



Agenda
City Council Regular Meeting
Tuesday, February 4, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

- I. New Hires and Retirements
 - Lacey Paulsen, Human Resources Director

Public Hearing: Please limit public hearing comments to 3 minutes. Comments must speak only to the item for which the hearing is convened. Records intended for Council consideration must be given to the City Clerk for distribution.

2. Proposed Adoption of the 2022 Comprehensive Plan Update Amendments, Ordinance No. 2025-04
3. Proposed Amendment to Richland Municipal Code Title 23: Zoning Regulations and the Official Zoning Map of the City of Richland, Ordinance No. 2025-05
4. Proposed Vacation of a Portion of Gay Road Right-of-Way, Ordinance No. 2025-06
5. Proposed Amendment to the 2025-2030 Six-Year Transportation Improvement Program related to the SR-240/Aaron Interchange Improvements Project, Resolution No. 2025-22

Public Comments: Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with councilmembers, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, Council will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for Council consideration must be given to the City Clerk for distribution.

Consent Calendar: Items on the Consent Calendar have been distributed to the City Council in advance for reading and study, are considered to be routine, and will be enacted by one motion of the Council with no discussion. Councilmembers may transfer individual items to Items of Business for deliberation before voting.

Minutes:

6. Approval of the January 21, 2025 City Council Regular Meeting Minutes and the January 28, 2025 City Council Workshop Meeting Minutes
 - Jennifer Rogers, City Clerk

Ordinances - First Reading:

None.

Ordinances - Second Reading & Passage:

None.

Resolutions - Adoption:

7. Resolution No. 2025-18, Authorizing Award of Bid to Prater Electric, Inc. for the Stevens Substation Expansion & Bank I Construction Project
 - Clint Whitney, Energy Services Director
8. Resolution No. 2025-20, Authorizing a Consultant Agreement with KPFF Consulting Engineers for the Horn Rapids Rail Extension Project
 - Amanda Wallner, Economic Development Manager
9. Resolution No. 2025-21, Accepting Move Ahead Washington Grant Funds for the SR-240/Aaron Drive Complete Streets Improvements
 - Carlo D'Alessandro, Public Works Director

Items - Approval:

None.

Items of Business:

10. Ordinance No. 2025-04, Adopting the 2022 Comprehensive Plan Amendments into the Existing 2017 Comprehensive Plan (First Reading)
 - Mike Stevens, Planning Manager
11. Ordinance No. 2025-05, Amending Richland Municipal Code Title 23: Zoning Regulations and the City's Official Zoning Map to Conform to the Updated 2017 Comprehensive Plan (First Reading)
 - Mike Stevens, Planning Manager
12. Ordinance No. 2025-06, Vacating a Portion of Gay Road Right-of-Way (First Reading)
 - Carlo D'Alessandro, Public Works Director
13. Resolution No. 2025-22, Amending the 2025-2030 Transportation Improvement Program related to the SR-240/Aaron Interchange Improvements Project
 - Carlo D'Alessandro, Public Works Director

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Executive Session:

14. Executive Session Per RCW 42.30.110(1)(i): Discuss Current or Potential Litigation with Legal Counsel (60 minutes)
 - Heather Kintzley, City Attorney

Adjournment

This meeting will be broadcast live on [CityView Channel 192](#) on the City's website and on the [City's YouTube Channel](#).

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.



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Tuesday, January 21, 2025

Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Regular Meeting - 6:00 p.m.

Mayor Richardson called the Council meeting to order at 6:00 p.m.

Welcome and Roll Call

Mayor Richardson welcomed those in the audience and expressed appreciation for their attendance.

Attendance: Mayor Richardson	Present
Mayor Pro Tem Kent	Present
Councilmember Jones	Absent
Councilmember Lukson	Present
Councilmember Maier	Present
Councilmember VanDyke	Present
Councilmember Whitten	Absent

COUNCILMEMBER LUKSON MOVED AND MAYOR PRO TEM KENT SECONDED THE MOTION TO EXCUSE COUNCILMEMBERS JONES AND WHITTEN. MOTION CARRIED 5-0.

Also present were City Manager Amundson, Deputy City Manager Schiessl, Assistant City Manager Florence, City Attorney Kintzley, Fire Chief Huntington, Chief of Police Pilcher, Finance Director Allen, Human Resources Director Paulsen, Parks & Public Facilities Director Waite, Public Works Director D'Alessandro, and City Clerk Rogers.

Pledge of Allegiance

Mayor Pro Tem Kent led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION CARRIED 5-0.

Presentations

1. Mid-Columbia Children's Museum Presentation

Chelsea Blair and Beth Crocker, President and Vice-President of the Board for Mid-Columbia Children's Museum (MCCM), thanked Council for the opportunity to provide this second update, following the initial presentation made in September 2023.

Ms. Blair and Ms. Crocker jointly presented highlights of their progress over the past year and a half. They emphasized the importance of creating a space in the Tri-Cities for children to learn, explore, and engage with STEAM (Science, Technology, Engineering, Arts, and Math) concepts, addressed challenges in the region, such as being a childcare desert and its low rates of kindergarten readiness, and identified the MCCM as a potential solution to these issues.

Key accomplishments included hosting events, hiring experienced museum consultants, and raising over \$200,000 in private funding for feasibility studies and planning. The consultants have identified Bradley Landing and Columbia Park West as potential sites for the MCCM.

The proposed design for the MCCM includes options for a smaller 20,000 square foot facility or a larger 30,000 square foot facility, with total project costs estimated between \$34 million and \$52 million. The costs will cover construction, exhibits, site development, and endowment (excluding land acquisition). Funding strategies include private donations, grants, and potential public-private partnerships.

Additional information can be found in the PowerPoint Presentation.

Following the presentation, councilmembers responded positively, noting personal experiences with children's museums and expressing general support for the concept. Councilmembers also raised considerations about potential site conflicts with other projects.

Public Hearing

City Clerk Rogers read the Public Hearing and Public Comments procedures.

2. Authorizing an Amendment to the 2025-2030 Six-Year Transportation Improvement Program, Resolution No. 2025-14

Mayor Richardson opened and closed the public hearing at 6:31 p.m. as no testimony was offered.

3. Proposed 2025-2029 Consolidated Plan and First Year Annual Action Plan, Resolution No. 2025-15

Mayor Richardson opened and closed the public hearing at 6:31 p.m. as no testimony was offered.

Public Comments

The following individuals provided public comments:

- Scott Jennings, a resident of Richland, expressed his gratitude to the City Council and its predecessors for the bicycle improvements implemented over the years. He also highlighted the value of having bicycle paths in the community.
- Blake Smith, a resident of Richland and Executive Director of the Arts Center Task Force, expressed appreciation for Council's discussion about the many opportunities available in the community. He emphasized the importance of collaboration in enhancing initiatives that benefit the local economy and improve the quality of life at every stage for citizens in Richland.
- Tim Taylor, a resident of Richland, requested Council remove Resolution No. 2025-17, Authorizing a First Amendment to the City Manager Employment Contract with Jon Amundson from the consent calendar for Council discussion, and further suggested that the proposed contract be modified to match the city charter, or that the city charter be amended to match the contract.

At Mayor Richardson's request, City Attorney Kintzley provided a brief statement concerning the legality of the proposed amendment to City Manager Amundson's contract.

Consent Calendar

PRIOR TO THE READING OF THE CONSENT CALENDAR, COUNCILMEMBER MAIER PULLED ITEM NO. 17 FROM THE CONSENT CALENDAR, RESOLUTION NO. 2025-17, AUTHORIZING A FIRST AMENDMENT TO THE CITY MANAGER EMPLOYMENT CONTRACT WITH JON AMUNDSON. ITEM NO. 17 WAS MOVED TO ITEM NO. 22 UNDER ITEMS OF BUSINESS.

City Clerk Rogers read the Consent Calendar.

Minutes

4. Approval of the January 7, 2025 City Council Regular Meeting Minutes

Ordinances - First Reading

None.

Ordinances - Second Reading & Passage

5. Ordinance No. 2025-01, Amending Chapter 13.06 of the Richland Municipal Code related to Medical and Ambulance Service Utility Fees

6. Ordinance No. 2025-02, Amending Richland Municipal Code Section 12.03.040 related to Calculation of Impact Fees
7. Ordinance No. 2025-03, Establishing and Dedicating Additional Right-of-Way for Polar Way

Resolutions – Adoption

8. Resolution No. 2025-07, Authorizing a Member Services Agreement with Northwest Requirements Utilities
9. Resolution No. 2025-08, Authorizing the Fourth Amended and Restated Interlocal Agreement for Benton County Emergency Services
10. Resolution No. 2025-09, Accepting a Hanford Area Economic Investment Fund Advisory Committee Grant for the Northwest Advanced Clean Energy Park Sewer Infrastructure Project
11. Resolution No. 2025-10, Authorizing a Purchase and Sale Agreement with the City of West Richland for Property located along Twin Bridges Road
12. Resolution No. 2025-11, Accepting a Washington State Department of Transportation 2024 City Safety Program Grant for funding Improvements to Systemic Stop-Controlled Intersections
13. Resolution No. 2025-12, Accepting Washington State Transportation Improvement Board Urban Arterial Program and Active Transportation Program Grants
14. Resolution No. 2025-13, Accepting Washington State Department of Transportation National Highway System Asset Management Program Grants
15. Resolution No. 2025-17, Authorizing a First Amendment to the City Manager Employment Contract with Jon Amundson **(PULLED BY COUNCILMEMBER MAIER AND RELOCATED TO ITEMS OF BUSINESS AS ITEM NO. 22)**

Items – Approval

16. Authorizing an Increase to the City Manager's Annual Salary for Calendar Year 2025
17. Authorizing Travel for (TCLC) Tri-Cities Legislative Days & AWC Mayors Exchange for Mayor Richardson and Travel for Councilmember VanDyke to (TCLC) Tri-Cities Legislative Days

Expenditures – Approval

18. Expenditures from December 1, 2024 to December 31, 2024 for \$30,377,259.64 including Travel Checks Nos. 20678-20678, Accounts Payable Check Nos. 329729-

331203, Accounts Payable Wire Nos. 10363-10404, Payroll Wires & ACH Nos. 14415-14463, Payroll Direct Deposit & Check Nos. 232417-233559, and Pension Check Nos. 6902-6922.

MAYOR PRO TEM KENT MOVED AND COUNCILMEMBER LUKSON SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS AMENDED. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER AND VANDYKE. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

Items of Business

19. Resolution No. 2025-14, Amending the 2025-2030 Six-Year Transportation Improvement Program

Public Works Director D'Alessandro's presentation outlined amendments to the 2025-2030 Six-Year Transportation Improvement Program (TIP) initially adopted in June 2024. Amendments to the TIP are necessary to reflect new transportation projects and to update existing transportation projects prior to receiving state or federal funding.

Projects to be included in the modified 2025-2030 TIP include the South George Washington Way Pavement Preservation Project, George Washington Way Sidewalk Improvements Project, Systemic Stop-Controlled Intersections Safety Improvements Project – Phase 2, and the Duportail Street Improvements Project.

These projects focus on infrastructure enhancements such as pavement overlays, sidewalk construction, slope stabilization, mini-roundabouts, signage, intersection upgrades, and safety improvements.

Additional information can be found in the PowerPoint Presentation.

After the presentation, Council expressed gratitude to Public Works Director D'Alessandro for his successful efforts in securing funding for the projects.

COUNCILMEMBER LUKSON MOVED AND MAYOR PRO TEM KENT SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-14, AMENDING THE 2025-2030 SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER AND VANDYKE. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

20. Resolution No. 2025-15, Adopting the 2025-2029 Consolidated Plan for the Community Development Block Grant (CDBG) Program and the HOME Investment Partnership Program

CDBG/HOME Administrator Toni Lehman outlined the 2025-2029 Consolidated Plan for the Community Development Block Grant (CDBG) Program and the HOME Investment

Partnership Program, which focused on providing housing assistance for low to moderate-low-income residents. To qualify for CDBG and HOME funding, the cities of Kennewick, Pasco, and Richland must adopt a five (5) year Consolidated Plan that establishes goals, objectives, and strategies to support affordable housing and community development programs that primarily benefit low and moderate-low-income people.

The Plan incorporates information gathered through data analysis and consultation with a range of stakeholders in the community to identify current housing and community development needs, and outlines specific goals and expected outcomes for the use of CDBG and HOME funds.

Over the next five (5) years, the Tri-Cities HOME Consortium is expected to receive \$5,262,845 in HOME funds, and the City of Richland is expected to receive \$1,475,000 in CDBG funds.

All three (3) cities held public hearings on the proposed 2025-2029 Consolidated Plan as required, and the cities of Kennewick and Pasco each support the adoption of the Plan. As the lead agency for the Tri-Cities HOME Consortium, the City of Richland is responsible for giving final local approval of the Plan.

MAYOR PRO TEM KENT MOVED AND COUNCILMEMBER LUKSON SECONDED THE MOTION TO APPROVE RESOLUTION NO. 20205-15, ADOPTING THE 2025-2029 CONSOLIDATED PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND THE HOME INVESTMENT PARTNERSHIP PROGRAM. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER AND VANDYKE. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

21. Resolution No. 2025-16, Adopting the First Year Annual Action Plan and Authorizing Submission of Grant Forms for CDBG and HOME Program Funding

CDBG/HOME Administrator Toni Lehman presented the 2025 Annual Action Plan which included recommendations for the City of Richland's Community Development Block Grant (CDBG) and Tri-Cities HOME Consortium funding. She noted that the recommendations reflect input from the Planning Commission.

