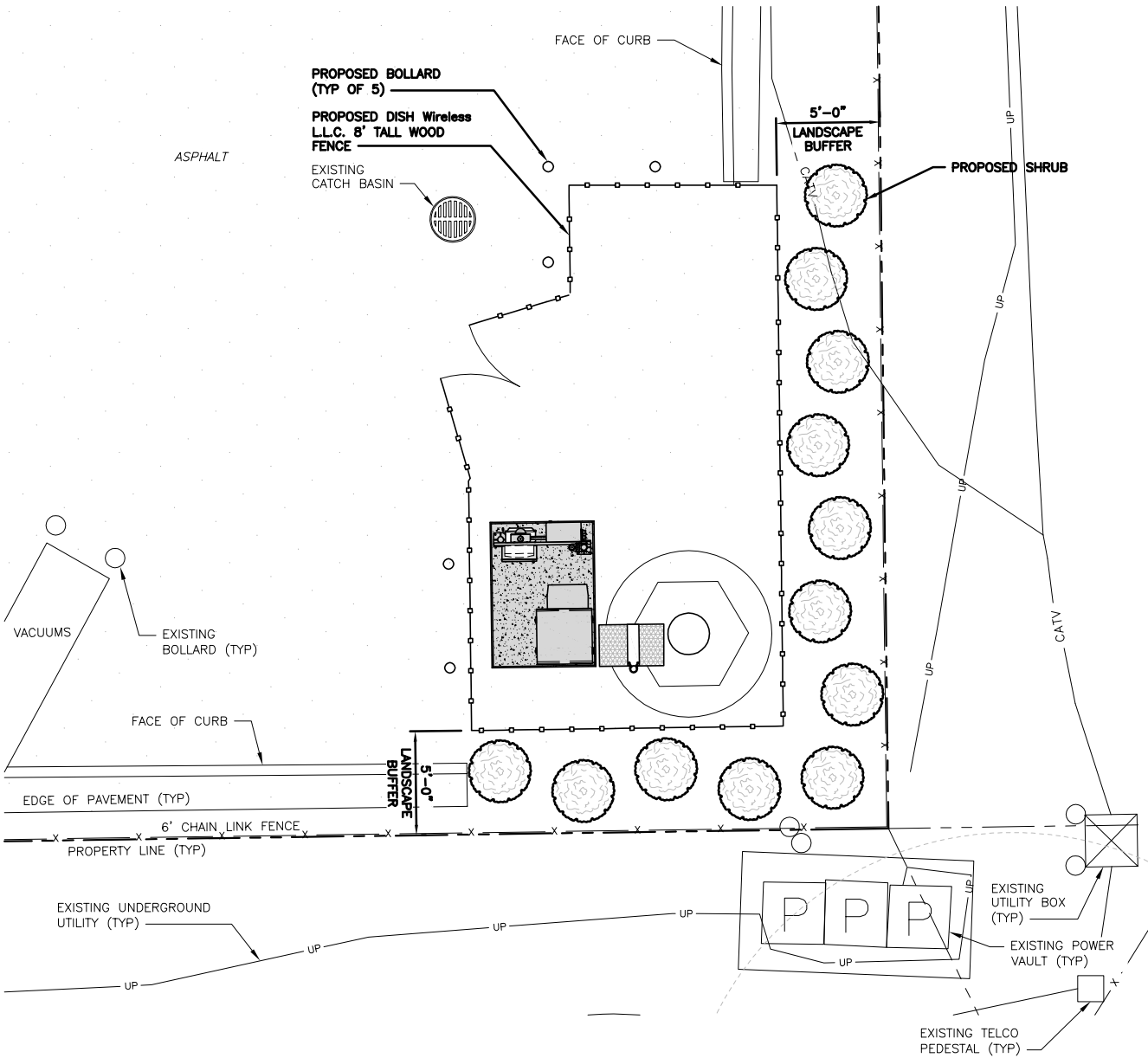
LANDSCAPE LEGEND				
COMMON NAME (SCIENTIFIC NAME)	TYPE	TOTAL COUNT	SPACING	SIZE & PLANTING (HT x WT)
 ARBORVITAE (THUJA OCCIDENTALIS)	TREE, SMALL TREE, SHRUB	12	4'-0" O.C. (MAX)	6'-0" H

GENERAL PLANTING NOTES:

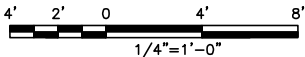
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF CONSTRUCTION MANAGER BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED WITH 2" MIN. OF MULCH IN ENTIRE PLANTING AREA AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
9. THE CONTRACTOR AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1)

YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.

11. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
13. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
14. STANDARDS SET FORTH IN AMERICAN ASSOCIATION OF NURSERYMEN (AAN) AS PUBLISHED BY "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
15. UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO COUNTY ARBORIST APPROVAL.
16. TREES TO BE A MINIMUM OF 10'-0" IN HEIGHT AND 3" CALIPER TRUNK AT TIME OF PLANTING.
17. CONTRACTOR SHALL MAINTAIN TREE WATERING SCHEDULE UTILIZING WATER BAGS, IF TREES ARE PLANTED BETWEEN THE MONTHS OF JUNE & SEPTEMBER FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL REMOVE BAGS ONCE THEY ARE NO LONGER NEEDED.



LANDSCAPE PLAN



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JA	RKL	RL

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SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1





HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 5/8/2023

Agenda Category: New Business - Public Hearing

Prepared By: Kyle Hendricks, Planner

Subject:

SP2023-106 & Z2023-104 Preliminary Short Plat and Rezone at 521 Smith Ave from R-2 to R-2S

Department:

Development Services

Recommended Motion:

Staff recommends approval of the proposed rezone request and associated short plat subject to conformance with the conditions of approval, which are warranted because the project conforms to the City's adopted Comprehensive Plan and zoning regulations.

Summary:

Alan and Seana Mortensen have filed an application to re-zone their property at 521 Smith Avenue from R-2 to R-2S, and to split the property into two lots with the short plat process. Both zoning designations are within the medium density residential category in the Richland Comprehensive Plan.

Richland Municipal Code (RMC) Chapter 19.20.010(D) states that a site-specific rezone is a Type IIIA permit. RMC 19.20.030 the hearing examiner provides a recommendation for the City Council to provide the final decision.

The proposal is exempt from state environmental review.

There are existing domestic water, sewer and electrical power line connections available within existing rights-of-way and easements near the site with adequate capacity to supply the proposed project. Primary access to the site will come from Smith Avenue, a classified "Local."

Attachments:

1. Z2023-104 SP2023-106 521 Smith-Mortensen Full Staff Report
2. Z2023-104 -521 Smith Survey

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

GENERAL INFORMATION:

PROPOSAL NAME:	521 Smith Ave, Short Plat & Rezone
LOCATION:	521 Smith Avenue - Richland, Washington
APPLICANT:	Alan and Seana Mortensen
PROPERTY OWNER:	Alan and Seana Mortensen
FILE NO.:	SP2023-106, Z2023-104
DESCRIPTION:	Request to rezone Parcel 110984020129011 from Medium Density Residential R-2 to R-2S.
PROJECT TYPE:	Type IIIA Site-Specific Rezone
HEARING DATE:	May 8, 2023
REPORT BY:	Kyle Hendricks, Planner
RECOMMENDED ACTION:	Approval

Vicinity Map

Item: 521 Smith Ave, Short Plat & Rezone

Applicant: Alan & Seana Mortensen

File #: SP2023-106 & Z2023-104



Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

In combination with a short plat application to divide the approximately 9,600 square foot lot at 521 Smith Avenue into two (2) separate lots, this application also proposes to rezone the site from medium density residential R-2 to medium density residential small lot R-2S. The proposed lots would be approximately the same size, the new lot being slightly larger. Figure 1 (above) shows the site within its larger context.

REASON FOR REQUEST

Richland Municipal Code (RMC) Chapter 19.20.010(D)(1) 19.20.030, and 19.25.010 requires a site-specific rezone review to take place by the Hearing Examiner. See additional RMC guidance for the Hearing Examiner, below:

19.20.010 Procedures for processing development permits.

For the purpose of project permit processing, all development permit applications shall be classified as one of the following: Type I, Type II, Type III, or Type IIIA.

D. Type IIIA permits include the following types of permit applications:

1. Site-specific rezones;

19.60.060 Burden of proof.

Except for Type IV actions, the burden of proof is on the proponent. The project permit application must be supported by proof that it conforms to the applicable elements of the city's development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed.

23.18.020 Residential performance standards and special requirements

A. High-Density Residential Small Lot Special Requirements. In order to assure consistency with the purpose of the R-2S district, as stated in RMC 23.18.010(D), and further to avoid potential negative and undesirable effects that may result from the higher density of development afforded in an R-2S zone, the following special requirements and provisions shall apply:

1. Any application for reclassification of land to R-2S shall be accompanied by an application for preliminary plat approval submitted in accordance with RMC 24.12.010. In addition, the following information shall be submitted with the application for preliminary plat:
 - a. A street landscaping plan showing the location and type of landscaping proposed;
 - b. Information showing the location, dimensions and character of recreational facilities and/or open space, including paths and trails; and
 - c. Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.
2. The planning commission and city council may, in keeping with the intent of this section, impose requirements and conditions on the approval of the preliminary plat or zoning reclassification as deemed appropriate. These conditions may include, but are not limited to, architectural design parameters, screening and buffering treatments, and supplemental open space and/or recreational facility requirements. Compliance with these conditions shall be demonstrated precedent to final plat and/or building permit approval as appropriate.
3. A combined front yard setback configuration and street-facing residential architectural elevation may be repeated continuously on no more than five lots before a different combination must be utilized. Regardless of the street facing architectural elevation, a front yard setback configuration may be repeated on no more than 10 lots before a different setback configuration must be utilized. The administrative official may approve variations to this requirement which, in his judgment, accomplish the intent of avoiding a monotonous interface of the residential buildings with the streets, or are necessary due to constraints or unique characteristics of the site. This requirement shall be satisfied at the time of building permit application.

23.70.210(A) Public hearing and recommendation to council.

Reclassification. The hearing examiner shall conduct an open record public hearing as required by RMC Title 19 for a Type IIIA permit application. The recommendation shall include written findings of fact and the reasons for the hearing examiner's action; and shall refer expressly to the maps, description and other matters intended by the hearing examiner to constitute the reclassification.

Additional Considerations.

Washington Courts apply three basic rules when reviewing appeals of rezone applications: (1) there is no presumption favoring the rezone request; (2) the proponent must demonstrate that there has been a change of circumstances since the original zoning provided if a proposed rezone implements the policies of the comprehensive plan, a showing of changed circumstances is usually not required; and (3) the rezone must have a substantial relationship to the public health, safety, morals or general welfare.

For the purposes of this rezone request, the central questions presented are:

1. Whether the requested rezone implements policies of the City's Comprehensive Plan, and /or whether there has been a change of circumstances since the original Medium Density Residential (R-2) zoning was adopted for the site?
2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?

REVIEW AUTHORITY

Richland Municipal Code (RMC) Chapter 19.20.010(D)(1) 19.20.030, and 19.25.010 requires a site-specific rezone review to take place by the Hearing Examiner.

SITE DESCRIPTION & ADJACENT LAND USES

The site at 521 Smith Avenue is a flat rectangular lot, covering an area of approximately 9,600 square feet. About half of the lot is maintained as a residence, while the other half, adjacent to the corner of Hoffman St and Smith Ave intersection, is vacant, covered with grasses and minimal pavement.

Adjacent land uses are all residential lots within the R-2 zone district. Marcus Whiteman Elementary School is approximately 200 feet due west from the site.

CURRENT LAND USE DESIGNATION AND USES :

North: R-2 (Medium Density Residential) single family homes

East: R-2 (Medium Density Residential) single family homes

South: R-2 (Medium Density Residential) single family homes

West: R-2 (Medium Density Residential) single family homes. Elementary School nearby

Land Use Map

Item: 521 Smith Ave, Short Plat & Rezone
Applicant: Alan & Seana Mortensen
File #: SP2023-106 & Z2023-104

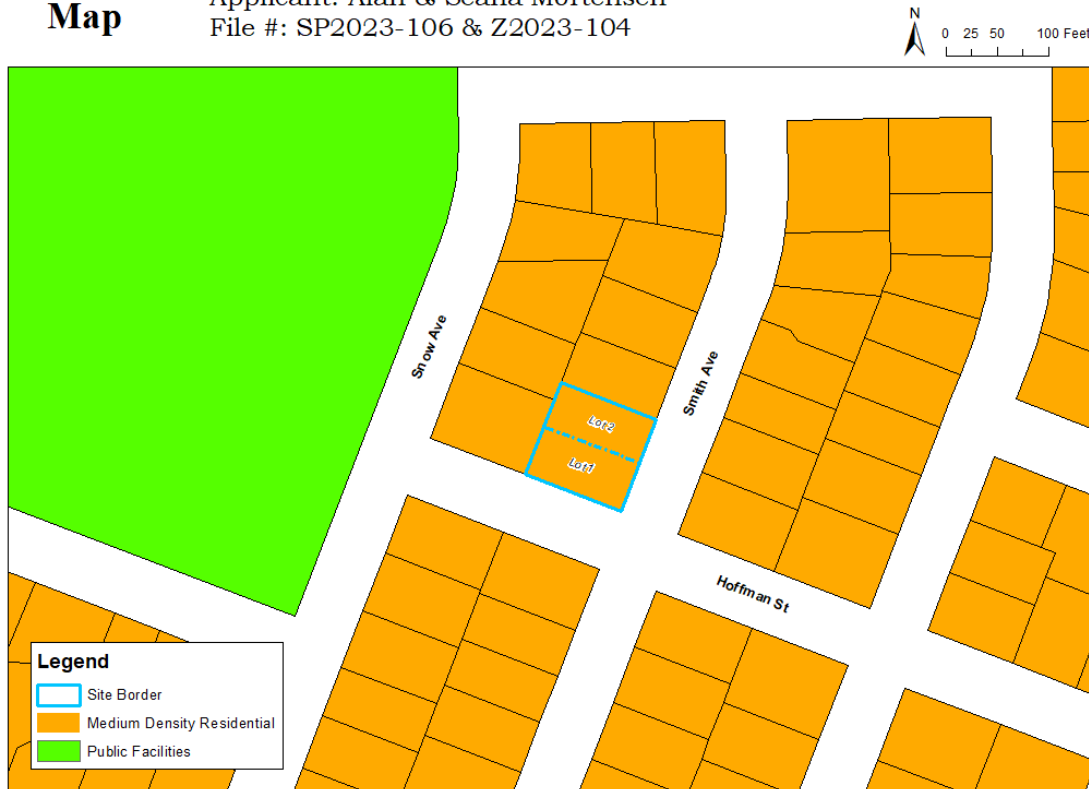


Figure 2 – Comprehensive Plan Land Use Map

COMPREHENSIVE PLAN

As illustrated in Figure 2 (above), the Comprehensive Plan Land Use designates the site for medium-density residential development. The intent of medium density residential is to provide a land use for a higher density of residents. The medium density small lot classification of R-2S describes the same goal of permitting a higher density of residents, with the additional encouragement of energy conservation. Which can be interpreted as requiring less effort to provide electrical and water utilities to an area since it will be denser. It can also be thought of as requiring less energy to get in a vehicle or other active modes of transportation. Both medium density residential land uses prescribe an average density of 5.1 to 10 dwelling units per acre, they are in essence the same zone.

Applicable Goals & Policies

Provided below is a set of Comprehensive Plan goals & policies which are particularly applicable to the subject property and associated proposals.

Land Use 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.

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

Land Use 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...uses that will take advantage of the existing infrastructure network.

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

Land Use 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.

Housing 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 and development regulations allow for a variety of housing types, sizes, densities, and lot configurations such as small lot single family housing, multi-family housing, mixed-use development, cluster development, live/work housing, cohousing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, and planned unit developments.

Policy 4: Promote and provide 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.

CURRENT ZONING

The subject site is zoned R-2, Medium Density Residential use district. Surrounding parcels are zoned as follows:

North: R-2

East: R-2

South: R-2

West: R-2

Zoning Map

Item: 521 Smith Ave, Short Plat & Rezone
Applicant: Alan & Seana Mortensen
File #: SP2023-106 & Z2023-104

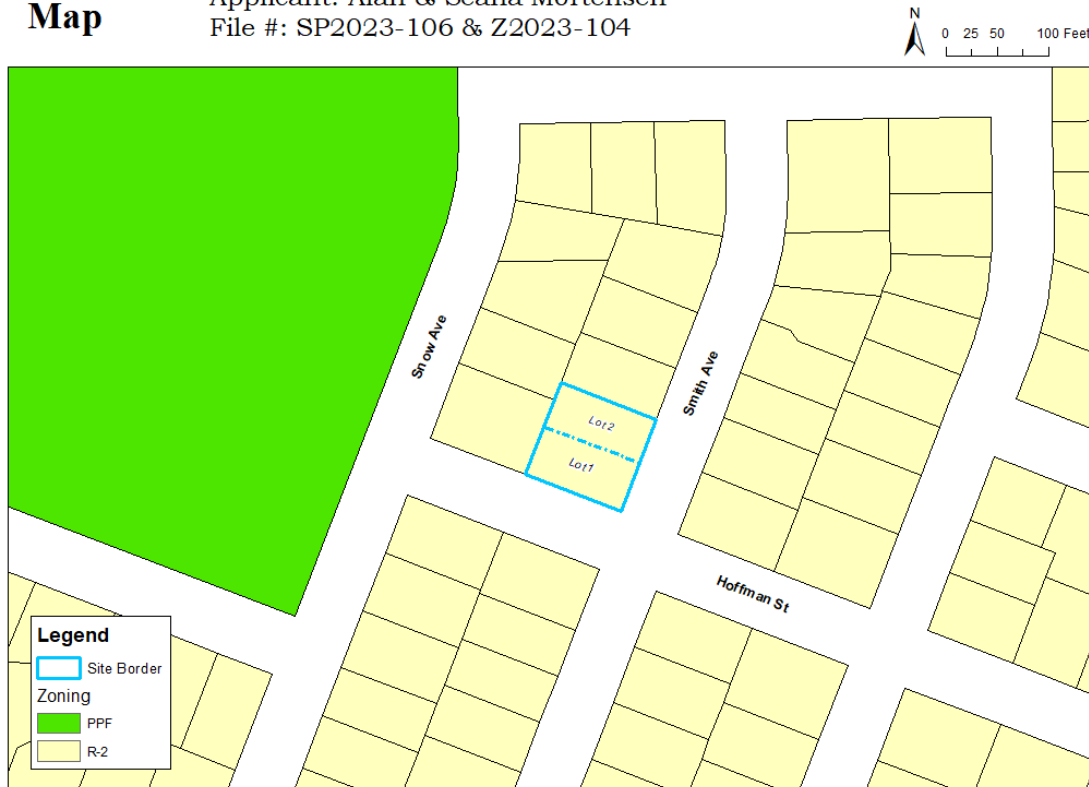


Figure 3 – Zoning Map

The Medium-density residential R-2 classification is the primary zoning for the area. This is a residential zone classification permitting a higher density of population including the establishment of duplex dwellings and providing for these single- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan. (RMC 23.18.010(C)).

REQUESTED ZONING

Following the applicant's request, City staff is presenting this staff report and associated application materials for a site-specific rezone of 9,600 square feet.

The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are

permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan. (RMC 23.18.010(D)).

The R-2S zoning classification is the only medium density residential zone that allows for a single-family dwelling on lots that are at least 4,000 square feet in area. To create a detached duplex housing type the lot would have to be a minimum 10,000 square feet, which the current lot is smaller than this minimum.

In accordance with RMC 23.18.020, any application for a zone change to R-2S requires the submittal of a preliminary plat. Because the associated short plat is for only two lots, a short plat application. Therefore, a short plat application is used instead. A short plat is typically decided by the Planning Manager as the administrator, but since this is combined with a re-zone, staff has determined that the hearing examiner should be the administrator for the associated short plat application.

Note: RMC 23.18.020(A) refers to R-2S as a "High-Density Residential Small Lot", which is incorrect. R-2S is a medium-density residential land use designation and is described (correctly) as such in RMC 23.18.010(D). Staff acknowledges the error and will seek to amend the heading in a future Code update.

UTILITY AVAILABILITY

There are existing domestic water, sewer, storm, and electrical power line connections in place, available within existing rights-of-way near the site with adequate capacity to supply the proposed project.

Utility Map

Item: 521 Smith Ave, Short Plat & Rezone

Applicant: Alan & Seana Mortensen

File #: SP2023-106 & Z2023-104

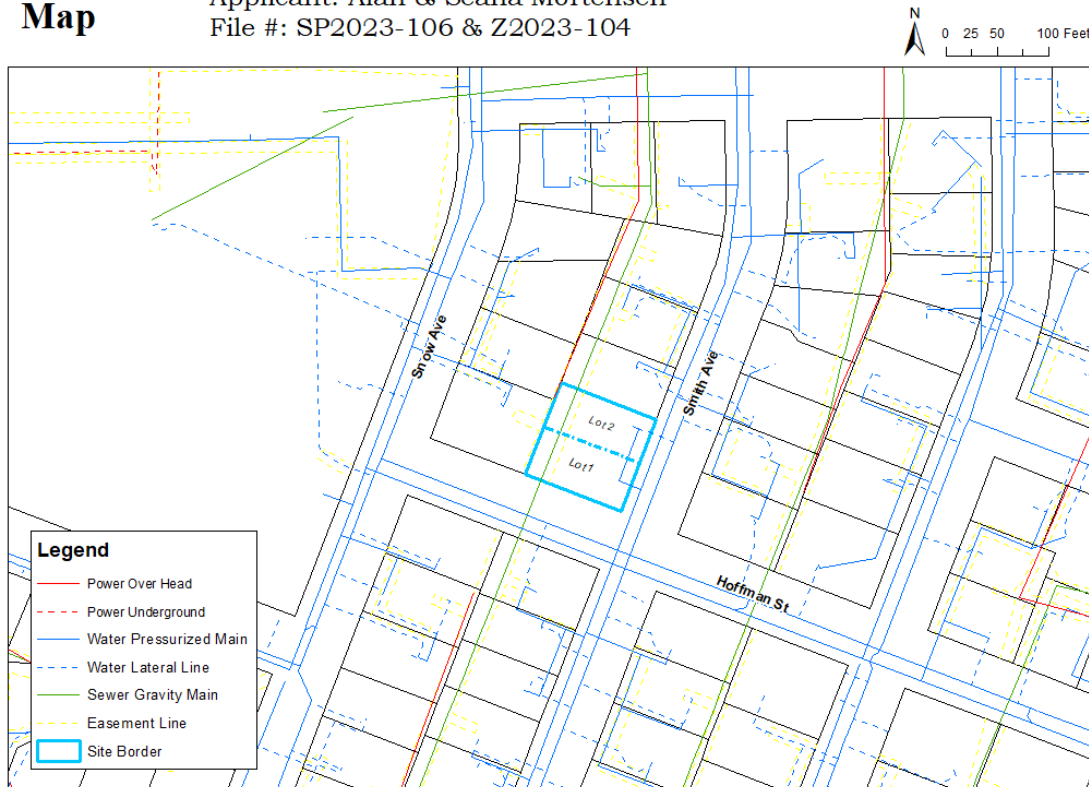


Figure 4 – Utilities Map

Sewer

There is an existing 8-inch gravity main running through the rear yard of the site, near the western property line. According to current city records, this line has an approximate 24-foot easement from the rear property line.

Water

There is an eight-inch distribution main within each of the Hoffman Street and Smith Avenue rights-of-way.

Power

The site has an existing overhead primary conductor running north-to-south along the northwestern boundary of the proposed site.

TRANSPORTATION & ACCESS

The site is currently accessed from Smith Avenue with a small concrete pad to park a vehicle. Sidewalk is already installed throughout the neighborhood, and a crosswalk is painted to Whitman Elementary School, across Snow Avenue, along the southern sidewalk of Hoffman Street.

There are Benton Franklin Transit bus routes along Thayer Drive (Route 20) and Wright Avenue (Route 25). The bus stop on Thayer Drive is approximately 770 feet

directly east from the property at the intersection of Hoffman Street. The nearest bus stop along Wright Avenue is approximately 1,450 feet by way of street travel, to the southwest of the site.