Due to the 15% cap on public service funding, approximately \$42,000 was available, resulting in reduced allocations. Any deficits in public service agency funding will be distributed equally. Additionally, 20% of the CDBG grant (approximately \$59,000) will be retained by the City of Richland to cover administration and planning costs associated with the program.

CDBG/HOME Administrator Lehman then outlined the Tri-Cities HOME Consortium fund recommendations and the funding timeline.

Detailed information can be found in the PowerPoint Presentation.

Following the presentation, staff engaged in a question-and-answer session with Council.

COUNCILMEMBER LUKSON MOVED AND MAYOR PRO TEM KENT SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-16, ADOPTING THE FIRST YEAR ANNUAL ACTION PLAN AND AUTHORIZING SUBMISSION OF GRANT FORMS FOR CDBG AND HOME PROGRAM FUNDING. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER AND VANDYKE. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

22. Resolution No. 2025-17, Authorizing a First Amendment to the City Manager Employment Contract with Jon Amundson **(PULLED FROM THE CONSENT CALENDAR BY COUNCILMEMBER MAIER)**

Councilmember Maier stated that while Council had previously approved extended severance packages for city managers beyond the two (2) months required by the charter, he suggested revisiting whether certain contract terms need to be specified in the charter at all. He also mentioned concerns about compliance with land sale procedures outlined in the charter and proposed that Council prioritize and address foundational issues to save time and prevent future conflicts. Despite initial concerns, Councilmember Maier stated that based on legal counsel provided by City Attorney Kintzley, he will support adoption of the resolution.

Remaining councilmembers provided feedback on the proposed contract amendment and unanimously expressed their support of its adoption based on legal counsel provided by City Attorney Kintzley earlier in the meeting.

Council continued in brief discussion over proposed charter amendments.

COUNCILMEMBER LUKSON MOVED AND MAYOR PRO TEM KENT SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-17, AUTHORIZING A FIRST AMENDMENT TO THE CITY MANAGER EMPLOYMENT CONTRACT WITH JON AMUNDSON. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER AND VANDYKE. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

Reports and Comments

City Manager

City Manager Amundson highlighted the receipt of \$6.2 million in grant funding reflected on the agenda, including \$5.5 million for transportation projects, and \$500,000 directly related to extending sewer infrastructure for the Northwest Advanced Clean Energy Project. City Manager Amundson acknowledged the exceptional efforts of Public Works Director D'Alessandro and his team for securing these grants.

Next, City Manager Amundson previewed the January 28, 2025 Council workshop meeting agenda items then announced that he, Deputy City Manager Schiessl, Mayor Richardson, and Councilmember VanDyke will attend the Tri-Cities Day at the Capital event in Olympia, WA on January 23-24, 2025 to advocate for Council-approved priorities.

City Council

Councilmember Maier thanked Public Works Director D'Alessandro and staff for their ongoing efforts to improve traffic safety in the community. He also stated that the proposed Washington State Veterans Cemetery project remains under active consideration. In conclusion, he noted the increasing national interest in Richland and emphasized his commitment to ensuring the City is well-prepared for future development opportunities.

Councilmember VanDyke announced that the Richland Police Department will hold a promotional ceremony on January 23, 2025, and commended the recipients for their accomplishments. Councilmember VanDyke further recognized the outstanding work of the Richland Police Department as a whole.

Additionally, he praised Richland as one of the best cities in the State, attributing this to the dedication of its staff and the effective administration of the City. He highlighted successful audits, strong investment in staff, and high retention rates as evidence of the City's excellence. Councilmember VanDyke also praised councilmembers for their ability to engage in constructive discussions and effectively represent the City.

Councilmember Lukson noted the progress made in securing grants and funding, emphasizing that Council's approach has improved significantly over the years. He noted advancements in grant applications, the quality of their submissions, and staff's ability to identify funding opportunities. Councilmember Lukson praised the improved relationships with legislators, advocacy efforts, and coordination with community interest groups, all of which have laid a strong foundation for future success. He concluded by stating that the Northwest Advanced Clean Energy Park Sewer Infrastructure Project will create a sustainable future for the community.

Mayor Pro Tem Kent commented on the grant application process, provided her opinions on TIP designs, and thanked CDBG/HOME Administrator Lehman for her detailed presentation, noting its value in providing an informative update.

Mayor

Mayor Richardson highlighted the significant effort involved in obtaining and managing grants, emphasizing how hard work demonstrates the community's readiness for growth and upcoming opportunities. She expressed gratitude to Chelsea Blair and Beth Crocker of the MCCM for their dedication and perseverance.

In conclusion, Mayor Richardson announced she will be attending the Tri-Cities Day at the Capital event in Olympia and noted her surprise at the number of agenda items connected to Richland.

Adjournment

Mayor Richardson adjourned the meeting at 7:23 p.m.

APPROVED:

ATTEST:

Theresa Richardson, Mayor

Jennifer Rogers, City Clerk

DATE APPROVED:

DATE PUBLISHED:

Draft



MINUTES
RICHLAND CITY COUNCIL WORKSHOP MEETING
Tuesday, January 28, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Workshop - 6:00 p.m.

Mayor Richardson called the workshop meeting to order at 6:00 p.m.

Attendance: Mayor Richardson	Present
Mayor Pro Tem Kent	Absent
Councilmember Jones	Absent
Councilmember Lukson	Present
Councilmember Maier	Present
Councilmember VanDyke	Present
Councilmember Whitten	Present

Also present were City Manager Amundson, Deputy City Manager Schiessl, Assistant City Manager Florence, City Attorney Kintzley, Fire Chief Huntington, Chief of Police Pilcher, Energy Services Director Whitney, Finance Director Allen, Parks & Public Facilities Director Waite, Public Works Director D'Alessandro, and City Clerk Rogers.

Agenda Items

1. Strategic Communications and Community Engagement Plan - Communications Assessment Report Overview and Next Steps

Communications & Marketing Manager Alexander stated that based on the 2022 National Survey findings, the Richland City Council adopted the 2024-2026 Strategic Plan which included specific goals to increase public engagement and public information. The City engaged Tripepi Smith & Associates, Inc. ("Tripepi") to review the City's externally facing communications, specifically the City's existing platforms and digital and print materials.

Communications & Marketing Manager Alexander introduced Tripepi's President, Ryder Smith, and Sydni Overly, Senior Business Analyst and Project Manager, to present Tripepi's initial findings and summarize recommendations of the assessment along with upcoming community engagement opportunities.

Detailed information can be found in the PowerPoint Presentation.

Council engaged in a question-and-answer session with Mr. Smith and Ms. Overly throughout the presentation.

2. Downtown Connectivity Public Outreach and Engagement Plan

Communications & Marketing Manager Alexander stated that the City extended its contract with Tripepi to develop a public outreach and engagement plan for the pre-construction and post-groundbreaking phases of the Downtown Connectivity Improvements Project.

Public Works Director D'Alessandro stated that the Downtown Connectivity Improvements Project will enable enhancements to pedestrian, bicycle, and on-street parking as well as improve transportation flow in the downtown area. A key element of the initiative is the conversion of George Washington Way and Jadwin Avenue into a one-way couplet between Symons Street and their southern intersection. This reconfiguration will direct northbound traffic onto George Washington Way and southbound traffic onto Jadwin Avenue.

The Project is currently in the design phase with construction expected to begin in 2025. The improvements are part of the City's broader effort to increase economic vitality by enhancing walkability and connectivity in the downtown area. The Project aligns with the City's Vision Zero goal of eliminating serious injuries and fatalities on City streets by 2035. Public Works Director D'Alessandro provided an overview of the planning, design concept, and agency support/funding for the Downtown Connectivity Improvements Project.

Following Director D'Alessandro's summary, Ryder Smith and Sydni Overly of Tripepi Smith & Associates, Inc. presented an overview of the recommended outreach efforts for the Project. The presentation included project background, outreach and engagement goals, proposed scope of work, and projected timeline.

Detailed information can be found in the PowerPoint Presentation.

Council engaged in a question-and-answer session with Mr. Smith and Ms. Overly throughout the presentation.

3. False Alarm Reduction Program Presentation

With the aid of a PowerPoint Presentation, Chief of Police Pilcher highlighted the impact of false alarm calls on Richland Police Department (RPD) resources. In 2024, RPD responded to 1,509 alarm calls, of which only 356 required emergency response. Each false alarm requires approximately twenty (20) minutes of police time, and there is no cost recovery for responding to false alarms.

Most false alarms in the City originate from commercial properties, often due to equipment malfunctions, operator errors, or various other factors. Currently, the City of Richland does not have an Alarm Ordinance, which could help reduce the frequency of such incidents.

If adopted, an Alarm Ordinance would require alarm permits, annual renewals, enhanced call verification, and a tiered fine system starting at \$50 for a second false alarm and increasing to \$100 for repeated occurrences. The primary goals of the ordinance are to reduce the number of false alarms and to recover costs associated with law enforcement responses to such incidents. Enforcement options include managing the program internally or contracting with an external provider to track alarm calls, issue fines, and handle collections.

Council provided comments and engaged in a question-and-answer session with staff throughout the presentation.

City Manager Amundson stated that, based on feedback received from tonight's discussion, additional information will be shared with Council in the future to provide context, possibly at the same time as first reading of an Alarm Ordinance. Adjustments driven by Council feedback at first reading would be incorporated prior to second reading.

Closing Comments

City Manager Amundson announced that recent executive orders to temporarily block disbursement of federal grants are impacting certain federally funded projects, which could potentially affect City of Richland projects. However, earlier in the day, a federal judge issued a stay against the directive, leaving the situation in flux. City staff have identified potentially impacted federally funded initiatives such as transportation and Community Development Block Grant (CDBG) projects, and will monitor developments closely. Further updates will be provided as more information becomes available.

Future Workshop Agenda Items

None.

Adjournment

Mayor Richardson adjourned the meeting at 7:37 p.m.

Theresa Richardson, Mayor

Jennifer Rogers, City Clerk

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 2/4/2025

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Strategic Priority 4 - Quality of Life

Subject:

Resolution No. 2025-18, Authorizing Award of Bid to Prater Electric, Inc. for the Stevens Substation Expansion & Bank I Construction Project

Department/Office
Energy Services

Ordinance/Resolution Number:
2025-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2025-18, authorizing the City Manager to sign and execute a construction contract with Prater Electric, Inc. in the amount of \$3,373,504.50 for the Stevens Substation Expansion and Bank I Construction Project, and to execute change orders in an aggregate amount of up to ten percent (10%) of the approved contract value.

Summary:

The proposed project, located at the City's existing Stevens Substation, will expand the substation's footprint and replace the transformer bank (Bank No. 1). The purpose of expanding the Stevens Substation is to support the Bonneville Power Administration's (BPA) Tri-Cities Reinforcement Program, which includes converting several miles of single circuit transmission line into double circuit to support the electric load growth of the Tri-Cities region. The existing infrastructure at Stevens Substation contains one of the City's smallest and oldest power transformers, which was constructed in 1948. The new power transformer will be of a higher capacity: 15/20/25MVA compared to 10/13.3MVA.

A formal Invitation to Bid process was completed in accordance with the City's purchasing policies. Four (4) bids were received and opened on January 21, 2025. Upon review, Prater Electric, Inc. was determined to be the lowest responsible bidder. The engineer's estimate for the project was \$3,259,156.72 including tax, and the lowest qualified bid returned at \$3,373,504.50 including tax. The project is included in the adopted 2023-2028 Capital Improvement Plan (CIP) and the 2025 Budget.

Staff recommends adoption of Resolution No. 2025-18.

Fiscal Impact: Construction cost is \$3,103,500.00 plus \$270,004.50 in sales tax, for a total cost of \$3,373,504.50. This amount is included in the City's 2025 Budget for substation improvements which includes \$11,874,00 of 2025 capital projects within the Electric Fund.

Attachments:

1. Resolution No. 2025-18
2. ITB No. 24-0130 Final Bid Tab

RESOLUTION NO. 2025-18

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING AWARD OF A BID TO PRATER ELECTRIC, INC.
FOR THE STEVENS SUBSTATION EXPANSION AND BANK 1
CONSTRUCTION PROJECT.**

WHEREAS, the City of Richland operates an electric utility providing customers reliable service at the lowest reasonable cost through wholesale power purchases, efficient operations and energy efficiency; and

WHEREAS, the City is taking affirmative steps to continue to support existing load and to increase reliability for the Stevens Substation, which contains one of the City's smallest and oldest power transformers constructed in 1948; and

WHEREAS, the Stevens Substation Expansion and Bank 1 Construction project is identified in the City's 2023-2028 Capital Improvement Plan (CIP); and

WHEREAS, the City issued Solicitation No. 24-0130 in accordance with the City's purchasing policies, with four (4) bids received and opened on January 21, 2025; and

WHEREAS, Prater Electric, Inc. submitted the lowest responsible bid in the amount of \$3,373,504.50; and

WHEREAS, the City's best interests are served by completing the project in accordance with the CIP, project design and lowest responsive bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a construction contract with Prater Electric, Inc. in the amount of \$3,373,504.50 for the Stevens Substation Expansion and Bank 1 Construction Project, and to execute change orders in an aggregate amount of up to ten percent (10%) of the approved contract value.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of February, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



DATE BIDS OPENED: 1/21/2025	ITB # 24-0130
Stevens Drive Substation Expansion & Bank 1 Construction - Restrictive	

				ENGINEER'S ESTIMATE		Prater Electric, Inc Kennewick, WA		DJ's Electrical, Inc. Kennewick, WA		Sturgeon Electric, Co. Troutdale, OR		Potelco, Inc. Sumner, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	Group A: Structures												
A1	STEEL STRUCTURE, TYPE A01 3-PHASE SWITCH SUPPORT	1	EA	\$22,705.00	\$22,705.00	\$17,000.00	\$17,000.00	\$ 16,965.00	\$16,965.00	\$13,041.80	\$13,041.80	\$17,423.40	\$17,423.40
A2	STEEL STRUCTURE, TYPE A02 3-PHASE BUS SUPPORT	1	EA	\$16,565.00	\$16,565.00	\$15,000.00	\$15,000.00	\$ 13,629.00	\$13,629.00	\$13,459.80	\$13,459.80	\$17,423.40	\$17,423.40
	Total Group A				\$39,270.00		\$32,000.00		\$30,594.00		\$26,501.59		\$34,846.80
	Group B: Switching												
B1	DISCONNECT SWITCH, 15 kV	1	EA	\$4,230.00	\$4,230.00	\$8,000.00	\$8,000.00	\$4,890.00	\$4,890.00	\$9,936.78	\$9,936.78	\$7,523.20	\$7,523.20
	Total Group B				\$4,230.00		\$8,000.00		\$4,890.00		\$9,936.78		\$7,523.20
	Group C: Circuits and Buswork												
C1	BUSWORK, RIGID AND FLEXIBLE	1	EA	\$99,584.86	\$99,584.86	\$55,000.00	\$55,000.00	\$95,712.00	\$95,712.00	\$47,130.49	\$47,130.49	\$32,838.10	\$32,838.10
C2	BANKS 2 & 3 BUSWORK, RIGID AND FLEXIBLE	1	LOT	\$40,879.73	\$40,879.73	\$21,000.00	\$21,000.00	\$84,561.00	\$84,561.00	\$30,081.92	\$30,081.92	\$19,759.70	\$19,759.70
	Total Group C				\$140,464.59		\$76,000.00		\$180,273.00		\$77,212.40		\$52,597.80
	Group F: Foundations												
F1	FOOTING, TYPE F1, 15 kV SWITCHGEAR	1	EA	\$43,307.34	\$43,307.34	\$144,000.00	\$144,000.00	\$42,755.00	\$42,755.00	\$33,960.50	\$33,960.50	\$47,418.50	\$47,418.50
F2	FOOTING, TYPE F2, POWER TRANSFORMER FOOTING	1	EA	\$32,833.01	\$32,833.01	\$86,000.00	\$86,000.00	\$43,770.00	\$43,770.00	\$40,036.50	\$40,036.50	\$43,298.50	\$43,298.50
F3	FOOTING, TYPE F3, 115 kV BANK 1 CIRCUIT SWITCHER FOOTING	1	EA	\$8,525.92	\$8,525.92	\$14,000.00	\$14,000.00	\$15,660.00	\$15,660.00	\$10,226.13	\$10,226.13	\$20,408.10	\$20,408.10
F4	FOOTING, TYPE F4, 15 kV SWITCH/BUS SUPPORT	2	EA	\$3,143.53	\$6,287.06	\$7,000.00	\$14,000.00	\$15,860.00	\$31,720.00	\$4,746.88	\$9,493.75	\$3,989.30	\$7,978.60
F5	TRANSFORMER SECONDARY OIL CONTAINMENT	1	EA	\$86,596.79	\$86,596.79	\$161,000.00	\$161,000.00	\$113,458.00	\$113,458.00	\$71,610.00	\$71,610.00	\$112,897.50	\$112,897.50
	Total Group F				\$177,550.12		\$419,000.00		\$247,363.00		\$165,326.88		\$232,001.20
	Group G: Transformers												
G1	POWER TRANSFORMER	1	EA	\$21,087.50	\$21,087.50	\$50,000.00	\$50,000.00	\$44,250.00	\$44,250.00	\$79,802.78	\$79,802.78	\$57,991.70	\$57,991.70
	Total Group G				\$21,087.50		\$50,000.00		\$44,250.00		\$79,802.78		\$57,991.70
	Group K: Conduit and Cable												
K1	SUBSTATION LOW VOLTAGE CONDUIT, 1", 2" & 3"	1	LOT	\$150,242.90	\$150,242.90	\$53,000.00	\$53,000.00	\$109,676.00	\$109,676.00	\$157,917.90	\$157,917.90	\$170,989.40	\$170,989.40
K2	SUBSTATION MEDIUM VOLTAGE CONDUIT, 3", 5" & 6"	1	LOT	\$211,974.53	\$211,974.53	\$214,000.00	\$214,000.00	\$81,376.00	\$81,376.00	\$187,507.63	\$187,507.63	\$263,103.30	\$263,103.30
K3	CABLE, 1/0 AWG, 15 kV STATION SERVICE	1	LOT	\$12,092.50	\$12,092.50	\$10,000.00	\$10,000.00	\$6,220.00	\$6,220.00	\$14,547.23	\$14,547.23	\$9,405.30	\$9,405.30
K4	VAULT, V19	6	EA	\$21,641.83	\$129,850.98	\$12,000.00	\$72,000.00	\$17,307.00	\$103,842.00	\$9,941.49	\$59,648.93	\$8,852.70	\$53,116.20
K5	CABLE, LOW VOLTAGE POWER, CONTROL, & INSTRUMENTATION	1	LOT	\$60,546.13	\$60,546.13	\$40,000.00	\$40,000.00	\$166,759.00	\$166,759.00	\$65,441.43	\$65,441.43	\$143,217.10	\$143,217.10
K6	CABLE, FIBER OPTIC	1	LOT	\$21,712.00	\$21,712.00	\$18,000.00	\$18,000.00	\$5,240.00	\$5,240.00	\$9,748.91	\$9,748.91	\$5,451.30	\$5,451.30
K7	STRUCTURE MOUNTED LUMINAIRE	1	LOT	\$5,220.83	\$5,220.83	\$3,000.00	\$3,000.00	\$5,505.00	\$5,505.00	\$10,407.69	\$10,407.69	\$20,151.30	\$20,151.30
	Total Group K				\$591,639.87		\$410,000.00		\$478,618.00		\$505,219.72		\$665,433.90



DATE BIDS OPENED: 1/21/2025	ITB # 24-0130
Stevens Drive Substation Expansion & Bank 1 Construction - Restrictive	

				ENGINEER'S ESTIMATE		Prater Electric, Inc Kennewick, WA		DJ's Electrical, Inc. Kennewick, WA		Sturgeon Electric, Co. Troutdale, OR		Potelco, Inc. Sumner, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Group M: Site Work													
M1	STORMWATER POLLUTION PREVENTION PLAN	1	LOT	\$8,050.00	\$8,050.00	\$2,500.00	\$2,500.00	\$17,520.00	\$17,520.00	\$157,829.53	\$157,829.53	\$23,606.40	\$23,606.40
M2	TEMPORARY EROSION AND POLLUTION CONTROL	1	LOT	\$53,130.00	\$53,130.00	\$10,000.00	\$10,000.00	\$12,020.00	\$12,020.00	\$2,487.91	\$2,487.91	\$37,127.40	\$37,127.40
M3	CLEARING AND GRUBBING	1	LOT	\$18,000.00	\$18,000.00	\$150,000.00	\$150,000.00	\$85,860.00	\$85,860.00	\$51,182.71	\$51,182.71	\$72,847.50	\$72,847.50
M4	UNUSABLE EXCAVATION	1	LOT	\$18,000.00	\$18,000.00	\$30,000.00	\$30,000.00	\$112,825.00	\$112,825.00	\$75,933.73	\$75,933.73	\$148,055.70	\$148,055.70
M5	STRUCTURAL FILL	1	LOT	\$93,380.00	\$93,380.00	\$104,000.00	\$104,000.00	\$93,015.00	\$93,015.00	\$118,574.23	\$118,574.23	\$125,898.80	\$125,898.80
M6	CRUSHED ROCK SURFACE COURSE	1	LOT	\$102,580.00	\$102,580.00	\$135,000.00	\$135,000.00	\$107,325.00	\$107,325.00	\$173,959.14	\$173,959.14	\$221,735.60	\$221,735.60
M7	GEOTEXTILE FABRIC	1	LOT	\$99,783.20	\$99,783.20	\$60,000.00	\$60,000.00	\$27,988.00	\$27,988.00	\$19,561.47	\$19,561.47	\$26,381.70	\$26,381.70
M8	DRIVEWAY	1	LOT	\$15,640.00	\$15,640.00	\$35,000.00	\$35,000.00	\$52,391.00	\$52,391.00	\$84,945.74	\$84,945.74	\$70,302.60	\$70,302.60
M9	SIDEWALK	1	LOT	\$40,595.00	\$40,595.00	\$25,000.00	\$25,000.00	\$33,512.00	\$33,512.00	\$20,279.74	\$20,279.74	\$55,876.30	\$55,876.30
M10	FINAL GRADE AND CLEANUP	1	LOT	\$48,024.00	\$48,024.00	\$80,000.00	\$80,000.00	\$17,950.00	\$17,950.00	\$14,822.19	\$14,822.19	\$25,667.90	\$25,667.90
Total Group M					\$497,182.20		\$631,500.00		\$560,406.00		\$719,576.34		\$807,499.90
Group N: Fence and Gates													
N1	NON-CONDUCTIVE FENCE, GATES, AND SIGNAGE	1	LOT	\$577,080.00	\$577,080.00	\$635,000.00	\$635,000.00	\$698,534.00	\$698,534.00	\$838,676.79	\$838,676.79	\$1,116,327.10	\$1,116,327.10
Total Group N					\$577,080.00		\$635,000.00		\$698,534.00		\$838,676.79		\$1,116,327.10
Group O: Grounding													
O1	GROUNDING, SUBSTATION	1	LOT	\$327,914.10	\$327,914.10	\$235,000.00	\$235,000.00	\$464,726.00	\$464,726.00	\$450,788.32	\$450,788.32	\$594,745.70	\$594,745.70
Total Group O					\$327,914.10		\$235,000.00		\$464,726.00		\$450,788.32		\$594,745.70
Group Q: Switchgear													
Q1	SWITCHGEAR ENCLOSURE, INSTALLATION AND ASSEMBLY	1	LOT	\$65,905.75	\$65,905.75	\$32,000.00	\$32,000.00	\$72,200.00	\$72,200.00	\$60,826.13	\$60,826.13	\$141,174.90	\$141,174.90
Total Group Q					\$65,905.75		\$32,000.00		\$72,200.00		\$60,826.13		\$141,174.90
Group R: Circuit Switcher													
R1	CIRCUIT SWITCHER, 115 kV	1	EA	\$9,830.12	\$9,830.12	\$17,000.00	\$17,000.00	\$8,150.00	\$8,150.00	\$19,305.74	\$19,305.74	\$5,911.00	\$5,911.00
Total Group R					\$9,830.12		\$17,000.00		\$8,150.00		\$19,305.74		\$5,911.00
Group T: Testing and As-Built Survey													
T1	TESTING AND COMMISSIONING	1	LOT	\$102,400.00	\$102,400.00	\$85,000.00	\$85,000.00	\$161,138.00	\$161,138.00	\$159,631.09	\$159,631.09	\$139,310.10	\$139,310.10
T2	AS-BUILT SURVEY	1	LOT	\$10,240.00	\$10,240.00	\$10,000.00	\$10,000.00	\$11,450.00	\$11,450.00	\$10,090.50	\$10,090.50	\$29,073.40	\$29,073.40
Total Group T					\$112,640.00		\$95,000.00		\$172,588.00		\$169,721.59		\$168,383.50
Group X: Mobilization and Demobilization													
X1	MOBILIZATION AND DEMOBILIZATION	2	EA	\$80,000.00	\$160,000.00	\$100,000.00	\$200,000.00	\$24,450.00	\$48,900.00	\$17,034.48	\$34,068.96	\$61,180.00	\$122,360.00
Total Group X					\$160,000.00		\$200,000.00		\$48,900.00		\$34,068.96		\$122,360.00
Group I: Retirement													
I1	RETIREMENT, EXISTING SURFACE MATERIAL	1	LOT	\$75,900.00	\$75,900.00	\$56,000.00	\$56,000.00	\$81,900.00	\$81,900.00	\$39,950.79	\$39,950.79	\$19,588.20	\$19,588.20
I2	RETIREMENT, EXISTING CHAIN LINK FENCE AND GATES	1	LOT	\$28,635.00	\$28,635.00	\$22,000.00	\$22,000.00	\$30,480.00	\$30,480.00	\$34,696.13	\$34,696.13	\$65,954.20	\$65,954.20



DATE BIDS OPENED: 1/21/2025	ITB # 24-0130
Stevens Drive Substation Expansion & Bank 1 Construction - Restrictive	