EASEMENTS

The only easement on the site appears to be the previously mentioned rear yard 24 foot utility easement from the rear property line.

FIRE SAFETY

The nearest fire hydrant is located at the southwest corner of the Hoffman Street and Smith Avenue intersection, approximately 90 feet from the site.

SCHOOLS

The site is relatively close to all Public School needs for a potential student approximately 200 feet from Whitman Elementary School, 1,300 feet from Carmichael Middle school, and 3,000 feet from Richland High School.

SEPA

The proposal is not subject to State environmental review under the State Environmental Policy Act. Pursuant to WAC 197-11-800(6)(c) the rezone application qualifies as a categorically exempt action.

Critical Areas

The subject site does lie within the 10-Year Aquifer recharge area. However the proposed re-zone and associated short plat are both exempt from critical areas requirements.

Shoreline Master Program

The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable with this proposal.

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. While comments were received regarding the parallel preliminary plat proposal, no comments were received regarding this zoning action.

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. As of the date of this report, city staff have received no public comments regarding this proposed zoning action.

PUBLIC NOTICE

Notice of Hearing Mailed:

April 6, 2023

Notice of Hearing Posted:

April 6, 2023

Notice of Hearing Published:

April 10, 2023

Public Hearing:

May 8, 2023

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in *Exhibit 3*.

ANALYSIS

There are numerous mentions throughout the Richland Comprehensive Plan to provide arrange of housing options and encourage infill development where it is appropriate. With the intention of dividing the lot, the site-specific zone change would allow this site additional residential development potential, consistent with the surrounding area. As it currently sits the lot could either be redeveloped with a larger single-family home, which may appear out of place with the surrounding neighborhood, or as this application intends, to have two smaller homes on these potential lots. The site is currently too small according to RMC 23.18.040 to contain a two-family detached dwelling project, therefore with the interpretation of code, the most feasible way to take advantage of this space, is to utilize the R-2S zoning classification, so the lots may utilize the 4,000 square foot minimum lot size for one family detached dwellings on each lot.

The Medium Density Residential (MDR) designation within the comprehensive plan allows for very similar densities between the R-2 and R-2S zones, 5.1 to 10 dwellings per acre. staff concurs that R-2S is appropriate for this site, in agreement with the goals and policies arrived at after the public Comprehensive planning efforts, and by extension, bears a substantial relationship to the public health, safety, morals, or general welfare.

This requested rezone does not approve any development activity on the site. As with all development proposals, City development regulations will apply to any specific projects that may eventually be proposed on the site. Following public notices and reviews conducted in accord with City practices for all other private or public rezone applications, there is no evidence in this record that would provide a basis in fact or law to deny the pending rezone request.

Staff also want to address questions posed to Hearing Examiner under “Reason for Request”:

1. Whether the requested rezone implements policies of the City’s Comprehensive Plan, and /or whether there has been a change of circumstances since the original zoning was adopted for the site?
The site is already designated for medium-density residential [MDR] uses by the City’s Comprehensive Plan The requested rezone is meant to facilitate the applicant’s plans to develop the site in a manner fully authorized by the appropriate residential zoning regulations.
2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?
It appears that the proposed rezone is consistent with this criterion because the rezone is consistent with the City’s Comprehensive Plan, and any future, project-specific proposal will have to meet city development regulations, including SEPA, traffic impact reviews,

public infrastructure concurrency reviews, and payment of any impact fees in effect at the time of an application.

The Planning Department requests the Hearing Examiner recommend the proposed zoning map amendment to the Richland City Council.

SUGGESTED FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2021-102) and recommends approval of the request based on the following:

1. The property owner and applicant in this matter is Alan and Seana Mortensen.
2. The application is to rezone Benton County Assessor's Tax Parcel Number 1109844020129011.
3. The application is consistent with the criteria found in RMC 23.18.020.
4. The lot is zoned as a Medium Density Residential use district (R-2).
5. The requested zone change is to change the parcel to Medium Density Residential Small lot (R-2S).
6. Proposed Lot 1 is approximately 5,000 square feet, and proposed lot 2 (currently built on) would be 4,600 square feet.
7. The site is generally flat.
8. The surrounding area is single-family residential and a nearby school.
9. The site is located a reasonable distance from grade 1-12 schools within Richland School District.
10. The site is located a reasonable distance from the Central Business District, approximately $\frac{3}{4}$ of a mile.
11. Per RMC 23.18.010, the R-2S medium density residential small lot zoning is intended to be applied to land that is designated MDR (5.1-10 dwellings per acre) under the City's Comprehensive Plan.
12. No portion of this proposed rezone is in the Shoreline Management Program's jurisdiction.
13. The lot in this proposed rezone is in a Critical Aquifer Recharge Area (CARA). No other critical areas have been identified. This re-zone and associated short plat are not subject to critical areas requirements.
14. The proposed site has an easement along its rear boundary.
15. The application is exempt from the provisions of the State Environmental Policy Act (SEPA), as identified in WAC 197-11-800(6)(c).
16. Notice requirements of RMC 19.30.040 have been met:
 - a. Notice of Hearing Mailed: April 6, 2023
 - b. Notice of Hearing Posted: April 6, 2023
 - c. Notice of Hearing Published: April 10, 2023
17. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

EXHIBIT LIST

1. Application Materials
2. Zone Map
3. Short Plat
4. Public Notices & Affidavits

5. Agency Comments



Exhibit I

Application Materials



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☒ Contact Person

Owner: Alan and Seana Mortensen

Address: 2310 Enterprise Dr Richland WA 99354

Phone: (509) 528-3954

Email: stuandseana@aol.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company:

UBI#:

Contact:

Address:

Phone:

Email:

DESCRIPTION OF WORK

Re-zone 521 Smith Avenue from R-2 (medium density residential) to R-2S (small lot medium density residential) to enable this parcel to be short platted. A new single family home would then be constructed on the newly created parcel, thereby providing infill housing in central Richland.

PROPERTY INFORMATION

Parcel #: 110984020129011

Legal Description: Plot of Richland Block 129 Lot 11 Subject to Easements & Restrictions of Record

Current Zoning: R-2

Current Comp Plan: 2017

Requested Zoning: R-2S

Current Use: Residential

Proposed Use: Residential

Area of Property: 9,600 sq ft.

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:

This property is walking distance from three schools, which makes it ideal for residential housing.

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

An "infill" home will not be permitted to be built. This will result in the continued shortage of housing in central Richland.



City of Richland
Development Services

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

Short Plat Application

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

PROPERTY OWNER INFORMATION

☒ Contact Person

Owner: Alan and Seana Mortensen

Address: 2310 Enterprise Dr, Richland, WA 99354

Phone: (509) 528-3954

Email: stuanandseana@aol.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company:

UBI# n/a

Contact:

Address:

Phone:

Email:

SURVEYOR INFORMATION

Contact: Rick Russum - Worley Surveying

Address: 6310 Ryanick Road, Kennewick WA 99338

Phone: (509) 582-6716

Email: rick@worleysurveying.com

PROJECT DESCRIPTION

Subdivide 512 Smith Avenue into two equal sized lots, in conformance with City of Richland zoning codes for medium density residential R-2S zoning requirements. Construct a single family dwelling on the empty lot to provide infill housing within the Richland Historic District.

PROPERTY INFORMATION

Parcel #: 110984020129011

Zoning: R-2

Legal Description: PLAT OF RICHLAND BLOCK 129 LOT 11 SUBJECT TO EASEMENTS & RESTRICTION OF RECORD.

Comp Plan Designation: Medium Density Residential

Gross Acreage: 0.2203

Number of Lots: 2

Smallest Lot Size: 4600 sq ft

Net Lot Area Acreage: 9,600 sq ft

Avg Lot Size: 4,800 sq ft

Largest Lot Size: 5,000 sq ft

Domestic Water Supply: ☒ City ☐ Private Well

Sewage Disposal: ☒ City ☐ Septic

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

SEPA Checklist Submitted? ☐ Yes ☐ No ☒ N/A

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

APPLICATION MUST INCLUDE

1. Completed Application and Filing Fee
2. 2 – Copies of Plat & 1 .pdf
3. 1 – 11" x 17" reduction of Short Plat
4. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
5. SEPA Checklist (if necessary)
6. Other information as determined by the Administrator

UTILITY	PROVIDER
Power	City of Richland
Telephone	n/a
Natural Gas	n/a
Cable TV	Spectrum

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: Seana Mortensen

Applicant Signature:

Seana Mortensen

Date

3/8/23

TO: City of Richland Planning Department
DATE: March 17, 2023
FROM: Seana Mortensen 
SUBJECT: Residential Performance Standards and Special Requirements as applicable to
521 Smith Avenue Short Plat/Re-zone Application

Per Richland Municipal Code, Section 23.18.020 requires the following for this project.

- a. A street landscaping plan showing the location and type of landscaping proposed.

The new lot created by subdividing 521 Smith into two lots will contain a newly constructed single-family residence. Landscaping will consist of a lawn and ornamental grasses in front of the house.

- b. Information showing the location, dimensions, and character of recreational facilities and/or open space, including paths and trails.

Frankfort Park: Frankfort Park is a 2.8-acre community park, located four tenths of a mile (about an 11-minute walk) away from 521 Smith Avenue. The address is 400 Hartford Street, Richland. It offers a playground for children, open areas, a basketball court, and a baseball field.

Beverly Heights Park: Beverly Height Park is a 2.3-acre community park, located one half mile (about a 12-minute walk) away from 521 Smith. The address is 245 Wright Avenue, Richland. This park offers picnic tables, a playground for children, and a baseball field.

WE Johnson Park: The W.E. Johnson Park is a 236-acre park, approximately 1.5 miles (a six-minute drive) from 521 Smith Avenue. It borders the Yakima River and is designated as Natural Open Space. Within the park are riparian, wetland, and shrub-step habitats. It offers a variety of recreational activities, including a dedicated horse park, dedicated archery ranges, and a network of trails used by hikers, equestrians, bikers, and bird watchers. It is part of the Sun and Sage Loop of the Great Washington State Birding Trail.

Columbia Playfield: Columbia Playfield is a 29-acre recreational park located 1.1 miles, and an 18-minute walk or a four-minute drive from 521 Smith Avenue. It offers baseball/softball fields, bleachers, and concessions. Its address is 1500 Mansfield Street, Richland.

- c. Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.

This section is not applicable because 521 Smith Avenue is within an existing established neighborhood.



City of Richland
625 Swift Blvd.
Richland, WA 99352

Phone: 509-942-7794
Fax: 509-942-7764

Paid Invoice Summary

Page 1 of 1

DATE

3/23/2023

ACCOUNT :

Worley Surveying
PO Box 6132

Kennewick WA 99336

Phone:

PROJECT NAME521SmithAve-Mortenson-PLN-230321-1

521 Smith Ave
Richland, WA 99352

Date	Reference Number	Invoice Number	FeeCat	Description	Status	Amount
3/23/2023	521SmithAve-Mortenson-PLN-230321-1	2023-000713	001345810	Zoning - Short Plat	Paid	(-) 515.00
3/23/2023	521SmithAve-Mortenson-PLN-230321-1	2023-000713	001345810	Zoning - Zone Change	Paid	(-) 1425.00

Date	InvoiceNum	Status	Payment	Amount
3/21/2023	2023-000713	Original Due		1940.00
3/23/2023	2023-000713	Paid	CreditCard Seana Mortensen-CC	(-) 1940.00

Total Paid

1,940.00

Permitting/Planning will be closed the 1st Tuesday of each month from 8:00-8:30am

PERMIT ISSUANCE HOURS - 8:00AM - 4:30PM

Please remit all payments to address above

Thank you!

Save Time & Money with Online Permits and Inspections. Go To: www.buildingdepartment.com

SHORT PLAT NO. _____

PORTION SW1/4, OF THE SE 1/4 SECTION 10, T9N, R28E, W.M.
RICHLAND, BENTON COUNTY, WASHINGTON
PARCEL NUMBER 110984020129011

DESCRIPTION

LOT 11, BLOCK 129 PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED
VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

OWNER'S CERTIFICATE

WE, ALAN AND SEANA MORTENSEN HUSBAND AND WIFE, HEREBY CERTIFY THAT WE ARE THE
OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO
BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THE EASEMENTS ON THE SHORT
PLAT ARE GRANTED FOR THE USES SHOWN THEREON.