				ENGINEER'S ESTIMATE		Prater Electric, Inc Kennewick, WA		DJ's Electrical, Inc. Kennewick, WA		Sturgeon Electric, Co. Troutdale, OR		Potelco, Inc. Sumner, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
I3	RETIREMENT, EXISTING VAULTS 8661 & 8662	1	LOT	\$9,200.00	\$9,200.00	\$10,000.00	\$10,000.00	\$18,940.00	\$18,940.00	\$10,893.40	\$10,893.40	\$19,588.20	\$19,588.20
I4	RETIREMENT, MEDIUM VOLTAGE CONDUIT	1	LOT	\$25,875.00	\$25,875.00	\$20,000.00	\$20,000.00	\$40,950.00	\$40,950.00	\$36,250.94	\$36,250.94	\$10,747.40	\$10,747.40
I5	RETIREMENT, EXISTING BANK 1 TRANSFORMER	1	LOT	\$55,200.00	\$55,200.00	\$50,000.00	\$50,000.00	\$194,130.00	\$194,130.00	\$212,002.47	\$212,002.47	\$192,456.20	\$192,456.20
I6	RETIREMENT, EXISTING BANK 1 SWITCHGEAR AND CIRCUIT SWITCHER	1	LOT	\$46,000.00	\$46,000.00	\$75,000.00	\$75,000.00	\$87,200.00	\$87,200.00	\$92,343.90	\$92,343.90	\$137,758.60	\$137,758.60
I7	RETIREMENT, MISCELLANEOUS	1	LOT	\$27,600.00	\$27,600.00	\$25,000.00	\$25,000.00	\$35,450.00	\$35,450.00	\$7,305.66	\$7,305.66	\$43,144.70	\$43,144.70
I-M2	RETIREMENT, TEMPORARY EROSION AND POLLUTION CONTROL	1	LOT	\$5,100.00	\$5,100.00	\$5,000.00	\$5,000.00	\$9,250.00	\$9,250.00	\$813.75	\$813.75	\$20,351.40	\$20,351.40
Total Group I					\$273,510.00		\$263,000.00		\$498,300.00		\$434,257.03		\$509,588.90
APP1	APPRENTICESHIP INCENTIVE	1	LS		\$2,000.00		\$2,000.00		\$2,000.00		\$2,000.00		\$2,000.00
APP2	APPRENTICESHIP PENALTY	1	CALC		-\$2,000.00		-\$2,000.00		-\$2,000.00		-\$2,000.00		-\$2,000.00
Bid Subtotal					\$2,998,304.25		\$3,103,500.00		\$3,509,792.00		\$3,591,221.06		\$4,516,385.60
8.7% SALES TAX					260,852.47		270,004.50		305,351.90		312,436.23		392,925.55
TOTAL					\$3,259,156.72		\$3,373,504.50		\$3,815,143.90		\$3,903,657.29		\$4,909,311.15



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 2/4/2025

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Subject:

Resolution No. 2025-20, Authorizing a Consultant Agreement with KPFF Consulting Engineers for the Horn Rapids Rail Extension Project

Department/Office
Development Services

Ordinance/Resolution Number:
2025-20

Document Type:
Resolution

Recommended Motion:

Approve Resolution No. 2025-20, authorizing the City Manager to sign and execute a consultant agreement with KPFF Consulting Engineers for the design of industrial rail in the Horn Rapids Industrial Park.

Summary:

In 2021, KPFF Consulting Engineers (KPFF) produced a plan called the *Horn Rapids Industrial Park Rail Transportation Planning Report* (the "Report"). The Report is a concept level document providing for the alignment and general specifications of rail intended to serve industrial clients in the Horn Rapids Industrial Park. The Report's recommendations are intended to be implemented in phases, and it is now time to design the next phase of rail buildout in an effort to offer attractive property investment opportunities to industrial developers. This phase will design 9,500 feet of rail and include one at-grade crossing at Village Parkway.

The City advertised a request for qualifications (RFQ) in late 2024 in accordance with the City's purchasing policies. Of the two (2) responses received, KPFF was selected as the most qualified firm to perform the work. The selection was made by a qualified evaluation committee based on the firm's extensive design and engineering experience with rail, and its previous experience developing the 2021 Report.

The future construction of all or a portion of the newly designed 9,500 feet of industrial rail will be considered by City Council under separate authorization.

Staff recommends adoption of Resolution No. 2025-20.

Fiscal Impact: The cost of the design contract is \$316,704. The adopted 2024 Capital Improvement Plan (CIP) includes a project called "IDF Horn Rapids Railroad Extension" with \$1,700,000 of available budget for design and construction.

Attachments:

1. Resolution No. 2025-20
2. Draft Consultant Agreement for Horn Rapids Rail Extension - KPFF Consulting Engineers

RESOLUTION NO. 2025-20

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A CONSULTANT AGREEMENT WITH KPFF
CONSULTING ENGINEERS FOR THE HORN RAPIDS RAIL
EXTENSION PROJECT.**

WHEREAS, the City's Development Services Department manages the City's undeveloped properties, and is responsible for installing roads and utilities and developing salable lots; and

WHEREAS, to achieve this outcome, the next phase of industrial rail in the Horn Rapids Industrial Park must be designed; and

WHEREAS, a competitive Request for Qualifications (RFQ) process was conducted in compliance with the City's purchasing policies to procure engineering services to complete the project planning and design work; and

WHEREAS, the City received two (2) responses to the RFQ; and

WHEREAS, KPFF Consulting Engineers was selected as the most qualified vendor to complete the work; and

WHEREAS, a scope of work and budget have been negotiated with KPFF Consulting Engineers that provides the City with the needed services at a good value; and

WHEREAS, the City's best interests are served by executing a consultant agreement with KPFF Consulting Engineers for engineering design services to complete the Horn Rapids Rail Extension Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a consultant agreement with KPFF Consulting Engineers to complete design work for the Horn Rapids Rail Extension Project.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of February, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

Horn Rapids Industrial Park Rail Extension Project

This Agreement is entered into this _____ day of February, 2025 ("Effective Date") by and between the **City of Richland** ("**City**"), a Washington municipal corporation located at 625 Swift Blvd. Richland, WA 99352, and **KPFF** ("**Consultant**"), a Washington for-profit corporation with service at 2810 W. Clearwater Ave., Kennewick, WA. **City** and **Consultant** are referred to individually herein as a "Party" and collectively herein as the "Parties."

WITNESSETH:

1. SCOPE OF WORK

- a. Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work outlined in Exhibit A. In performing these services, Consultant shall at all times comply with all federal, state and local statutes, rules and ordinances applicable to the performance of such services. In addition, these services and all duties incidental or necessary therefore, shall be performed diligently and completely and in accordance with professional standards of conduct and performance. All services performed under this Agreement will be conducted solely for the benefit of the City and will not be used for any other purpose without written consent of the City.
- b. This Agreement consists of this Agreement and other documents listed below. These form the entire Agreement between the Parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents, the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below (mark all that apply):
 1. ☒ City of Richland Agreement No. _____
 2. ☒ Exhibit A: Scope of Work
 3. ☒ City Richland Solicitation No. 24-0084
 4. ☐ Exhibit B: Solicitation No. proposal response submitted by Consultant dated **date.**
 5. ☐ Additional Documents – .

2. TIME FOR COMPLETION

Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by December 31, 2025.

3. TERM

The term of this Agreement shall commence on the Effective Date identified above and end at midnight on December 31, 2025.

4. PAYMENT

- a. Services rendered by Consultant under this Agreement will be paid at the rate set forth in Exhibit A Scope of Work, but in no event shall the total compensation for services rendered under this Agreement exceed **Three hundred sixteen thousand seven hundred and four (\$316,704)**, including all fees and those reimbursable expenses listed in Exhibit A.
- b. City shall pay Consultant for services rendered after receipt of a detailed invoice. Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c. Partial payments to cover the percentage of work completed may be requested by Consultant. These payments shall not be more than one (1) per month.
- d. Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations as provided below, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
 - i. Hotel accommodations: eligible lodging expenses include the room cost only; itemized receipts must be provided for hotel reimbursements.
 - ii. Hotel reimbursement is limited to the single room rate. If two or more consultants are sharing a room, reimbursement is allowable for only one consultant at the double room rate.
 - iii. The maximum reimbursement should be limited to the best discount rate available and allowable that meets traveler's business needs and basic needs for health, safety and cleanliness. Non-smoking rooms are authorized even if they are more expensive.
- e. Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f. Consultant will allow access to the City, State of Washington, Federal Grantor Agency, Comptroller General of the United States, or any of their duly authorized representatives, to any books, documents, papers, and records which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three (3) years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this Agreement is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5. INDEPENDENT CONTRACTOR

Consultant, and any and all employees of Consultant or other persons engaged in the performance of any work or services required of Consultant under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims

that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of Consultant's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of Consultant.

6. OWNERSHIP OF DOCUMENTS

Any and all data, analyses, documents, photographs, plans, designs, drawings, specifications, surveys, films, documents, reports and other work products created, prepared, produced, constructed, assembled, made, performed, or otherwise produced by Consultant or Consultant's subcontractors for delivery to the City pursuant to this Agreement shall become the sole and absolute property of the City upon completion of the services and payment in full of all payment due to Consultant of the fees set forth in this Agreement. Such property shall constitute "work made for hire" as defined by the U.S. Copyright Act of 1976, 17 U.S.C. § 101, and the ownership of the copyright and any other intellectual property rights in such property shall vest in the City at the time of its creation. Ownership of the intellectual property includes the right to copyright, patent, and register, and the ability to transfer these rights. Material which Consultant uses to perform this Agreement but is not created, prepared, constructed, assembled, made, performed or otherwise produced for or paid for by the City is owned by Consultant and is not "work made for hire" within the terms of this Agreement. Consultant will ensure that all independent contractors have written agreements in place that transfers ownership of all Intellectual Property created by them or provided by them to the City.

The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of Consultant. The City agrees to waive any claim against Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold Consultant harmless from any claim, liability or cost arising or allegedly arising out of any reuse of the plans and specifications by the City or its agent not authorized by Consultant.

7. TERMINATION

- a. This Agreement may be terminated by either Party upon thirty (30) days' written notice. In the event this Agreement is terminated by Consultant, the City shall be entitled to reimbursement of costs occasioned by such termination. In the event the City terminates this Agreement, the City shall pay Consultant for the work performed, which shall be an amount equal to the percentage of completion of the work as mutually agreed between the City and Consultant.
- b. If any work covered by this Agreement shall be suspended or abandoned by the City before Consultant has completed the assigned work, Consultant shall be paid an amount equal to the costs incurred up to the date of termination or suspension as mutually agreed upon between the City and Consultant.

8. AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

- a. As a public contract, all records prepared, generated or used by Consultant or its agents, employees and subcontractors relating to this Agreement and associated work (hereinafter "public records") may be subject to disclosure under the Washington State Public Record Act, Chapter 42.56 RCW.
- b. Contractor shall maintain and retain all such public records in a manner that is readily accessible for a minimum term of no less than three (3) years following completion of the

contract work. City shall have the right to timely review all such public records upon request. Contractor shall provide copies of any public records requested by City within thirty (30) calendar days of City's request. If City requests that copies of public records be provided to City in an electronic format, said records shall be provided at no cost to City. If paper copies are requested by City, City shall pay \$.10 per page. Payment for paper copies shall be rendered to Consultant within twenty (20) calendar days of receipt.

- c. All records subject to a public disclosure request will be provided to a requester unless exempted from disclosure by law. The City's decision to exempt or redact any public record shall be based only upon valid exemptions that apply to the City. City will not refrain from disclosing any record under an exemption that may be personal to Consultant. In the event Consultant objects to release of any public record under this Agreement, Consultant may seek judicial approval to prevent such disclosure at Consultant's sole expense. City shall neither aid nor interfere with Consultant's request for an injunction to prevent disclosure of any public record under this Agreement.
- d. Consultant shall insert this provision in all contracts with subcontractors or agents providing services relating to this Agreement.

9. DISPUTE RESOLUTION

- a. The City and Consultant agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law.
- b. All disputes between the City and Consultant not resolved by negotiation between the Parties may be arbitrated only by mutual agreement of the City and Consultant. If not mutually agreed to resolve the claim by arbitration, the claim will resolve by legal action.

10. DEBARMENT CERTIFICATION

Consultant certifies that neither Consultant nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this contract by any federal or state department or agency. Further, Consultant agrees not to enter into any arrangements or contracts related to completion of the work contemplated under this Agreement with any party that is on the "General Service Administration List of Parties Excluded from Federal Procurement or Non-Procurement Programs" which can be found at:

www.sam.gov and <https://secure.lni.wa.gov/verify/>

11. VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

In the event that either Party deems it necessary to initiate a legal action to enforce any right or obligation under this Agreement, the Parties agree that any such action shall be initiated in the Superior Court of the State of Washington situated in Benton County. The Parties agree that all questions shall be resolved by application of Washington law, and that the Parties to such action shall have the right of appeal from such decision of the Superior Court in accordance with the laws of the State of Washington. Consultant hereby consents to the personal jurisdiction of the Superior Court of the State of Washington situated in Benton County.

12. ATTORNEY'S FEES

The Parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the substantially prevailing Party will be awarded its reasonable

attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

13. INSURANCE

Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by Consultant, its agents, representatives, or employees.