ALAN MORTENSEN _____ DATE _____

SEANA MORTENSEN _____ DATE _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF BENTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALAN AND SEANA MORTENSEN
HUSBAND AND WIFE SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE THERE FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON _____ DATE _____

MY APPOINTMENT EXPIRES _____

NOTES

- DENOTES SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 41966" AT
PROPERTY CORNER UNLESS NOTED OTHERWISE.
● DENOTES FOUND MONUMENT DATE VISITED FEBRUARY 2023
● DENOTES CALCULATED POINT NOT SET
- BASIS OF BEARING: NAD83/91 CITY OF RICHLAND CONTROL WASHINGTON SOUTH
ZONE
- EQUIPMENT USED INCLUDED A LEICA TPS 1100 TOTAL STATION WITH STANDARD OF
ERROR OF 2 SECONDS AND 5 MM ± 5 PPM. & TRIMBLE GPS
- ADDRESS NUMBERS [NOTED IN BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF
RICHLAND. MAILING ADDRESS IS ZIP CODE 99352 NO BUILDING PERMITS FOR THE
- PROPOSED LOTS SHALL BE ISSUED FOR ANY STRUCTURE REQUIRING POTABLE WATER
AND SANITARY SEWER SERVICE UNTIL AN APPROVED WATER AND SEWER DISTRIBUTION
SYSTEM THAT WILL PROVIDE SERVICES TO THE LOT THAT THE STRUCTURE WILL BE BUILT
ON HAS BEEN DESIGNED AND ACCEPTED BY THE CITY OF RICHLAND ENGINEERING DEPT.
NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY STRUCTURE UNTIL SAID
SYSTEM IS CONSTRUCTED AND ACCEPTED BY THE CITY. UTILITY INFORMATION IS
AVAILABLE THROUGH THE CITY OF RICHLAND.

APPROVALS

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, BENTON
COUNTY, STATE OF WASHINGTON.

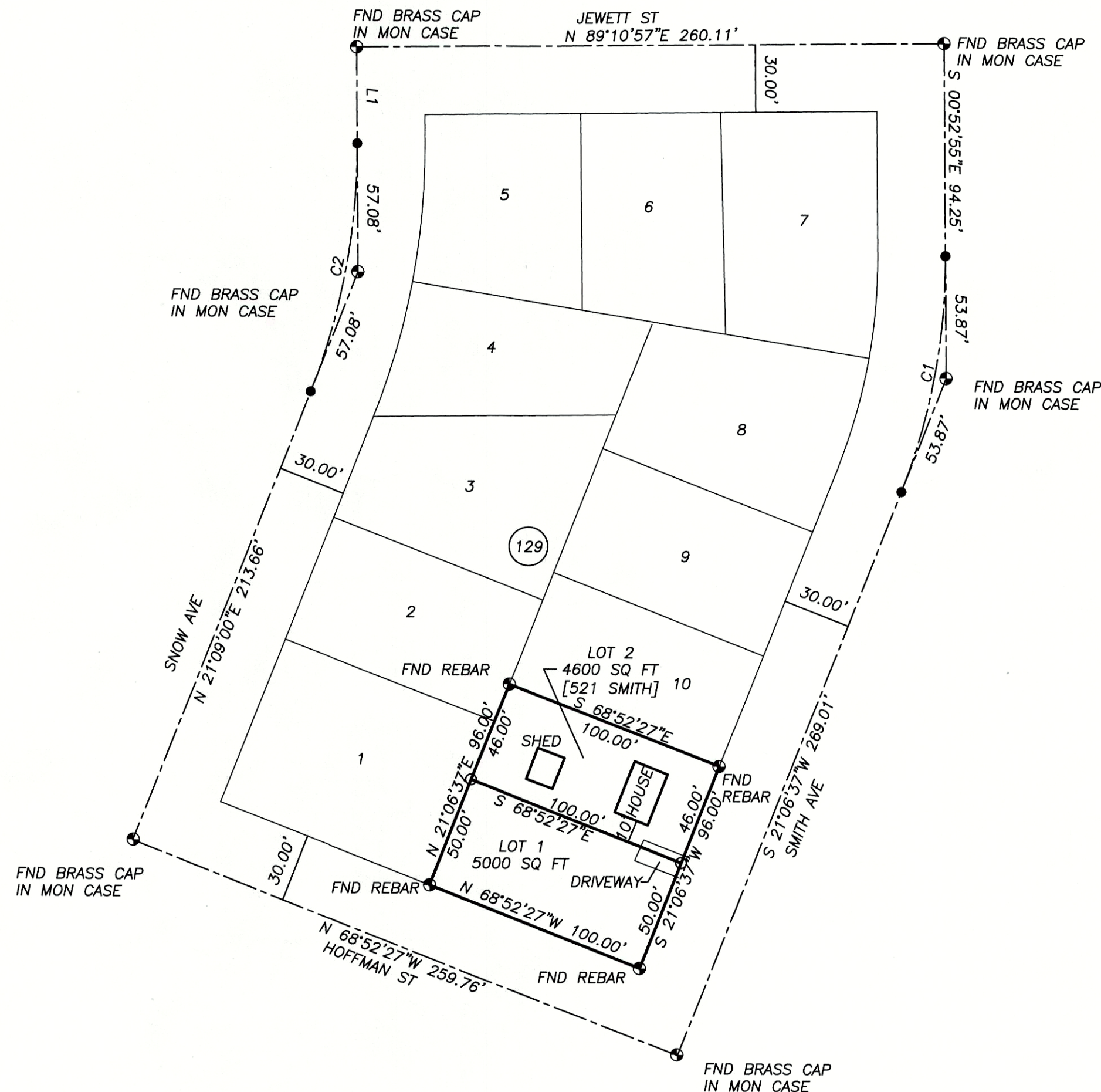
CITY OF RICHLAND CITY ENGINEER _____ DATE _____

TREASURER

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE
BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON THE
DATE OF THIS CERTIFICATION HAVE BEEN PAID.

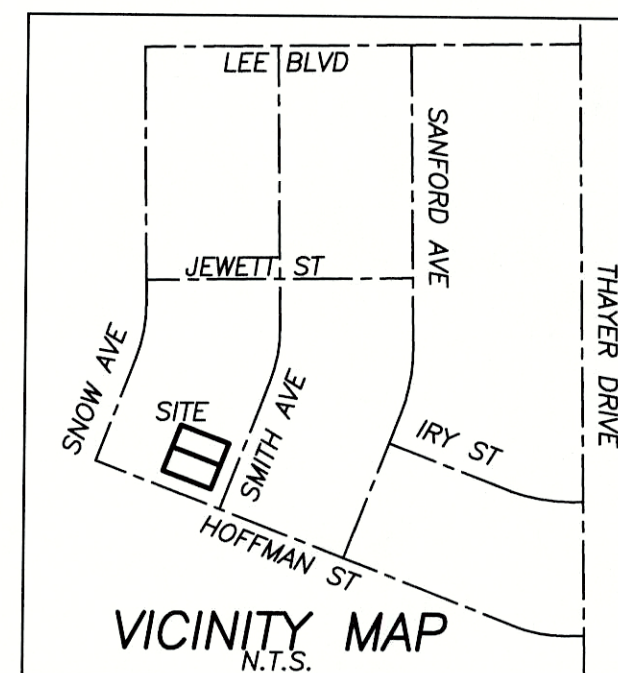
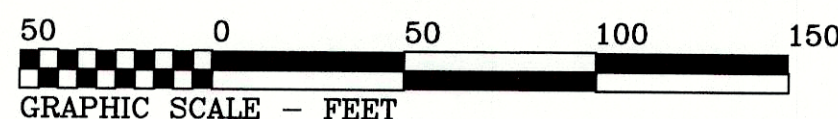
DATED THIS _____ DAY OF _____, 20____.
PARCEL NUMBER 110984020129011

BENTON COUNTY TREASURER _____



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	277.24'	106.41'	21°59'31"	N 10°06'51" E	105.76'
C2	293.82'	112.75'	21°59'13"	N 10°09'23" E	112.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°50'13" W	42.41'



SURVEYOR'S CERTIFICATE

I, RICHARD S. RUSSUM, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT
AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL
ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS
HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.

AUDITOR'S CERTIFICATE

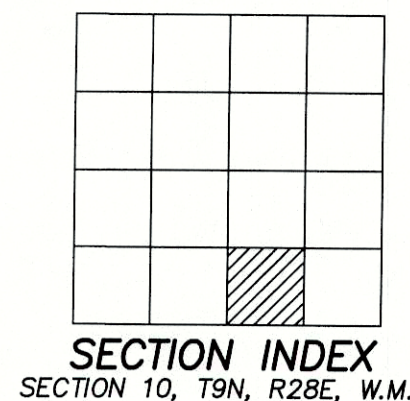
FILED FOR RECORD AT THE REQUEST OF SEANA MORTENSEN AT _____
MINUTES PAST _____ M., THIS _____ DAY OF _____
20____, AND RECORDED IN VOLUME _____ OF SHORT PLATS,
PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON.

BENTON COUNTY AUDITOR _____ FEE NUMBER _____

WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336
509-582-6716

JOB # 23-013

SHEET
1 OF 1





SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Guarantee No.: G-6329-12238

Fee: \$250.00

Order No.: 1957373

Dated: February 24, 2023

Stewart Title Guaranty Company (the "Company"), guarantees the County of Benton and any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Authorized Countersignature
Stewart Title Company
7913 W. Grandridge Blvd
Kennewick, WA 99336



Frederick H. Eppinger
President and CEO

David Hisey
Secretary

For coverage information or assistance resolving a complaint, call (800) 729-1902 or visit www.stewart.com.
In writing this company, please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial No.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA and CPRA rights. Unless permitted by the CCPA or CPRA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements

Changes to This CCPRA & CPRA Notice

Stewart reserves the right to amend this CCPA & CPRA Notice at our discretion and at any time. When we make changes to this CCPA & CPRA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

Stewart's Privacy Notice can be found on our website at <https://www.stewart.com/en/privacy.html>.

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Typically, when we disclose personal information for a business purpose, we enter into a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Biometric Information
Category F: Internet or other similar network activity
Category G: Geolocation data
Category H: Sensory data
Category I: Professional or employment-related information
Category J: Non-public education information
Category K: Inferences

Your Consumer Rights and Choices Under CPPA and CPRA

Your Rights Under CCPA

The CCPA provides consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Stewart may disclose your personal information to a third party for a business purpose.

Privacy Notice at Collection for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020, effective January 1, 2023 ("CPRA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice at Collection for California Residents** ("CCPA & CPRA Notice"). This CCPA & CPRA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, and consumers and others who reside in the State of California or are considered California Residents as defined in the CCPA & CPRA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), Gramm Leach Bliley Act (GLBA) and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of **personal and sensitive personal information** from consumers within the last twelve (12) months:

Category	Examples	Collected
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES

- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Stewart may disclose your personal information to a non-affiliated third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter in a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Non-affiliated third-party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing to our affiliates for direct marketing, you may send an "opt out" request to Privacyrequest@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical and administrative safeguards and policies to protect your personal information.

Contact Information

If you have questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

STEWART TITLE GUARANTY COMPANY

PRIVACY NOTICE

This Stewart Title Guaranty Company Privacy Notice ("Notice") explains how Stewart Title Guaranty Company and its subsidiary title insurance companies (collectively, "Stewart") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, social security number, driver's license number, passport number, or other similar identifiers;
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Name, signature, social security number, physical characteristics or description, address, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker;
3. Information about your transactions with Stewart, our affiliates, or others; and
4. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you or in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.

SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Order Number: 1957373

Guarantee No.: G-6329-12238

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.

**SUBDIVISION GUARANTEE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Order Number: 1957373

Guarantee No.: G-6329-12238

Lot 11, Block 129, Plat of Richland, according to the plat thereof recorded in Volumes 6 and 7 of Plats, records of Benton County, Washington.

SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

6. Restrictions, easements, dedications, notes and delineated matters contained on the face of the Plat of Plat of Richland as recorded in Volumes 6 and 7 of Plats, and any amendments thereto.

SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Prepared by:
Stewart Title Company
8511 W. Clearwater, Suite E
Kennewick, WA 99336

Order Number: 1957373

Guarantee No.: G-6329-12238

Effective Date: February 24, 2023

Premium: \$250.00
Sales Tax: \$21.50
Total: \$271.50

OWNERS: Alan Mortensen and Seana Mortensen, husband and wife

LEGAL DESCRIPTION:
See Exhibit "A" Attached Hereto

SUBJECT TO:

1. MAP

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

2. General taxes: First half delinquent May 1; Second half delinquent November 1:

Year: 2023
Amount Billed: \$1,242.54
Amount Paid: \$0.00
Amount Due: \$1,242.54, plus interest and penalty if delinquent
Tax Account No. 110984020129011
Levy Code: R1
Land: \$50,000.00
Improvements: \$71,740.00

3. Deed of Trust dated November 13, 2018 and recorded November 16, 2018 as Instrument Number 2018-034026 in the original principal amount of \$70,000.00 from Alan Mortensen and Seana Mortensen, husband and wife to George C. Reinmiller Trustee Inc., as trustee, for Boeing Employees' Credit Union.

4. Easement(s) as shown upon the face of said Plat of Richland and as amended under Auditor's File No. 373909.

5. Easement(s) and reservations in Deed from the United States of America and the terms and conditions thereof recorded under Instrument No. 395389.

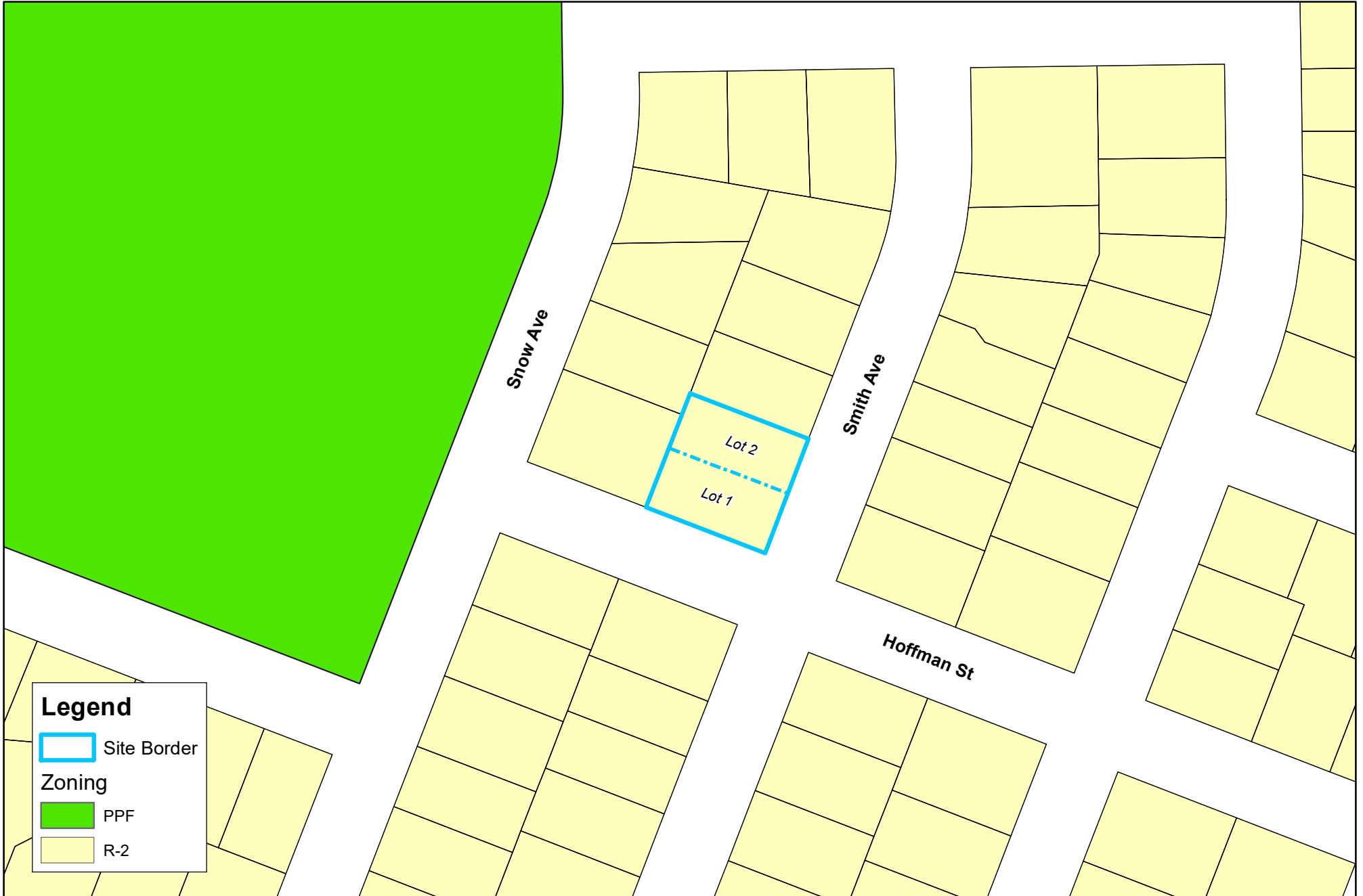
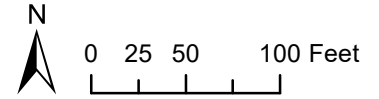


Exhibit 2

Zone Map

Zoning Map

Item: 521 Smith Ave, Short Plat & Rezone
Applicant: Alan & Seana Mortensen
File #: SP2023-106 & Z2023-104



Legend

 Site Border

Zoning

 PPF

 R-2



Exhibit 3

Short Plat



SHORT PLAT FINDINGS AND DECISION

SUMMARY AND PURPOSE OF REQUEST

Project Name: 521 Smith Ave Short Plat

Owner: Alan and Seana Mortensen
521 Smith Avenue
Richland, Washington 99352

Applicant: Alan and Seana Mortensen
(509) 528-3954
stuandseana@aol.com

Contact: Surveyor: Rick Russum – Worley Surveying
6310 Ryanick Road
Kennewick, Washington 99338
(509) 582-6716
rick@worleysurveying.com

File Number: SP 2023-106

Staff Contact: Kyle Hendricks, Planner
509-942-7683
khendricks@ci.richland.wa.us

Parcel Numbers: 1-10984020129011

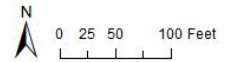
Project Summary: Dividing one (1) lot totaling 9,600 square feet into two (2) lots of similar size

Project Location: 521 Smith Avenue is at the northwest corner of the Smith Avenue and Hoffman Street intersection; Located within the Southwest Quarter of the Southeast Quarter of Section 10, Township 9 North, Range 28 East, W.M.

Site Area: 9,600 square feet

**Vicinity
Map**

Item: 521 Smith Ave, Short Plat & Rezone
 Applicant: Alan & Seana Mortensen
 File #: SP2023-106 & Z2023-104

**BACKGROUND INFORMATION**

Owner(s) of Record: Alan and Seana Mortensen
 521 Smith Avenue
 Richland, Washington 99352

Zoning Designation: Medium Density Residential (R-2), Proposed zone change to R-2S

Comp Plan Land Use: Medium Density Residential (MDR)

Existing Use: Single Family Residential

Surrounding lands are developed and zoned as follows:

Surrounding Zoning & Land Uses: **North:** Single Family Residential (R-2).
East: Single Family Residential (R-2).
South: Single Family Residential (R-2).
West: Single Family Residential (R-2).

Access: The proposed lots can be accessed from Smith Avenue, and proposed Lot 1 can potentially be accessed from Hoffman Street.

SITE CHARACTERISTICS**LAYOUT**

Lot Size: 9,600 Square feet

Proposed Lot Sizes:	Lot 1	5,000 ft ² (0.11 acres) gross land area
	Lot 2	4,600 ft ² (0.10 acres) gross land area
Lot Dimensions:	The entire site is nearly a square, measuring 96 feet wide along Smith Avenue frontage and 100 feet along the Hoffman Street frontage.	
Setbacks: (primary structure)	R-2 Front Yard: 20 feet Side Yard: 6 feet Rear Yard: 25 feet	
	Potential R-2S Front Yard: 20 feet Side Yard: 6 feet Rear Yard: 20 feet for living space, 3 Feet for garages that take less than 60% of the measured rear lot line width.	
	Both Zones Corner lot, secondary street frontage: 15 feet Maximum building height: 30 feet	

ENVIRONMENTAL

Topography:	Based on the City’s 2018 contour analysis, the site can be described as flat
Vegetation	Based on the City’s February 2022 base map aerial imagery, the site is developed as a single-family home on proposed Lot 2, while Proposed Lot 1 is vacant and maintained grasses.
Other:	<u>Soil:</u> USDA Soils online mapping indicates the underlying soils are classified as approximately 100% (QuA) Quincy Loamy sand 0 to 2 percent slopes (https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx) <u>Floodplains:</u> The site does not lie within a floodplain. <u>Critical Areas:</u> - The City’s critical areas maps identify the site is in a critical area. - According to the Source Water Assessment Program (SWAP) the site does belong to a 5-year aquifer recharge area. - The site is not within the Shoreline jurisdiction.

FINDINGS

Streets / Access:	The primary access for this site is Smith Avenue. New or revised driveway access-points shall be subject to review and approval by the City of Richland Traffic Engineer.
Transit:	Benton Franklin Transit maintains two bus service lines near the site.
	Route 20 along Thayer Drive approximately 770 feet directly east from the site to the nearest bus stop. Route 25 along Wright Avenue approximately 1,450 feet by way of street travel to the southwest of the site to the nearest bus stop.

Water:	There is an eight-inch distribution main within each of the Hoffman Street and Smith Avenue rights-of-way.
Irrigation:	The site is outside the Kennewick Irrigation District boundary. There are no immediately available irrigation connections near the property.
Fire Protection:	The nearest fire hydrant is located at the southwest corner of the Hoffman Street and Smith Avenue intersection, approximately 90 feet from the site.
Sewer:	There is an existing 8-inch gravity main running through the rear yard of the site, near the western property line. According to current city records, this line has an approximate 24-foot easement from the rear property line.
Electrical:	The site has an existing overhead primary conductor running north-to-south along the northwestern boundary of the proposed site.
Parks, Recreation and Open Spaces:	The nearest Richland Park (Frankfort Park) is approximately 1,800 feet away by way of street access.
Stormwater:	There appears to be two 12-inch catch basins 95 feet west of the site on Hoffman Street.
Schools:	The City of Richland does not impose school impact fees. The site is relatively close to all Public School needs for a potential student, approximately 200 feet from Whitman Elementary School, 1,300 feet from Carmichael Middle school, and 3,000 feet from Richland High School.
Walkability:	Based on the City's February 2022 base map aerial imagery, it appears that all neighboring properties are connected with sidewalk.

DECISION

The short plat application to divide the existing parcel totaling 9,600 square feet, into two (2) lots, is hereby **Approved**, provided the following items are addressed:

1. Adequate fire protection, domestic water and sanitary sewer services need to be installed for the new parcels being created. These services shall be installed and all other necessary and required public infrastructure improvements (as required by municipal code) shall be installed prior to the short plat being approved & signed by the City Engineer. Utility information and public infrastructure requirements will be subject to the permitting requirements found in RMC 12.08. Detailed requirements can be found through the City of Richland Public Works Dept.
2. All signatures must be obtained (except for the county signatures) prior to submittal for city signatures. The short plat applicant and irrigation district shall have signed and notarized the document before the City Engineer.
3. The signature blocks need to be for City of Richland, not Benton County.
4. Note that each individual lot will be required to have separate water and sewer services extended onto the lots. Separate lots are not allowed to share services.

5. If the existing driveway is to be used by both parcels, then a shared access agreement will need to be established and recorded.
6. The existing 30-ft. sewer easement needs to be shown and documented on the short plat document.
7. The applicant shall add the following comment to the face of the plat: 'Addresses shown in brackets are subject to change by the City of Richland. Zip code: 99352'.
8. Add addressing brackets for each street frontage.
9. Add address numbers as shown in red on the attached annotated survey.

Other Comments

1. Frontage improvements for the establishment of the new parcel may require additional sidewalk ADA improvements to the existing crossing at the corner of Smith Ave. & Hoffman St.
2. Any new driveway established for the new parcel shall follow driveway spacing requirements established in RMC 12.04.070. The width of any new driveway shall follow guidance from RMC 12.04.090.

RECORDING

The short plat cannot be recorded until the conditions of this decision are completed and the final drawing is signed by all of the required agencies. The payment of the recording fee to the County Auditor is the applicant's responsibility.

At the time the short plat is to be recorded, all property taxes and special assessments must be paid for the entire year. If a short plat is not recorded by the end of the calendar year then all of the next year's taxes and special assessments must be paid before it can be recorded.

*All conditions are the landowner's/developer's responsibility, and all conditions must be completed prior to final plat approval, unless otherwise stated herein. **Have your contractor contact Public Works at (509) 942-7500, for the permits and specifications for the necessary items listed above.** The lot configuration and easements on the survey must reflect the general layout of the applicant's drawing, as modified by this decision.*

Gary McLean, Hearing Examiner

Date



Exhibit 4

Public Notices and Affidavits



CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING
(SP2023-106 & Z2023-104)

Notice is hereby given that Alan and Seana Mortensen, has filed a change of zoning and preliminary short plat application to rezone the property at 521 Smith Avenue, Assessor's Parcel Number 110984020129011, from R-2 to R-2S.

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, May 8, 2023. All interested parties are invited to attend in-person and present testimony at the public hearing or by visiting the City of Richland website (www.ci.richland.wa.us) and joining via Zoom. Copies of the complete application packet can be obtained by visiting the City of Richland website (www.ci.richland.wa.us).

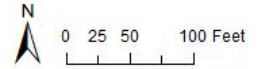
Environmental Review: The proposal is not subject to environmental review according to WAC 197-11-904.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS #35, Richland, WA 99352. Comments may also be emailed to khendricks@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Thursday, April 21, 2023, to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. Written comment will not be accepted after 6 p.m. on Sunday, May 7, 2023; however verbal comments may be presented during the public hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: 521 Smith Ave, Short Plat & Rezone
Applicant: Alan & Seana Mortensen
File #: SP2023-106 & Z2023-104



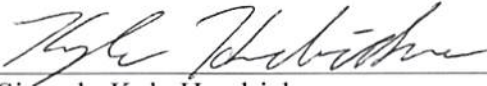
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Kyle Hendricks**, who, being first duly sworn upon oath deposes and says:

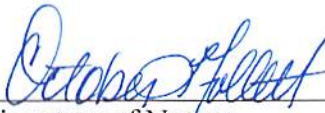
1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 6th day of April, 2023, I posted the attached NOTICE OF PUBLIC HEARING, File Number SP2023-106 & Z2023-104 in the following location:

To the immediate south of the residence at 521 Smith Avenue, 40 feet northwest of the Smith Avenue/Hoffman intersection, along Smith Avenue.


Signed: Kyle Hendricks

SIGNED AND SWORN to before me this 6th day of April 2023, by Kyle Hendricks.




Signature of Notary

October L. Follett
Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

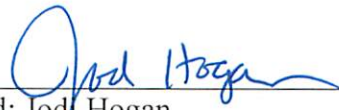
My appointment expires: 11-1-2024

AFFIDAVIT OF MAILING

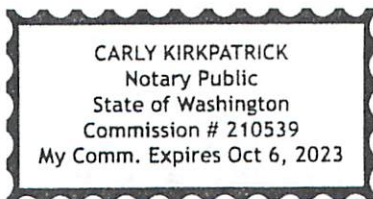
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

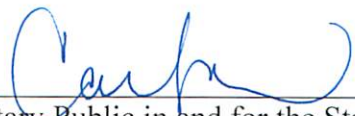
COMES NOW, Jodi Hogan, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 6th day of April, 2023, I mailed a copy of the attached NOTICE OF PUBLIC HEARING (SP2023-106 & Z2023-104) to the attached list of individuals via regular USPS on the date indicated above. The Richland Planning Commission will conduct a public hearing and review of the application on May 8, 2023.


Signed: Jodi Hogan

SIGNED AND SWORN to before me this 11th day of April, 2023 by Jodi Hogan.




Notary Public in and for the State of Washington,


Print Name

Residing at Benton County

My appointment expires: Oct. 6, 2023



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

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	406564	Print Legal Ad-IPL01176200 - IPL0117620		\$90.27	1	27 L

Attention: Jennifer Anderson

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

**CITY OF RICHLAND
NOTICE OF APPLICATION,
PUBLIC HEARING SP2023-106,
Z2023-104**

Date Notice Issued: April 10, 2023,
per WAC 197-11-340(2)

File #: SP2023-106 & Z2023-104

Proponent: Alan and Seana
Mortensen

Proposal: Change of zoning and
preliminary short plat application to
rezone the property from R-2 to R-2S.

Location of Proposal(s): The
site address is 521 Smith Ave-
nue, Assessor's Parcel Number
110984020129011

Public Comments Due:

April 21, 2023

Contact: Kyle Hendricks, Planner,
625 Swift Boulevard, MS-35
Richland, WA 99352
khendricks@ci.richland.wa.us

Date Published: Monday, April 10,
2023

IPL0117620

Apr 10 2023

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Stefani Beard, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time (s) commencing on 04/10/2023, and ending on 04/10/2023 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

04/10/23

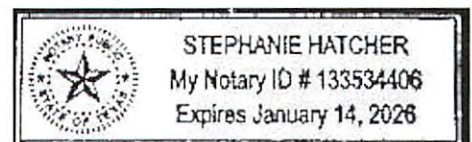
Stefani Beard

(Signature of Legals Clerk)

Sworn to and subscribed before me this 10th day
of April in the year of 2023

Stephanie Hatcher

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



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



Exhibit 5

Agency Comments

MEMORANDUM***PUBLIC WORKS
CIVIL AND UTILITY ENGINEERING***

TO: KYLE HENDRICKS – PLANNER

FROM: JASON REATHAFORD – PUBLIC WORKS, ENGINEERING TECH 4
JOHN WHITTIER – CIVIL ENGINEER 1

DATE: April 21, 2023

SUBJECT: SHORT PLAT APPLICATION #SP2023-106 – 521 SMITH AVE

Matthew,

We have reviewed the submitted short plat application received on April 6th, 2023 and have the comments noted below.

1. Adequate and independent fire protection, domestic water and sanitary sewer services need to be installed for the new parcels being created. These services shall be installed and all other necessary and required public infrastructure improvements (as required by municipal code) shall be installed prior to the short plat being approved & signed by the City Engineer. Utility information and public infrastructure requirements will be subject to the permitting requirements found in RMC 12.08. Detailed requirements can be found through the City of Richland Public Works Dept.
2. All signatures must be obtained (except for the county recording signatures) prior to submittal for city signatures. The short plat applicant shall have signed and notarized the document before the City Engineer can.
3. The signature blocks need to be for City of Richland, not Benton County.
4. Include address brackets for each of the new parcels.
5. Note that each individual lot will be required to have separate water and sewer services extended onto the lots. Separate lots are not allowed to share services.
6. If the existing driveway is to be used by both parcels, then a shared access agreement will need to be established and recorded.
7. The existing 30-ft. sewer easement needs to be shown and documented on the short plat document.
8. Advisory comment only: Frontage improvements for the establishment of the new parcel may require additional sidewalk ADA improvements to the existing crossing at the corner of Smith Ave. & Hoffman St.
9. Advisory comment only: Any new driveway established for the new parcel shall follow driveway spacing requirements established in RMC 12.04.070. The width of any new driveway shall follow guidance from RMC 12.04.090.

If you have any questions, please let us know.

Thank you,
Jason x7742
John x7649



**CITY OF RICHLAND
DEVELOPMENT SERVICES**

**625 Swift Blvd.
Richland, WA 99352**
Telephone (509) 942-7794
Fax (509) 942-7764

CI.RICHLAND.WA.US • 509-942-7390

DATE: April 17, 2023

TO: Kyle Hendricks, Planner

REVIEW BY: Nichole Westphal, Permit Technician III

PROJECT NAME: SP2023-106 521 Smith Ave

1. Add addressing brackets for each street frontage.
2. Add address numbers as shown in red on the attached annotated survey.
3. Add the following comment to the face of the plat: 'Addresses shown in brackets are subject to change by the City of Richland. Zip code: 99352'.

SHORT PLAT NO. _____
PORTION SW1/4, OF THE SE 1/4 SECTION 10, T9N, R28E, W.M.
RICHLAND, BENTON COUNTY, WASHINGTON
PARCEL NUMBER 110984020129011

DESCRIPTION
LOT 11, BLOCK 129 PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED
VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

OWNER'S CERTIFICATE
WE, ALAN AND SEANA MORTENSEN HUSBAND AND WIFE, HEREBY CERTIFY THAT WE ARE THE
OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO
BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THE EASEMENTS ON THE SHORT
PLAT ARE GRANTED FOR THE USES SHOWN THEREON.

ALAN MORTENSEN _____ DATE _____
SEANA MORTENSEN _____ DATE _____

ACKNOWLEDGMENTS
STATE OF WASHINGTON
COUNTY OF BENTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALAN AND SEANA MORTENSEN
HUSBAND AND WIFE SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE THERE FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

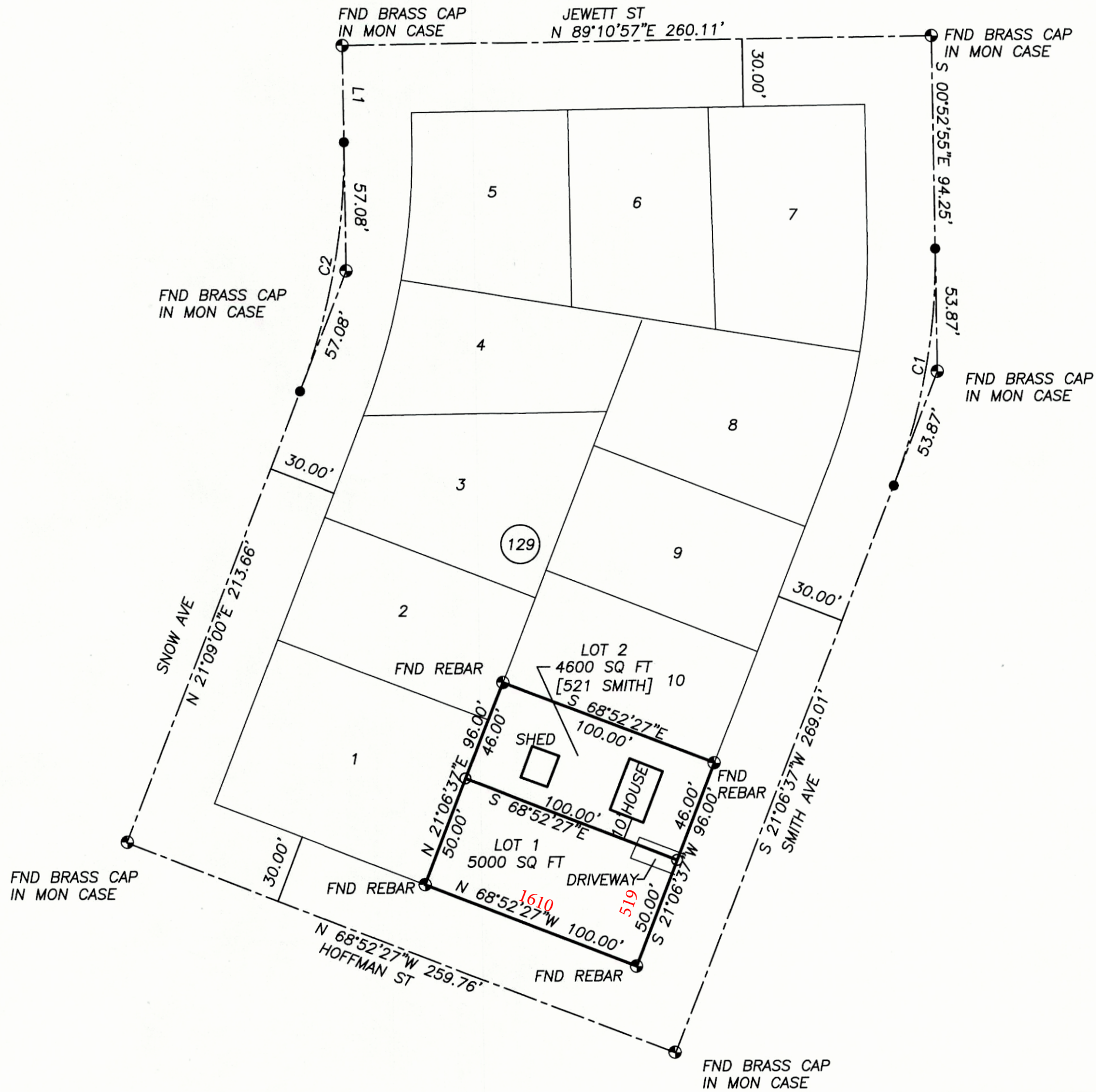
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON _____ DATE _____
MY APPOINTMENT EXPIRES _____