- a. No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- b. Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:
 1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage.
 2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
 3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 4. Professional Liability, Errors or Omissions insurance appropriate to the Consultant's profession. Coverage shall be provided if Consultant is providing services under this Agreement as a licensed professional, including, but not limited to, engineers, architects, accountants, surveyors, and attorneys.
- c. Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:
 1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
 2. Commercial General Liability insurance shall be written with limits no less than \$2,000,000 each occurrence, \$2,000,000 general aggregate.
 3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.
- d. Other Insurance Provisions. Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance with respect to the City. Any insurance, self-insurance, or self-insured

pool coverage maintained by the City shall be excess of Consultant's insurance and shall not contribute with it.

- e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to, the additional insured endorsement, evidencing the insurance requirements of Consultant before commencement of the work.
- g. Notice of Cancellation. Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h. Failure to Maintain Insurance. Failure on the part of Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due Consultant from the City.
- i. Public Entity Full Availability of Consultant Limits. If Consultant maintains higher insurance limits than the minimum shown above, the City shall be insured for the full available limits of the Commercial General and Excess or Umbrella liability maintained by Consultant, irrespective of whether such limits maintained by Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by Consultant.

14. INDEMNIFICATION / HOLD HARMLESS

- a. Consultant shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the willful or negligent acts, or alleged willful or alleged negligent acts, errors or omissions of the Consultant or the Consultant's employees or agents in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.
- b. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the Parties. The provisions of this section shall survive the expiration or termination of this Agreement.

15. STANDARD OF CARE

The professional services will be furnished in accordance with the care and skill ordinarily used by members of the same profession practicing under similar conditions at the same time and in the same locality.

16. SUCCESSORS OR ASSIGNS

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the Parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the non-assigning Party, which may be given in the non-assigning Party's sole discretion.

17. NOTICES

Any notices required under this Agreement will be in writing, addressed to the appropriate Party at the address which appears below (as modified in writing from time to time by such party), and given by electronic submission, by facsimile personally, by registered or certified mail, return receipt requested, or by nationally recognized overnight courier service. All notices shall be effective upon the date sent.

Purchasing Manager
City of Richland
625 Swift Blvd., MS-11
Richland, WA 99352
Email: purchasing@ci.richland.wa.us
Phone: (509) 942-7710

Contact Name: Tim Helbig
Name of Firm: KPFF
Address: 2407 North 31st Street
Address: Tacoma, WA 98407
Email: Tim.helbig@kpff.com
Phone Number: (253) 396-0150

18. EQUAL OPPORTUNITY AGREEMENT

Consultant agrees that Consultant will not discriminate against any employee or job applicants for work under this Agreement for reasons of race, sex, nationality, religious creed, or sexual orientation.

19. SEVERABILITY

If any provision of this Agreement conflicts with applicable law, or its application is found to be invalid by a court of competent jurisdiction, the remainder of this Agreement shall not be affected, and to this end, the terms of this Agreement are declared to be severable.

20. AMENDMENTS

All amendments must be in writing and be approved and signed by both Parties.

21. CHANGE IN LAW

The Parties hereto agree that in the event legislation is enacted or regulations are promulgated, or a decision of court is rendered, or any interpretive policy or opinion of any governmental agency charged with the enforcement of any such law or regulation is published that affects or may affect the legality of this Agreement or any part thereof or that materially and adversely affects the ability of either Party to perform its obligations or receive the benefits intended hereunder ("Adverse Change in Law"), then within fourteen (14) calendar days following written notice by either Party to the other Party of such adverse change in law, the Parties shall meet to negotiate in good faith an amendment which will carry out the original intention of the Parties to the extent possible. If, despite good faith attempts, the Parties cannot reach agreement upon an amendment within sixty (60) calendar days after commencing negotiation, then this Agreement may be terminated by either Party as of the

earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one Party to the other.

22. CONFIDENTIALITY

In the course of performing under this Agreement, Consultant, including its employees, agents or representatives, may receive, be exposed to, or acquire confidential information. Confidential information may include, but is not limited to, patient information, contract terms, sensitive employee information, or proprietary data in any form, whether written, oral, or contained in any computer database or computer readable form. Consultant shall: i) not disclose or sell confidential information except as permitted by this Agreement; (ii) only permit use of such confidential information by employees, agents and representatives having a need to know in connection with performance under this Agreement; and (iii) advise each of its employees, agents, and representatives of their obligations to keep such information confidential.

23. CHANGES OF WORK

- a. When required to do so, and without any additional compensation, Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which Consultant is responsible for preparing or furnishing under this Agreement.
- b. Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, Consultant shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 24, Extra Work.

24. EXTRA WORK

The City may desire to have Consultant perform work or render additional services within the general scope of this Agreement. Such work shall be considered as extra work and will be specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, additional fees and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by the City.

25. ENTIRE AGREEMENT

This Agreement contains the entire agreement of the Parties hereto and supersedes all previous understandings and agreements, written and oral, with respect to this transaction. Neither Party shall be liable to the other for any representations made by any person regarding the terms of this Agreement, except to the extent that the same are expressed in this Agreement.

26. AUTHORITY TO EXECUTE

Each person executing this Agreement on behalf of another person, corporation, partnership, company, or other organization or entity represents and warrants that he or she is fully authorized to so execute and deliver this Agreement on behalf of the entity or party for which he or she is signing. The Parties hereby warrant to each other that each has full power and authority to enter into this Agreement and to undertake the actions contemplated herein, and that this Agreement is enforceable in accordance with its terms.

27. COUNTERPART ORIGINALS

Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

(Signature page to follow)

DRAFT

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

CITY OF RICHLAND

CONSULTANT

Jon Amundson, ICMA-CM
City Manager

Signature

Attest:

Printed Name

Title

Jennifer Rogers, City Clerk

Approved as to form:

Heather Kintzley, City Attorney

EXHIBIT A: Detailed Scope of Work

Exhibit A to Follow

DRAFT

EXHIBIT A: Detailed Scope of Work

January 7, 2025

Sheldon Williamson , P.E.
City of Richland
625 Swift Boulevard
Richland, WA 99352

Re: Horn Rapids Industrial Park Rail Extension
 Engineering Design Scope and Fee Proposal

Dear Sheldon,

KPFF is pleased to provide this Scope and Fee proposal for design of improvements for the Horn Rapids Industrial Park Rail Extension project (Project). This scope and fee proposal describes the proposed services to be provided to the City of Richland (City) by KPFF Consulting Engineers and our subconsultants for the project management, planning, engineering, permitting and construction support services of the project. This proposal is based on the project scope as discussed at the pre-proposal meeting on October 24, 2024, and our subsequent email communications.

In 2021 the City of Richland and KPFF completed the Horn Rapids Industrial Park Rail Transportation Planning Report. This report analyzed rail alignment and site layout alternatives for the City's Horn Rapids Industrial Park. The purpose of this Project is to select a rail alignment alternative from the Transportation Planning Report and complete the design and permitting efforts necessary to begin construction of track and site improvements. The rail alignment alternatives include up to 22,000 feet of proposed track. However, the goal of this project is to design and construct approximately 9,500 feet of track to extend the rail to the northwest corner of the property. It is understood that both consultant and construction budgeting will result in this work being broken out into phases that allow the project to progress within the limits of the City's available budgets. The Project will include a new at-grade rail crossing with Village Parkway. We understand that this will be included within the first phase of design and construction, and coordination will be required with the City's roadway design consultant.

Project Team

KPFF will act as Prime Consultant and provide project management, civil/structural engineering services and construction support and inspection services. Benesch will be a subconsultant to KPFF providing support for the grade crossing signal and roadway illumination analysis and engineering. GPI will be a subconsultant to KPFF providing geotechnical investigations and design recommendations. If scope of work items requiring additional subconsultant services are identified throughout design or construction of the Project, KPFF will work with the City to select an appropriate subconsultant and execute an additional services request for the work.

Project Understanding and Scope of Proposed Services

Project Understanding

The first steps in the Project will include planning and alignment evaluation to identify the preferred rail alignment alternative from the Transportation Planning Report. Following selection of a rail alignment KPFF will immediately proceed with design and permitting of the project. Design will include approximately 9,500 feet of track and one at-grade rail crossing. It is understood that phasing of construction may be required. KPFF is prepared to design the full scope of work to bid-ready completion and breakout the design documents to align with a phased construction approach. Construction support and inspection services will be provided throughout construction of the project.

Rail: The scope of services outlined in this section includes design for approximately 9,500 feet of track. The track will connect to the City's existing rail spur in the southeast area of the property, and extend to the northwest corner of the property. There will be one at-grade rail crossing with the Village Parkway extension. This crossing will require permitting with the UTC. As part of the UTC process, we anticipate to have a diagnostic team meeting with the UTC, Railroad, and City at 30% level design, and then submit our crossing petition to the UTC at the 60% level design. Benesch has been included as our subconsultant to complete crossing safety and signal analysis and design.

It is understood that the City's track will be operated on by BNSF and/or UP, and/or Columbia Rail with the Port of Benton potentially managing maintenance and operations. These entities are referred to throughout this proposal as the Railroad. KPFF will coordinate with the City and Port of Benton to confirm if there will be a sole operator or if it will be jointly operated. Regardless, BNSF and UP have similar design and approval procedures that require submittals and coordination at the 30%, 60% and Final Design levels of the project. If both entities are involved in operation, one of them would be selected as the lead reviewer and the other would take a secondary role so two submittals are not required. If Columbia Rail is involved in operations, we would assume they will take a secondary review role to BNSF and UP. If they are the only operator, we expect to go through a similar design and approval process with them as we would with BNSF or UP.

Grading and Stormwater: Although we are only designing for 9,500 feet of track, KPFF will analyze the rail vertical alignment and adjacent site grading to prepare the City for development of the entire property. Site topography for the entire future track loop and sites will be considered when setting the elevation of the first 9,500 feet of track. It is not anticipated that any stormwater conveyance and drainage infrastructure will be designed as part of this project. We anticipate that minor trackside ditches will disperse stormwater away from the trackbed to adjacent areas of the site for infiltration. More significant stormwater conveyance infrastructure would be designed and constructed when development of the site(s) takes place.

Utilities: KPFF has confirmed through City GIS information that there are two water mains located within the project area. It is understood that one water main is a 16-inch ductile iron domestic water line owned by the City, and the other is an 18-inch irrigation line that is also owned by the City. KPFF will design pipe protection and improvements necessary for the lines

to remain in-place under the proposed track. In addition to these two mains, there are irrigation lines within the site that provide water for the existing crop circles. It has not been determined if these lines will be removed. It is anticipated that KPFF will coordinate with the City to make this determination, and will design the appropriate protection or removal of the lines.

A power service will be required at the crossing to support crossing signalization. It is anticipated that the power service will feed off of the Battelle Boulevard extension from the Village Parkway intersection in underground conduits. KPFF will coordinate with the power owner, City of Richland Energy Services, to bring the power within 50 feet of the crossing and install a service transformer. Extending power up to this point will be designed and constructed by the City of Richland Energy Services. The Project's power infrastructure will start at the service transformer. The power infrastructure from the service transformer to the signaling will be designed by KPFF and Benesch.

Site improvements: It is not anticipated that common rail yard site improvements such as lighting, air pits, or new site utilities will be included in the scope of this project. Although it has not been discussed, it is likely that an access road adjacent to the rail, and an access driveway entrance may be desirable to the City and the Railroad. We are prepared to include this in the design of the project under this scope of work.

Geotechnical: GPI has been included in the project to provide geotechnical explorations and analysis of the existing surface and subsurface conditions. Their analysis will provide KPFF with recommendations for subgrade preparation and trackbed construction. The geotechnical information will also be supportive for approximating future grading of the sites. GPI has included two scope options for geotechnical investigations, and KPFF has selected Scope Alternate A as the desired scope of services. The fee for Scope Alternate A is included in our fee spreadsheet and is higher than Scope Alternate B. We propose to have this scope approved, and in the event Scope Alternate A becomes infeasible and we execute work in accordance with Scope Alternate B, the fee will be reduced.

Permitting:

SEPA Checklist: KPFF will prepare the SEPA checklist and submit to the City, who we understand is the lead agency.

Cultural Resources: A cultural resources study has been completed by the City and is not included in our scope of work.

City permitting: It is understood that a grading permit will be required to be obtained through the City's Building Department. KPFF will provide coordination and the necessary design documents for this permit.

State and Federal Permits: No additional State or Federal permits are anticipated to be included in the project.

Other Permits: UTC and Railroad permits are described in the Rail section above.

Bid Support: Following completion of design, KPFF will support the City with through the bid phase of the project. General bid support will include attending the pre-bid meeting, responding to contractor questions, and revising contract documents in support of issuing addendums.

Construction Support Services: Following completion of the bid phase and awarding of the project to a Contractor, KPFF will support the City with through the construction phase of the project. Construction support services will include attendance at weekly construction meetings, and review of contractor submittals, RFI's and change orders. KPFF will also provide construction observation and inspection of rail materials and construction.

Scope of Services

Our anticipated scope of services and a schedule of estimated fees is presented below:

Task A - Project Management:

1. Coordination and consultation: We will provide coordination, documentation and correspondence with the City staff to support project progress and communications.
2. Regular virtual coordination meetings as needed. Assuming up to 20 meetings.
3. Preparation of a project schedule for planning, engineering and permitting services, and preparation of updates as project work progresses.
4. Invoicing and budget tracking
5. Quality assurance and quality control reviews completed by KPFF and subconsultant staff at appropriate intervals during the progressive completion of the work, prior to submittal of deliverables to the City.

Task A Deliverables:

- Project Schedule

Task B – Alignment Selection and Preliminary Design:

1. Selection of rail alignment
 - a. Existing information gathering and review of Transportation Planning Report
 - b. Provide an updated opportunities and constraints matrix of the alignment alternatives
 - c. Evaluate costs of alignment alternatives
 - d. Selection discussion meetings - Facilitate 4 meetings with City staff to review alignments, compare qualitative features and construction costs, and selection of the alignment.
2. Preliminary (30%) Design Completion
 - a. Complete a Basis of Design Report that identifies selection of the rail alignment, project goals, and intent of design for the Project.
 - b. Perform a site walk with representatives of the City to review conditions, existing infrastructure, opportunities and constraints.
 - c. Water utility information gathering, coordination, and design
 - d. Power utility information gathering and coordination with owner

- e. Prepare preliminary design documents for the scope of construction described above. Documents will be developed sufficiently to describe the scope and nature of all proposed improvements, and will be submitted to City for review and comment at a 30% level of completion. Documents prepared in this stage of design will include:
 - i. Cover Sheet and General Notes: 2 sheets
 - ii. Constraints and Sequencing Plan: 1 sheet
 - iii. Rail Plans: 5 - 10 sheets depending on preferred layout and scale
 - iv. Utility Plans: 1 - 2 depending on preferred layout
 - v. Grading and Site Plans: 5 -10 depending on preferred layout and scale
 - vi. Grade Crossing Plans: 3 - 4 depending on preferred layout and scale
 - vii. Typical Details and Sections: 2 - 4
 - f. Preparation of order of magnitude estimate of probable construction cost for preferred project improvements.
3. Railroad Permitting
 - a. Coordination and meetings with the Railroad (up to 2 meetings to discuss design)
 - b. Complete 30% Railroad submittal checklist
 4. UTC Permitting
 - a. Complete UTC diagnostic team meeting (virtual or on-site) with UTC, Railroad, and City staff
 - b. Document diagnostic meeting notes and complete the diagnostic report to be provided for record to all diagnostic team members

Task B Deliverables:

- Opportunities and constraints matrix
- Alignment alternatives cost analysis
- Basis of Design Report
- 30% level design drawings
- 30% level construction cost estimate
- 30% Railroad submittal checklist and design drawings to Railroad
- UTC diagnostic meeting notes

Task C – 60% Design Completion:

1. Review of City 30% level design comments and coordination of 60% design objectives
2. Water utility coordination and design
3. Power utility coordination
4. Prepare 60% level design drawings. Drawing sheets prepared in this stage of design are as listed in the Preliminary (30%) Design Completion Task. Additional sheets will be added as necessary.
5. Preparation of order of magnitude estimate of probable construction cost for preferred project improvements.
6. Prepare a technical specification outline
7. Railroad Permitting
 - a. Review and incorporation of 30% submittal comments

- b. Coordination and meetings with the Railroad (up to 2 meetings to discuss design)
 - c. Complete 60% Railroad submittal checklist
8. UTC Permitting
 - a. Prepare UTC petition specific drawings
 - b. Complete UTC petition for submittal to the UTC
 - c. Coordinate UTC review comments and resubmittal, if necessary, before 90% design
 - d. Update diagnostic report as necessary to align with 60% design changes
9. Complete SEPA checklist for submittal to City

Task C Deliverables:

- Comment response to City 30% comments
- 60% level design drawings
- 60% level construction cost estimate
- Technical specification outline
- 60% Railroad submittal checklist and design drawings to Railroad
- UTC Petition and petition specific drawings to the UTC
- Resubmittal documents to UTC following initial review
- Updated UTC diagnostic meeting notes
- SEPA checklist

Task D: Final Design

1. Review of City 60% level design comments and coordination of 60% design objectives
2. Water utility coordination
3. Power utility coordination
4. Prepare 90% level design drawings and bid-ready level design drawings. Sheets included will be as outlined in the 60% design.
 - i. At the 90% design level, KPFF will work with the City to breakout the design into phasing that aligns with the City's construction budget.
5. Preparation of order of magnitude estimate of probable construction cost for preferred project improvements.
6. Prepare a technical specifications for 90% and bid-ready submittals
7. City grading permit completion
8. Railroad Permitting
 - a. Review and incorporation of 60% submittal comments
 - b. Coordination and meetings with the Railroad (up to 1 meeting to discuss design)
 - c. Complete 100% Railroad submittal checklist
9. QAQC of final bid-ready documents

Task D Deliverables:

- 90% level design drawings to City
- 90% level construction cost estimate to City
- 90% level technical specifications to City

- Bid-ready design drawings, cost estimate, and technical specifications to City
- Final Railroad submittal checklist and design drawings to Railroad

Task E: Geotechnical Engineering

See the attached proposal provided by GPI outlining the geotechnical scope of work. GPI will provide a design and recommendations report deliverable.

Task F: Bid Support

1. Preparation and attend pre-bid meeting
2. Review and respond to contractor bid questions
3. Bid document revisions and addendum support

Task G: Construction Support Services

1. Preparation and attend pre-bid meeting
2. Review and respond to contractor bid questions
3. Bid document revisions and addendum support
4. Weekly construction meetings (assuming up to 20 virtual meetings)
5. Review of contractor submittals
6. Review of contractor RFI's
7. Review of contractor change orders
8. Railroad inspection and report
9. Project closeout – punchlist and as-built completion

Schedule

We understand that the goal is to have the project advertised for bids by September 2025. We believe the design schedule below will be acceptable to meet this bid date while also allowing 2-3 week review periods after each design submittal. Project documents will require review by the City, UTC, and the Railroad. Longer review periods from these entities could result in schedule delays.

Preliminary Design	8 weeks after notice to proceed
60% Design	6 weeks after receipt of Preliminary Design review comments
90% Design	5 weeks after receipt of review comments for 60% Design documents
100% Design	2 weeks after receipt of review comments for 90% Design documents

Items Provided by Others

The following items are assumed to be provided by others to KPFF to accomplish the work identified herein:

- City provided survey services
 - The City will provide site topography. It is understood the site topography was completed via aerial survey.
 - i. The City will complete and provide additional topography via ground survey as required. It is anticipated that this would only be needed around the crossing area if the aerial topography is not to the required level of detail.
 - The City will complete and provide survey of existing site features as requested and necessary for the project.
 - All survey and topography information will be provided in CAD format.
- The City and/or utility owners will provide existing information or record drawings for the existing onsite and nearby water and electrical infrastructure.
- The City will coordinate track safety flagging to be provided during field activities which require access to the existing track.
- The City will provide access to the site as required for observation and geotechnical explorations.
 - The City will lead contact and coordination items with the farmer currently operating the crops onsite.

Assumptions/Exclusions

The following assumptions/exclusions have been identified herein:

- Any scope of work requested or required that is not specifically identified in one of the tasks above may be considered an additional service. Prior to completing any such work, KPFF will discuss with you the need and impact on the scope and fee.
- The City will confirm or supply KPFF with any necessary rights of entry prior to performing work.
- Based on available mapping of wet utilities and storm drainage at the project site, modification of sanitary sewer, storm drainage and other public utilities is not anticipated. Modification to water lines may be necessary and is included in the scope of work.
- Underground utilities will be shown based on observable surface features, conductible underground utilities and best available record information. Pipe sizes and types will be shown only where record information is available, or where access for measurement is available, such as surface structures.

- Potholing utilities is not part of this scope. Should potholing be necessary to complete design, KPFF can provide a fee proposal for coordinating and locating utility potholes.
- No soil or groundwater contamination will be encountered at the site.
- No installation of wells to monitor groundwater levels will be required.
- Environmental permits will not be required.
- Treatment of stormwater runoff from tracks will not be required.
- The City will complete the general requirements contract specification sections related to contract and administration requirements. (Division 1 of CSI formatted specs)
- Generally all coordination meetings with the City, Railroad, and UTC will be virtual. Construction meetings will also be virtual. KPFF has included expenses for up to 6 meetings onsite or at the City's office. Additional site visits will require an amendment for additional expense.
- This proposal includes services to design approximately 9,500 feet of track and one at-grade crossing. The final bid package may include a phased approach that requires the contractor to only construct a portion of the fully designed scope of work. Bid and Construction Support Services only include effort to support one construction phase.

Fee

We propose to perform the above Scope of Work for this project for an estimated fee of **\$316,704** billed on a time and materials basis. A detailed listing of the anticipated tasks and effort is included in the attached work breakdown estimate.

If after your review of this proposal you have any questions, please contact me at your earliest convenience. We look forward to continuing to work with you and City of Richland to complete this important project.

Sincerely,



Tim Helbig, P.E.
Associate

Attachments: [Project Estimate of Fees for Engineering and Construction Support](#)
 [Benesch Scope and Fee Proposal](#)
 [GPI Scope and Fee Proposal](#)

City of Richland - Horn Rapids Industrial Park Rail Extension
Project Estimate of Fees for Engineering and Construction Support
January 7, 2025



Professional Services		KPFF						
		Principal	Senior Engineer	Project Manager/ Professional Engineer	Design Engineer	CAD Tech.	Admin	Fee
Task A: Project Management								
	Coordination and Consultation	4		20				\$5,120
	Regular virtual coordination meetings	10		20	20			\$10,300
	Preparation and updating of project schedules			12				\$2,400
	Invoicing			10			10	\$3,100
	QAQC	10						\$2,800
Subtotal - Task A: Project Management		24	0	62	20	0	10	\$23,720
Task B: Alignment Selection and Preliminary Design								
	Existing information gathering and review			2	2			\$750
	Alternatives cost evaluation			4	4			\$1,500
	Selection discussion meeting	1		1				\$480
	Basis of Design Report	2		8				\$2,160
	Site Walk			4	8			\$2,200
	Water utility coordination and design	2		12	8			\$4,360
	Power utility coordination	2		12	8			\$4,360
	Design drawings - cover sheet and notes			1	4			\$900
	Design drawings - constrains and sequencing	1		2	6			\$1,730
	Design drawings - rail plans	1		8	24			\$6,080
	Design drawings - Site, grading and utility plans	1		8	24			\$6,080
	Design drawings - grade crossing plans	2		16	24			\$7,960
	Design drawings - typical details and sections			2	12			\$2,500
	Cost estimating			2	8			\$1,800
	Coordination and meetings with the railroad (up to 2)	2		4	4			\$2,060
	Complete 30% Railroad checklist and submittal			4	8			\$2,200
	UTC diagnostic meeting	2		4	2			\$1,710
	UTC diagnostic meeting notes and report	1		8	2			\$2,230
	Crossing Signal Design by Benesch	See attached Benesch Proposal - Cost includes 8% sub markup						\$26,460
Subtotal - Task B: Alignment Selection and Preliminary Design		17	0	102	148	0	0	\$77,520
Task C: 60% Design Completion								
	Review of City 30% design comments	1		2	2			\$1,030
	Water utility coordination			8				\$1,600
	Power utility coordination			8				\$1,600
	Prepare 60% level design drawings	4		28	84			\$21,420
	Cost Estimating			1	8			\$1,600
	Technical specifications outline			2	2			\$750
	Review and incorporation of 30% railroad comments			2	4			\$1,100
	Coordination and meetings with the railroad (up to 2)	2		4	4			\$2,060
	Completion of 60% Railroad submittal checklist			4	4			\$1,500
	Prepare UTC petition specific drawings			4	24			\$5,000
	Complete UTC petition for submittal	2		12	4			\$3,660
	Coordinate UTC review comments and resubmittal			8	12			\$3,700
	Complete SEPA Checklist	2		8	16			\$4,960
	Crossing Signal Design by Benesch	See attached Benesch Proposal - Cost includes 8% sub markup						\$29,160
Subtotal - Task C: 60% Design Completion		11	0	91	164	0	0	\$79,140

kpff

Professional Services		KPFF						
				Project Manager/ Professional Engineer	Design Engineer	CAD Tech.	Admin	Fee
		Principal	Senior Engineer					
		\$280.00	\$230.00	\$200.00	\$175.00	\$150.00	\$110.00	
Task D: Final Design								
	Review of City 60% design comments	1		2	2			\$1,030
	Water utility coordination			8				\$1,600
	Power utility coordination			8				\$1,600
	Design drawings	2		16	40			\$10,760
	Phasing coordination and drawing edits `	2		8	16			\$4,960
	Cost Estimating			1	8			\$1,600
	Technical specifications - 90% and bid-ready submittals	4		24	16			\$8,720
	City grading permit completion			8	8			\$3,000
	Review and incorporation of 60% railroad comments			2	4			\$1,100
	Coordination and meetings with the railroad (1)			2				\$400
	Completion of 100% Railroad submittal checklist			4	4			\$1,500
	QAQC Deliverables	4						\$1,120
	Crossing Signal Design by Benesch	See attached Benesch Proposal - Cost includes 8% sub markup						\$15,336
Subtotal - Task D: Final Design		13	0	83	98	0	0	\$52,726
Task E: Geotechnical Engineering								
	Geotechnical Investigation and Design	See attached GPI Proposal - Cost includes 8% sub markup						\$20,466
Subtotal - Task E: Geotechnical Engineering		\$20,466						
Task F: Bid Support								
	Preparation and attend pre-bid meeting			6				\$1,200
	Review and respond to contractor bid questions			4	4			\$1,500
	Bid document revisions and addendum support	2		8	12			\$4,260
Subtotal - Task F: Bid Support		2	0	18	16	0	0	\$6,960
Task G: Construction Support Services								
	Weekly construction meetings (up to 20 virtual meetings)			20	10			\$5,750
	Submittal Review			12	32			\$8,000
	RFI Review			8	12			\$3,700
	Change Order Review	4		12	16			\$6,320
	Rail inspection and reports			16	16			\$6,000
	Project closeout - punchlist and as-built completion	2		8	8			\$3,560
	Crossing Signal Support Services - Benesch	See attached Benesch Proposal - Cost includes 8% sub markup						\$21,492
Subtotal - Task G: Construction Support Services		6	0	76	94	0	0	\$54,822
Subtotal - Professional Services								\$315,354
Expenses								
Mileage expenses for up to 6 site visits or meetings at the City's office attended by the Project Manager.								\$700
Mileage expenses for up to 2 site visits or meetings at the City's office attended by the Principal and/or Design Engineer.								\$650
Subtotal - Expenses								\$1,350
Total Professional Services and Expenses Fee								\$316,704



6777 Camp Bowie Boulevard, Suite 215
Fort Worth, TX 76116
www.benesch.com

November, 8th 2024

Tim Helbig, P.E.
Associate, KPFF Special Projects

RE: Horn Rapids Grade Crossing Signal Design, Bid, and Construction Support

Mr. Tim Helbig,

Benesch the opportunity to provide the following proposal to provide grade crossing diagnostic, signal design, bid support, and construction support for the future grade crossing within the Horn Rapids Industrial Park nearby the intersection of 1st Street and Village Parkway/Battelle Boulevard extensions.