- NOTES
- O DENOTES SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 41966" AT
PROPERTY CORNER UNLESS NOTED OTHERWISE.
• DENOTES FOUND MONUMENT DATE VISITED FEBRUARY 2023
• DENOTES CALCULATED POINT NOT SET
 - BASIS OF BEARING: NAD83/91 CITY OF RICHLAND CONTROL WASHINGTON SOUTH
ZONE
 - EQUIPMENT USED INCLUDED A LEICA TPS 1100 TOTAL STATION WITH STANDARD OF
ERROR OF 2 SECONDS AND 5 MM ± 5 PPM. & TRIMBLE GPS
 - ADDRESS NUMBERS [NOTED IN BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF
RICHLAND. MAILING ADDRESS IS ZIP CODE 99352 NO BUILDING PERMITS FOR THE
 - PROPOSED LOTS SHALL BE ISSUED FOR ANY STRUCTURE REQUIRING POTABLE WATER
AND SANITARY SEWER SERVICE UNTIL AN APPROVED WATER AND SEWER DISTRIBUTION
SYSTEM THAT WILL PROVIDE SERVICES TO THE LOT THAT THE STRUCTURE WILL BE BUILT
ON HAS BEEN DESIGNED AND ACCEPTED BY THE CITY OF RICHLAND ENGINEERING DEPT.
NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY STRUCTURE UNTIL SAID
SYSTEM IS CONSTRUCTED AND ACCEPTED BY THE CITY. UTILITY INFORMATION IS
AVAILABLE THROUGH THE CITY OF RICHLAND.

APPROVALS
THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, BENTON
COUNTY, STATE OF WASHINGTON.
CITY OF RICHLAND CITY ENGINEER _____ DATE _____

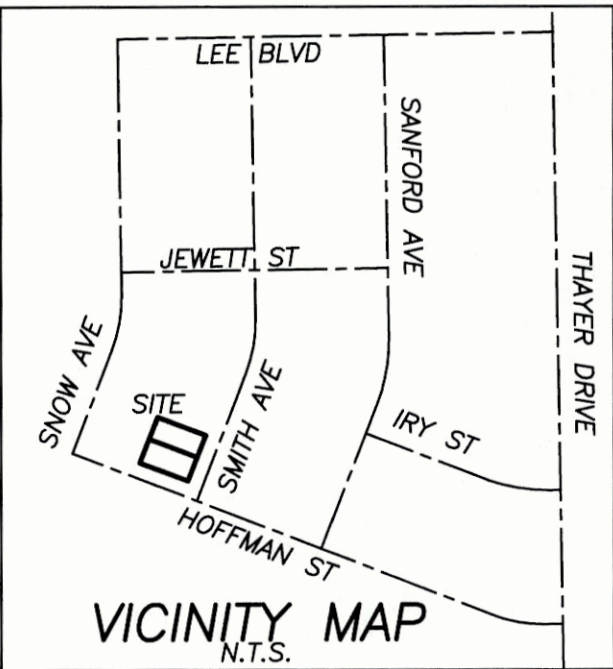
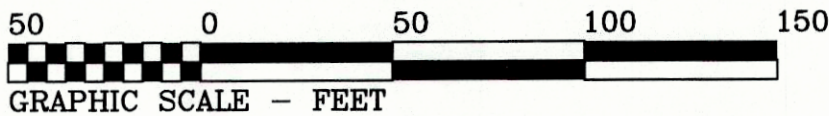
TREASURER
I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE
BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON THE
DATE OF THIS CERTIFICATION HAVE BEEN PAID.
DATED THIS _____ DAY OF _____, 20____.
PARCEL NUMBER 110984020129011

BENTON COUNTY TREASURER _____



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	277.24'	106.41'	21°59'31"	N 10°06'51" E
C2	293.82'	112.75'	21°59'13"	N 10°09'23" E

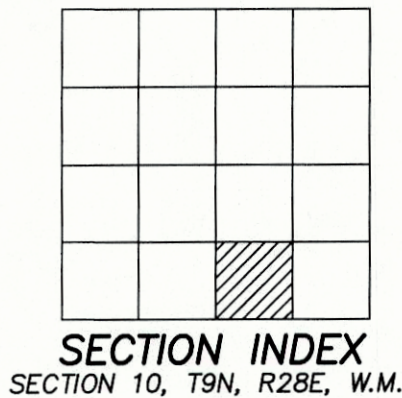
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°50'13" W	42.41'



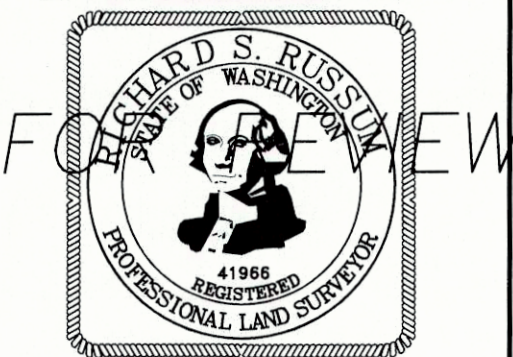
WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336
509-582-6716

JOB # 23-013

SHEET
1 OF 1



SURVEYOR'S CERTIFICATE
I, RICHARD S. RUSSUM, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT
AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL
ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS
HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.



AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SEANA MORTENSEN AT _____
MINUTES PAST _____ M., THIS _____ DAY OF _____
20____, AND RECORDED IN VOLUME _____ OF SHORT PLATS,
PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON.

BENTON COUNTY AUDITOR _____ FEE NUMBER _____

Hendricks, Kyle

From: Hendricks, Kyle
Sent: Wednesday, April 12, 2023 9:36 AM
To: Hill, Kelly
Subject: RE: SP2023-106 preliminary short plat Z2023-104 zone change

We can make sure to include the need to show any easements as a condition of approval.

From: Hill, Kelly <khill@CI.RICHLAND.WA.US>
Sent: Tuesday, April 11, 2023 6:58 AM
To: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Subject: RE: SP2023-106 preliminary short plat Z2023-104 zone change

Kyle,

Do they need to show any existing easements on the plat drawing?

Thanks
Kelly

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 11:33 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Aviation <AviationLandUse@wsdot.wa.gov>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodders@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Nancy Lang <langn@bentonpud.org>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Sean Domagalski (BFHD) <seand@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDeFoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept

of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; William Simpson <william.simpson@commerce.wa.gov>

Subject: SP2023-106 preliminary short plat Z2023-104 zone change

Hello,

Attached is the referral packet for a combined application to change the zoning and preliminary shot plat the property at 521 Smith Avenue. The applicant is requesting to change the zoning from R-2 (Medium density residential) to R-2S (Medium Density Residential, small lot). The short plat will create two lots of approximately the same size. The proposed new corner lot is currently vacant. This proposal is not subject to environmental review since both zoning categories are within the same Comprehensive Plan land use designation.

Please reply with questions or comments to be included in the staff report by end of day Friday April 21st, 2023.

Thank you,



Kyle Hendricks
Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7683

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

Hendricks, Kyle

From: WSDOT Aviation Land Use Inquiries and Application Submittals
<AviationLandUse@WSDOT.WA.GOV>
Sent: Thursday, April 6, 2023 2:10 PM
To: Hendricks, Kyle
Subject: RE: [EXTERNAL] SP2023-106 preliminary short plat Z2023-104 zone change

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

M Hendricks,

WSDOT Aviation Division reviewed this proposal on 04/06/2023. No comments.

Cheers,

David Ison, PhD | Aviation Planner
Airport Land Use Compatibility & Emerging Aviation Technologies
Washington State Department of Transportation
isond@wsdot.wa.gov C: 360-890-5258

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 11:33 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Cooper, Kelly (DOH) <Kelly.Cooper@DOH.WA.GOV>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdelyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Nancy Lang <langn@bentonpud.org>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Gonseth, Paul <GonsethP@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Sean Domagalski (BFHD)

<seand@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; WSDOT SC Planning Mailbox <SCPlanning@WSDOT.WA.GOV>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezla@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; Simpson, William (COM) <william.simpson@commerce.wa.gov>

Subject: [EXTERNAL] SP2023-106 preliminary short plat Z2023-104 zone change

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Hello,

Attached is the referral packet for a combined application to change the zoning and preliminary shot plat the property at 521 Smith Avenue. The applicant is requesting to change the zoning from R-2 (Medium density residential) to R-2S (Medium Density Residential, small lot). The short plat will create two lots of approximately the same size. The proposed new corner lot is currently vacant. This proposal is not subject to environmental review since both zoning categories are within the same Comprehensive Plan land use designation.

Please reply with questions or comments to be included in the staff report by end of day Friday April 21st, 2023.

Thank you,



Kyle Hendricks
Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7683

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Hendricks, Kyle

From: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>
Sent: Friday, April 21, 2023 3:03 PM
To: Hendricks, Kyle
Cc: Cummings,Nicole M (BPA) - TERR-TRI CITIES RMHQ
Subject: RE: [EXTERNAL] SP2023-106 preliminary short plat Z2023-104 zone change

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Kyle,

Bonneville Power Administration's (BPA) has had the opportunity to review SP2023-106 preliminary short plat Z2023-104 zone change. The zone change is from R-2 (Medium density residential) to R-2S (Medium Density Residential, small lot) located at 521 Smith Avenue in Richland, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 1100 feet from the subject properties. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Nicole Cummings at (509) 542-5499 or by email at nmcummings@bpa.gov.

Thank you for the opportunity to review this application.



Deborah Rodgers

Realty Technician Contractor
2211 North Commercial Avenue, Pasco, WA 99301
Bonneville Power Administration | TERR/Tri-Cities-RMHQ
Real Property Field Services | P 509.544.4749
dxrodgers@bpa.gov

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 11:33 AM
To: Acevedo, Mizaël <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Aviation <AviationLandUse@wsdot.wa.gov>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Cottrell II, Joseph E (BPA) - TERR-TRI

CITIES RMHQ <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdelyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Nancy Lang <langn@bentonpud.org>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Sean Domagalski (BFHD) <seand@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezla@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; William Simpson <william.simpson@commerce.wa.gov>

Subject: [EXTERNAL] SP2023-106 preliminary short plat Z2023-104 zone change

Hello,

Attached is the referral packet for a combined application to change the zoning and preliminary shot plat the property at 521 Smith Avenue. The applicant is requesting to change the zoning from R-2 (Medium density residential) to R-2S (Medium Density Residential, small lot). The short plat will create two lots of approximately the same size. The proposed new corner lot is currently vacant. This proposal is not subject to environmental review since both zoning categories are within the same Comprehensive Plan land use designation.

Please reply with questions or comments to be included in the staff report by end of day Friday April 21st, 2023.