PROJECT UNDERSTANDING & SCOPE OF WORK

Grade Crossing Diagnostic scope of work to include:

1. Attend virtual diagnostic team meeting
2. Pre and post diagnostic virtual meetings as required (estimating 1 each)
3. Draft diagnostic notes
4. Final diagnostic notes after comment period

Grade Crossing Signal Design scope of work to include:

1. 30% Plan, Specification, and Estimate
2. 90% Plan, Specification, and Estimate
3. 100% Plan, Specification, and Estimate
4. Bid Set
5. Interdisciplinary design meetings as needed (estimating 12)

Grade Crossing Bid Support scope of work to include:

1. RFI responses (estimating 6)
2. Submittal reviews (estimating 6)

Grade Crossing Construction Support scope of work to include:

1. Meetings with contractor, as required (estimating 4)
2. Product and material submittals (estimating 8)
3. As-wired plan set review and comments (estimating 2)
4. Factory Acceptance Testing Submittal review (estimating 2)
5. Cutover/Commissioning Inspection with contractor (1 trip)
6. Inspection Report from Inspection
7. As-built grade crossing signal design plans

Project management and administration.

Our Project Manager Samuel Buchanan will be the lead on this project. Benesch is also prepared to add other highly qualified professionals familiar with railroad standards and processes to the team



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as needed to meet any other railroad signaling needs, as required, understanding that all work will be completed under Samuel Buchanan's direction.

PROJECT MANAGEMENT – INVOICING & PROGRESS REPORTS

Monthly invoices will be provided for the work covered by this proposal including any direct expenses. Benesch will actively monitor the budget for this project and provide notice to KPFF if we believe the budget will not be adequate to complete the review and support work for the project.

ESTIMATED FEE

Benesch proposes to perform this work with an estimated cost of:

1. 30% Design - \$24,500
2. 90% Design - \$27,000
3. Bid Set & Support - \$14,200
4. Construction Support - \$19,900

For total estimate cost of \$85,600. We can start work under this contract within five (5) days upon notice to proceed. We truly appreciate the opportunity to be considered for this assignment. Let me know if you have questions or need more information.

Sincerely,

Nicole Jackson

Nicole L. Jackson, PE, PTOE
Group Manager – Grade Crossing Engineering



November 8, 2024
File: PUP25001

Mr. Tim Helbig, P.E.
KPFF Consulting Engineers
2407 N 31st St., Ste. 201
Tacoma, WA 98407
Tim.helbig@kpff.com

RE: **Proposal**
Geotechnical Engineering Evaluation
Horn Rapids Rail Extension
Richland, Washington

Greetings, Tim.

GeoProfessional Innovation Corporation (GPI) provides this proposal for geotechnical engineering evaluation services to support KPFF Consulting Engineers (KPFF) with design and construction of the proposed rail spur in Richland, Washington. The approximate rail alignment is illustrated on Plate 1, *Proposed Exploration Map*, appended to this proposal. With our work in the immediate project area and understanding of the anticipated subsurface conditions, we are confident that our experienced team of geoprofessionals and geotechnical engineers can accomplish KPFF's, and the City of Richland's (City) project objectives. The following text summarizes our project understanding, proposed scope of services, anticipated schedule, and fee estimate.

PROJECT UNDERSTANDING

A railroad spur track exists at the southeast side of the project area. The track is owned by the City and operated by Columbia Rail. From our discussions with you and from reviewing the maps you provided, we anticipate approximately 3 miles (~15,000 feet) of new track alignment will extend from the existing track termination, just east of the future Battelle Boulevard alignment at Kingsgate Way. The track extension alignment veers northwest and then north along the western extents of the Port's property. The rail line will serve future tenants that may be located in the expanded property. Initially, 9,000 linear feet of new rail will be constructed that extends rail service to the Port's extreme northwest corner. In the future, an additional 6,000 linear feet of single-track rail will create a rail loop to better serve future tenants. Within 2,000 feet of the rail extension, an at-grade crossing will be constructed with the necessary gates and lighting to facilitate rail traffic crossing the future Battelle Boulevard.

There is approximately 20 feet of elevation change across the rail alignment. However, cuts and fills are anticipated to be less than 5 feet to facilitate a new rail bed. Aside from electrical and communication utility extensions to the rail crossing, no new utilities are planned. No new stormwater facilities are required for the rail line and therefore, infiltration testing is not required. Design for the future Battelle Boulevard alignment is being evaluated by others. While future access off of Horn Rapids Road is planned, these improvements are not anticipated to be evaluated or designed at this time. The alignment crosses existing agricultural fields that are leased to area farmers. Exploration must be coordinated with these agricultural operators to facilitate access and an understanding of disturbance limitations.

Rail bed design will follow the guidelines outlined in the American Railway Engineering and Maintenance-of-Way Association Manual (AREMA). Aspects of this design manual are available on line however, we understand KPFF maintains this manual and will support GPI with necessary literature and anticipated rail parameters for this project. Thus, GPI has not budgeted for securing the latest edition of this AREMA design manual.

SCOPE OF SERVICES

We developed the following scope of services based on our interactions with you as well as our work in the immediate area. We provide scope alternatives for your and the City's consideration with respect to utility risks, site disturbance, and exploration investment.

Geotechnical Engineering Evaluation

1. Coordinate with you, the City, and the agricultural operators to establish exploration locations in areas acceptable to ongoing agricultural operations and existing crops.
2. Coordinate exploration with the Washington Utility Notification Center and KPFF prior to initiating exploration activities. GPI cannot be responsible for damage to unmarked, or mislocated subsurface features due to exploration.

Scope Alternate A: if desired, GPI will retain a private utility locator to help identify subsurface utility alignments within 25 feet of exploration locations prior to exploration. Private utilities may exist within the planned exploration area and often are not identified by public utility locating services. Private utility locating services are not a guarantee of avoiding damage to existing subsurface features. However, these services can greatly reduce those risks. Our fee for this scope alternate will be in addition to the geotechnical evaluation described herein.

3. Explore the site via 12 to 14 exploratory borings extending 10 to 15 feet below the existing ground surface. If cuts greater than 5 feet are planned, it may be desirable to extend a few borings somewhat deeper. Borings will extend to the anticipated depths, barring refusal due to bedrock, debris, caving, or other obstructions. Coring to penetrate refusal material will not be performed. Standard penetration (SPT) will be performed at 2.5- to 5-foot intervals to collect disturbed and relatively undisturbed soil samples for laboratory testing. Borings will be backfilled with cuttings and receive a bentonite plug.

Scope Alternate B: As an alternate to drill exploration, the rail alignment can be explored via 15 to 20 exploratory test pits extending 5 to 10 feet below the existing ground surface. Test pits provide ready exposure of the soil profile, but result in more disturbance and can require remediation at the time of construction. However, test pits can be advanced quickly with more local subcontractors and less overall investment.

GPI's staff will observe exploration and will visually classify and describe the soil encountered in explorations in reference to the *Unified Soil Classification System* (USCS). The collected soil samples from explorations will be transported to our laboratory. We will record depth to groundwater and bedrock in each exploration, if encountered. We recommend exploration locations be surveyed by KPFF for accuracy and future reference.

Exploration locations will not be landscaped, reseeded, or recompacted. Some rutting, landscape disturbance, and other surface damage must be anticipated as part of exploration. With proper coordination with the agriculture operators, GPI cannot be responsible for reimbursement of surface damage or disturbance associated with exploration.

4. Accomplish laboratory testing referencing *ASTM International* (ASTM) procedures on select samples from the site including but not limited to:

- ✘ Natural moisture content
- ✘ Grain size distribution
- ✘ Modified Proctor
- ✘ pH, resistivity, sulfate content, cation exchange capacity, and organic content

5. Perform engineering analyses to provide geotechnical design and earthwork construction recommendations specific to the planned rail improvements. We will work closely with KPFF during this phase to incorporate geotechnical recommendations into design and construction elements. Our engineering analyses will provide geotechnical recommendations for:

✘ Earthwork

- Alignment stripping
- Establishing rail bed subgrades
- Structural fill criteria
 - Site soil reuse
 - Imported aggregate requirements
 - Required compaction
- Wet weather/wet soil construction
- Excavation characteristics
- Slope design and construction
- Geotextile applications

✘ Rail Bed Design Criteria

- Anticipated subgrade soil characteristics
- Native soil bearing capacity
- Constructed embankment bearing capacity
- AREMA design parameters
- Rail bed depth requirements
- Roadway crossing subgrade requirements
- Unique requirements based on alignment conditions

✘ Geotechnical Design Continuity

6. Provide an electronic copy of our draft deliverable including exploration logs, laboratory test results, and related visual design illustrations.

7. Finalize our deliverable by incorporating feedback from KPFF and providing the necessary clarifications and responses for additional information.
8. GPI will remain available to assist with requests for clarification, further evaluation, and alternative analysis

LIMITATIONS

The scope of service outlined above is limited to evaluating the rail alignment infrastructure design and construction aspect at this time. Future phases will be explored, but not analyzed for rail section requirements at this time. Our services will not include evaluation or design of any future, lot-specific development, structure, or improvements not described herein. We understand KPFF will help facilitate coordination with the City to facilitate access for exploration. Upon receipt of contact information, GPI will coordinate directly with the agricultural operators for access.

In addition, GPI's scope of services presented herein does not evaluate or address the following as part of the above-proposed services:

- | | |
|--------------------------------------|---|
| ✘ Erosion and sediment control | ✘ Temporary or permanent dewatering |
| ✘ Hazardous substance evaluation | ✘ Temporary shoring |
| ✘ Structural design | ✘ Site safety |
| ✘ Civil design or surveying | ✘ 100-foot boring for IBC site class |
| ✘ Retaining wall design | ✘ Any other services not explicitly discussed above |
| ✘ Plan and specification development | |

GPI can provide these or other services upon your request. If additional services are desired, please contact us for a revised proposal.

Subsurface exploration will identify the conditions at the time of evaluation and in the discrete locations explored. However, the subsurface conditions can vary between exploration points and at different times of the year. A more thorough or extensive field or laboratory evaluation and engineering analysis may identify conditions that require a more extensive and costly design and construction scheme to reduce the potential for risk. The costs for such analyses are often difficult to equate to the potential benefit of the project and resulting reduction in risk; but nonetheless such evaluations can be important to the development's performance. This acknowledgement is in lieu of all express or implied warranties.

SCHEDULE AND FEE ESTIMATE

We anticipate our exploration will be accomplished in 1 to 1.5 days once we are on site. Our laboratory testing will be completed within 2 weeks after exploration. Our geotechnical deliverable will be completed within 6 weeks after exploration, provided we receive the rail plan and profile, grading, and slope configurations near the time exploration is accomplished. Preliminary geotechnical information can be provided to KPFF upon request to assist design efforts. We will perform our geotechnical engineering evaluation services on a lump basis for the fees outlined in Table 1.