Thank you,



Kyle Hendricks

Planner

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

(509) 942-7683

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Hendricks, Kyle

From: Toby Mears <tmears@noanet.net>
Sent: Thursday, April 6, 2023 2:41 PM
To: Hendricks, Kyle
Subject: RE: SP2023-106 preliminary short plat Z2023-104 zone change

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

BPUD has no fiber in the area

Thanks,

Toby Mears

Outside Plant Engineer, NoaNet

Direct: (509) 947-0089 | NOC: (866) 662-6380 | [NoaNet](#)



From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 11:33 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Aviation <AviationLandUse@wsdot.wa.gov>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; osp <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjddeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Nancy Lang <langn@bentonpud.org>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Sean Domagalski (BFHD) <seand@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDeFoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezla@dfw.wa.gov>; WA Dept

of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; William Simpson <william.simpson@commerce.wa.gov>

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Thank you,



Kyle Hendricks
Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7683

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Hendricks, Kyle

From: Buechler, Ken
Sent: Monday, April 10, 2023 7:06 PM
To: Hendricks, Kyle
Subject: RE: SP2023-106 preliminary short plat Z2023-104 zone change

Fire is good with this SP.



Kenneth Buechler

Fire Marshal

625 Swift Blvd., MS-16 | Richland, WA 99352
(509) 942-7556
(509) 578-9321

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 11:33 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Aviation <AviationLandUse@wsdot.wa.gov>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodders@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjddeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Nancy Lang <langn@bentonpud.org>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Sean Domagalski (BFHD) <seand@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; William Simpson <william.simpson@commerce.wa.gov>
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Thank you,



Kyle Hendricks

Planner

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(509) 942-7683

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Hendricks, Kyle

From: Brett Flippo <BFlippo@kid.org>
Sent: Tuesday, April 11, 2023 2:43 PM
To: Hendricks, Kyle
Subject: RE: SP2023-106 preliminary short plat Z2023-104 zone change

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mr. Hendricks,

KID has reviewed the subject application and determined that it is located outside the boundaries of the District. KID has no comments.

Thanks,

Brett Flippo, PLS, CFedS
Kennewick Irrigation District

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 11:33 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Aviation <AviationLandUse@wsdot.wa.gov>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <JMcShane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; M. Deklyne <mjddeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Nancy Lang <langn@bentonpud.org>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Sean Domagalski (BFHD) <seand@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezla@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole

<nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; William Simpson

<william.simpson@commerce.wa.gov>

Subject: SP2023-106 preliminary short plat Z2023-104 zone change

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

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SHORT PLAT NO. _____

PORTION SW1/4, OF THE SE 1/4 SECTION 10, T9N, R28E, W.M.
RICHLAND, BENTON COUNTY, WASHINGTON
PARCEL NUMBER 110984020129011

DESCRIPTION

LOT 11, BLOCK 129 PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED
VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

OWNER'S CERTIFICATE

WE, ALAN AND SEANA MORTENSEN HUSBAND AND WIFE, HEREBY CERTIFY THAT WE ARE THE
OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO
BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THE EASEMENTS ON THE SHORT
PLAT ARE GRANTED FOR THE USES SHOWN THEREON.

ALAN MORTENSEN _____ DATE _____

SEANA MORTENSEN _____ DATE _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF BENTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALAN AND SEANA MORTENSEN
HUSBAND AND WIFE SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE THERE FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON _____ DATE _____

MY APPOINTMENT EXPIRES _____

NOTES

- DENOTES SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 41966" AT
PROPERTY CORNER UNLESS NOTED OTHERWISE.
● DENOTES FOUND MONUMENT DATE VISITED FEBRUARY 2023
● DENOTES CALCULATED POINT NOT SET
- BASIS OF BEARING: NAD83/91 CITY OF RICHLAND CONTROL WASHINGTON SOUTH
ZONE
- EQUIPMENT USED INCLUDED A LEICA TPS 1100 TOTAL STATION WITH STANDARD OF
ERROR OF 2 SECONDS AND 5 MM ± 5 PPM. & TRIMBLE GPS
- ADDRESS NUMBERS [NOTED IN BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF
RICHLAND. MAILING ADDRESS IS ZIP CODE 99352 NO BUILDING PERMITS FOR THE
- PROPOSED LOTS SHALL BE ISSUED FOR ANY STRUCTURE REQUIRING POTABLE WATER
AND SANITARY SEWER SERVICE UNTIL AN APPROVED WATER AND SEWER DISTRIBUTION
SYSTEM THAT WILL PROVIDE SERVICES TO THE LOT THAT THE STRUCTURE WILL BE BUILT
ON HAS BEEN DESIGNED AND ACCEPTED BY THE CITY OF RICHLAND ENGINEERING DEPT.
NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY STRUCTURE UNTIL SAID
SYSTEM IS CONSTRUCTED AND ACCEPTED BY THE CITY. UTILITY INFORMATION IS
AVAILABLE THROUGH THE CITY OF RICHLAND.

APPROVALS

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, BENTON
COUNTY, STATE OF WASHINGTON.

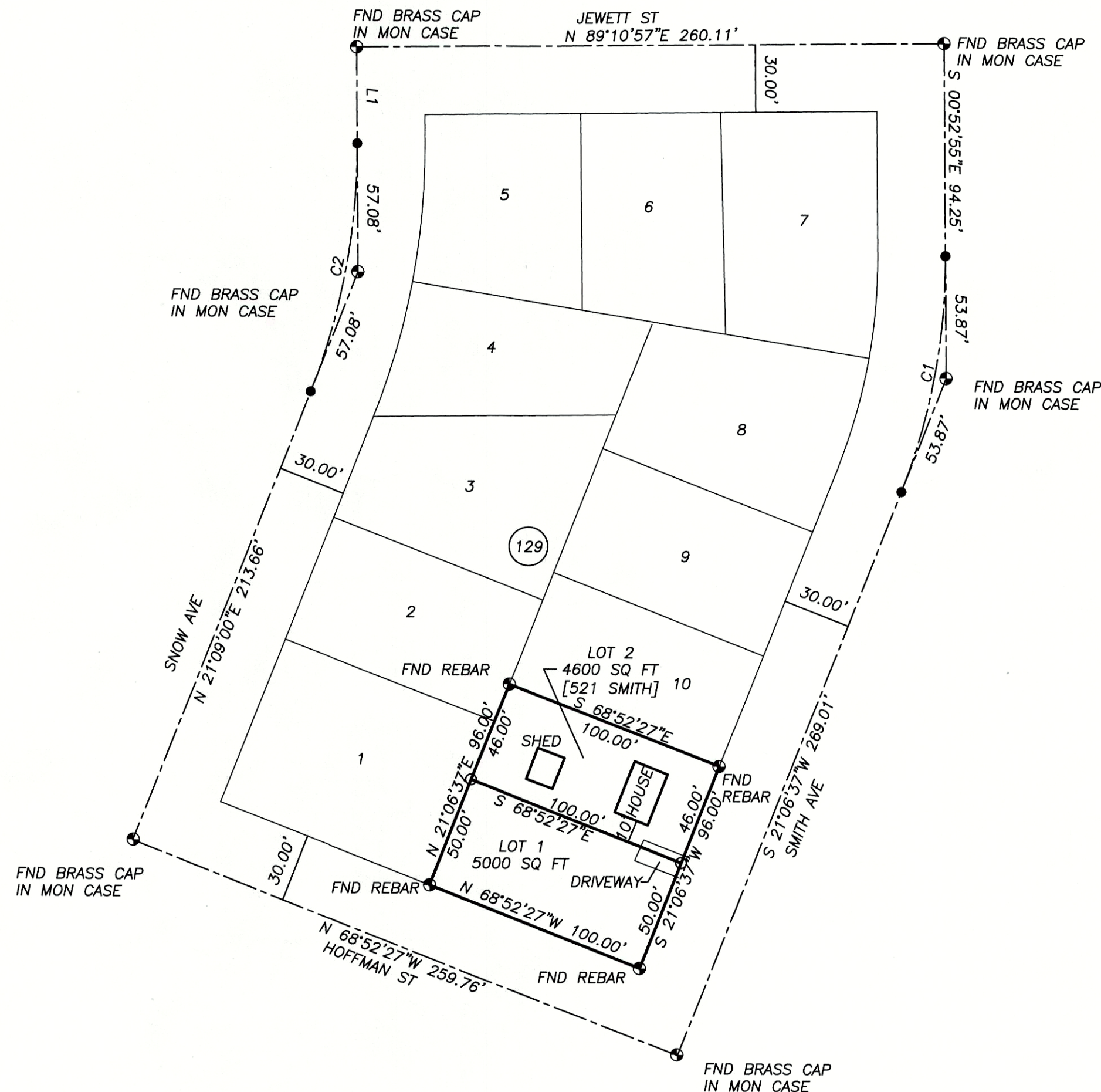
CITY OF RICHLAND CITY ENGINEER _____ DATE _____

TREASURER

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE
BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON THE
DATE OF THIS CERTIFICATION HAVE BEEN PAID.

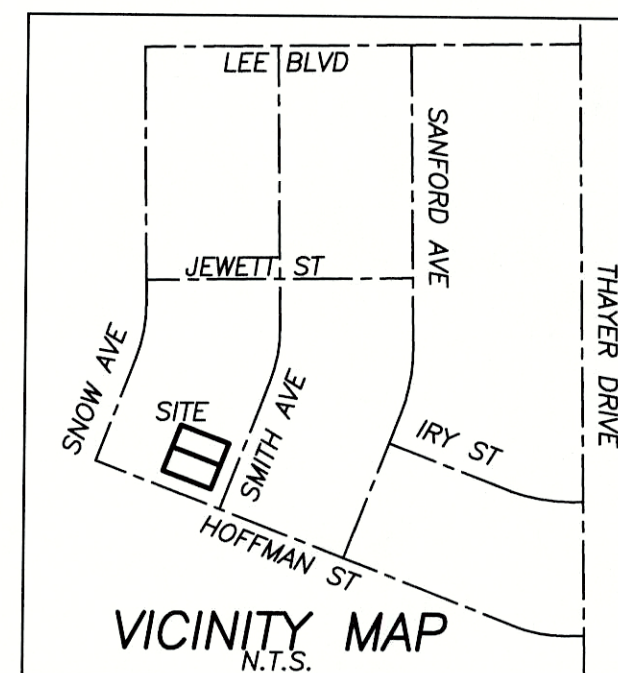
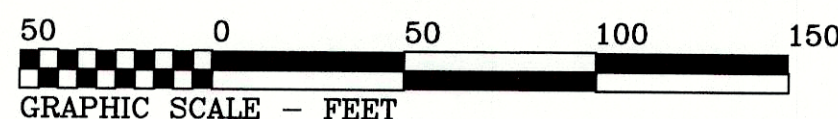
DATED THIS _____ DAY OF _____, 20____.
PARCEL NUMBER 110984020129011

BENTON COUNTY TREASURER _____



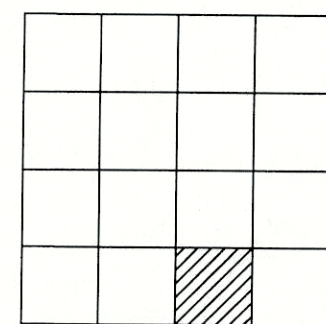
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	277.24'	106.41'	21°59'31"	N 10°06'51" E	105.76'
C2	293.82'	112.75'	21°59'13"	N 10°09'23" E	112.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°50'13" W	42.41'



SURVEYOR'S CERTIFICATE

I, RICHARD S. RUSSUM, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT
AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL
ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS
HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.

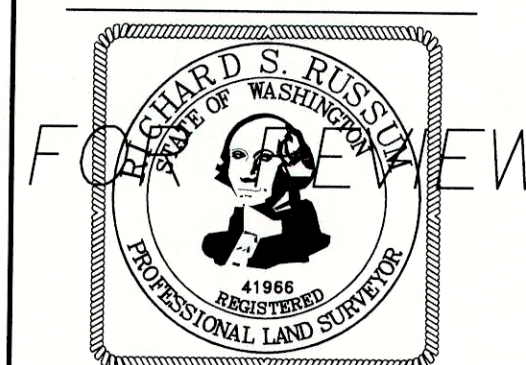


SECTION INDEX
SECTION 10, T9N, R28E, W.M.

WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336
509-582-6716

JOB # 23-013

SHEET
1 OF 1



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SEANA MORTENSEN AT _____
MINUTES PAST _____ M., THIS _____ DAY OF _____
20____, AND RECORDED IN VOLUME _____ OF SHORT PLATS,
PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON.

BENTON COUNTY AUDITOR _____ FEE NUMBER _____