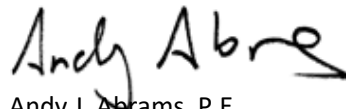
Table 1: Fee Estimate

Service Aspect	Lump Sum Fee
Geotechnical Engineering Evaluation via Drill Exploration	\$17,500
Scope Alternate A: Private Utility Locate	\$1,450
Scope Alternate B: Geotechnical Engineering Evaluation via Test Pit Exploration	\$10,800

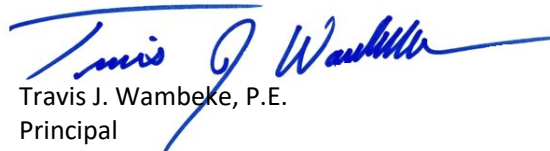
CLOSING

The scope of services and fee estimate presented above are based on our project understanding and interactions with you to date. Our services will be performed under the attached GeoProfessional Innovation Corporation (GPI) General Conditions. To authorize our services, please review this proposal and return an executed copy of the General Conditions for our records. Thank you for the ongoing opportunities to work directly with KPFF Consulting Engineers. Please contact us if you have any questions or comments.

Sincerely,
GPI



Andy J. Abrams, P.E.
Project Engineer



Travis J. Wambeke, P.E.
Principal

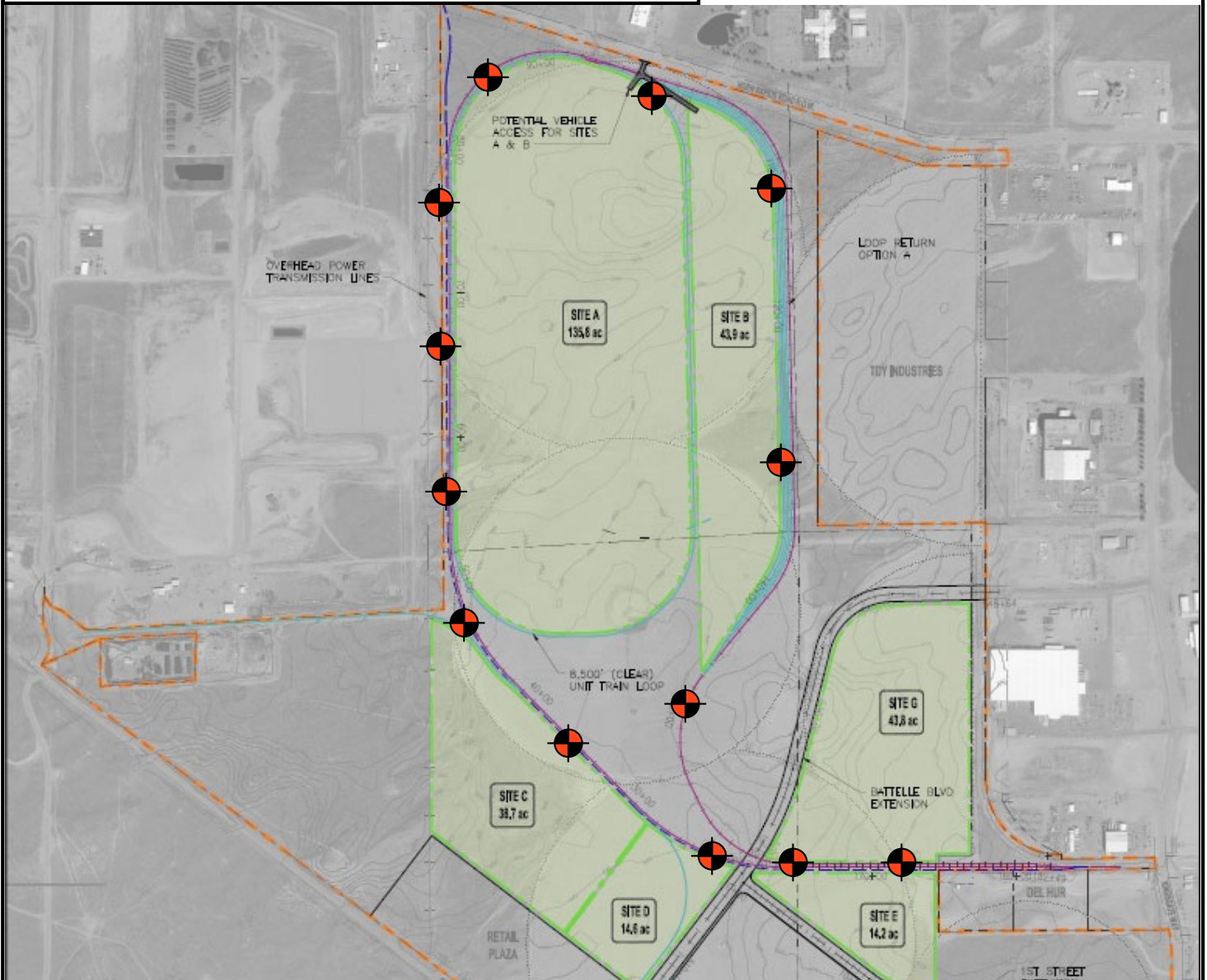
TJW/mg

Attachments: Plate 1, Proposed Exploration Map
GeoProfessional Innovation Corporation (GPI) General Conditions

LEGEND



Proposed Exploratory Borings



PROPOSED EXPLORATION MAP Horn Rapids Rail Extension KPFF Engineering Richland, Washington



PUP25001

PLATE 1

Proposal No.	PUP25001, dated November 8, 2024	Client Name	KPFF Consulting Engineers, c/o Mr. Tim Helbig, P.E.	☒ GEE ☐ CMT ☐ ENV
Project Name	Horn Rapids Rail Extension	Project City, State	Richland, WA	

GEOPROFESSIONAL INNOVATION CORPORATION (GPI) GENERAL CONDITIONS

SCOPE OF SERVICES. GeoProfessional Innovation Corporation (hereinafter "GPI") now being authorized to perform the scope of services detailed in the Proposal (identified above). By executing these General Conditions, Client acknowledges that it has reviewed GPI's scope of services and agrees that the scope of services is reasonable, acceptable, and agrees to pay the fees or estimated fees. The executed General Conditions serve as GPI's Notice-To-Proceed with the Proposal. These General Conditions, including the Proposal incorporated herein by reference, represents the entire agreement between GPI and Client, and may only be amended in writing and executed by both parties. GPI will notify Client prior to exceeding the total authorized fees and will not incur costs or provide services in excess of the authorized fees. Requests for additional services, scope modifications, or fee adjustments must be done in writing and are considered an amendment to these General Conditions. Client understands and agrees with GPI's proposed means and methods for data collection, analysis, and site investigation and characterization, which may or may not include the use of "state-of-the-art" technologies.

STANDARD OF CARE. GPI will perform our services using the customary care and skill employed by competent professionals performing similar services under similar circumstances in the project area at the same time, subject to any limitations or exclusions contained in our proposal for the specific scope of our services authorized under these General Conditions. GPI is not responsible for the work or services performed by others, nor are we responsible for the safety of any persons or property, other than the safety of our own employees. GPI does not warrant or guarantee our services.

CLIENT RESPONSIBILITIES. Client agrees to provide GPI with all pertinent data and documents relevant to the performance of GPI's scope of services. Such documents may include plans, specifications, schedules, addenda, change orders, approved shop orders, approved shop drawings, correspondence, memorandums, photographs, historical evaluations, or any other appropriate data associated with GPI's scope of services, even if such data is not currently known or will be revealed at a future date. GPI shall be entitled to reasonably rely on all information provided by Client or by Client's representatives, consultants, contractors, vendors, or agents in the execution of GPI's services. Client will designate a Client Representative and authorizes GPI free access to the project site, and to locations where materials are prepared and stored. Client Representative has complete authority to direct GPI in the executing the Proposal, receive and provide communication from and to GPI, modify GPI's scope of services, and authorize payment. In addition to the aforementioned responsibilities, for projects involving engineering, drilling, or environmental services, Client agrees to provide the following prior to the commencement of GPI's services: (1) a project description; (2) the property location and a description; (3) property access; and (4) the specific location of any underground utilities, structures, and known or suspected hazardous materials. GPI is not responsible for damage or repair to underground utilities or structures which were not properly identified, located, or otherwise made known to GPI prior to beginning our services.

GEOPROFESSIONAL CONTINUITY. Remediation, site abatement, mitigation, and/or construction monitoring are important aspects of any project and part of the environmental and geotechnical design process that allows confirmation of conditions observed during site exploration and to verify that conditions remain as relied on for design and that design recommendations are followed. Our agreement to perform the proposed scope of environmental and geotechnical design services is based on the understanding that GPI will be retained to perform construction monitoring as the project is constructed, remediated, abated, or mitigated. Accepting the Proposal serves as evidence that Client understands this is part of the design process, industry standard, and a contractual requirement to perform the necessary follow through construction/remediation monitoring, testing, and inspection. If GPI is not so retained or does not perform these services for any other reason, Client agrees to defend, indemnify and hold harmless GPI, its officers, affiliates, and/or assigns from any environmental or geotechnical design and/or remediation or construction related claims, losses, damages or expenses, including reasonable attorney's fees, expert fees and other costs of defense. Where design services are not proposed, GPI will not become the engineer-of-record or have any involvement in the design.

INVOICES AND PAYMENT. GPI will invoice for services in accordance with our Proposal terms. Invoices are due on receipt and will be assessed a late payment charge of 20% per annum if not paid within 30 days of the invoice date. If GPI is not paid when due, GPI may suspend or terminate all services and Client agrees to return to GPI all copies of any reports, plans, specifications or other documents prepared by GPI under these General Conditions and will not rely on these documents or use them in any fashion, nor shall the same be used as a basis for bringing suit against GPI. GPI retains all rights to claim against performance bonds, lien project property and other measures to receive payment for services rendered.

CHANGED CONDITIONS. If, after executing these General Conditions, GPI discovers conditions or circumstances not anticipated by either party, we will promptly notify Client of the changed condition. Client agrees to negotiate an appropriate modification to these General Conditions, including an appropriate modification to GPI's fees for any changed conditions. Either party may terminate these General Conditions as set forth in *Termination and Suspension* if GPI and Client cannot agree on a revised Proposal and fee.

HAZARDOUS MATERIALS. GPI is not responsible for any loss, injury, or damage to any person or personal property caused by Hazardous Materials unless released by GPI. Unless specifically outlined in the scope of services, our work does not include investigation, detection, evaluation, or assessment of Hazardous Materials. Accordingly, unless specifically outlined in an Environmental Proposal, our deliverables will not include any interpretations, recommendations, findings, conclusions, or opinions regarding Hazardous Materials. Client agrees to defend, indemnify, and hold GPI harmless from any claims, liability, loss, or damage that arises from, or is alleged to arise from, or is any way related to, Hazardous Materials. "Hazardous Materials" includes, but is not limited to any toxic, noxious, poisonous, radioactive, or irritating material, chemical, or gas, and includes biological materials such as bacteria, viruses, fungi, spores and mold, and the emissions from biological materials.

CERTIFICATIONS. GPI's services are only an expression of our professional opinion based on the Proposal GPI performed for Client and are not a guarantee or warranty of any fact, condition, or result. GPI will not execute any certification.

PARTY RELATIONSHIP. GPI is an independent consultant, with our employees under our sole direction and control. GPI will have the full power, discretion, and authority to select the means, manner, and method of completing our services for individual project tasks without detail, control, or direction. GPI has the latitude to subcontract for the services of others without obtaining Client's consent where GPI deems it necessary or desirable to complete our scope of services.

NON-SOLICITATION. GPI's assets are our employees; critical to fulfilling GPI's client and project objectives. Recognizing this, Client and GPI (the Parties) agree that during the term of this contract and for a period of two (2) years after termination of this contract, for any reason, the parties shall not directly or indirectly induce, engage, encourage, or attempt to induce, encourage, or otherwise counsel, advise, ask, or offer any person who is, at the time, employed in any capacity by the other party, to leave the employ of the other party, or to accept employment with the other party, or to become an independent contractor, or to offer employment to or hire such person.

The parties agree that it would be impractical and very difficult to determine the amount of actual damages caused by a breach of this non-solicitation provision. Therefore, the parties agree that in the event it is established that there has been a violation of the non-solicitation provision, the violating party shall pay the other party, as liquidated damages, the sum of twenty-two thousand dollars (\$22,000) for each breach. The parties agree that these liquidated

Proposal No.	PUP25001, dated November 8, 2024	Client Name	KPFF Consulting Engineers, c/o Mr. Tim Helbig, P.E.	☒ GEE
Project Name	Horn Rapids Rail Extension	Project City, State	Richland, WA	☐ CMT ☐ ENV

damages represent reasonable compensation to the other party for losses that would be incurred by it due to any such breach and that no further relief shall be granted the damaged party.

SITE DISTURBANCE. Often GPI's proposed scope of services may cause surface and subsurface disturbance. Property restoration is not included in GPI's scope of services.

INDEMNITY. Client agrees to indemnify, defend and hold GPI, its officers, employees, shareholders, and affiliates harmless from and against any claims, including all third-party claims, suits, liability, damages, and expenses with respect to the properties or GPI's services under these General Conditions. Client's duty to defend will incur at the onset of a claim and requires reimbursement of all reasonable legal fees incurred in said defense through an attorney selected by GPI.

RISK ALLOCATION. GPI has a limited role in the overall project scope. Therefore, Client agrees to limit GPI's total aggregate liability to Client and all third parties who may claim through Client, arising from injuries, damages, claims, losses, expenses, including any attorney's fees or litigation expenses arising from any judgment or ruling of any kind, arising out of or relating to GPI's services under these General Conditions based on any cause or any theory of liability, including, but not limited to negligence, errors or omissions, strict liability, breach of contract, breach of warranty, and claims for indemnification or contribution, such that GPI's total aggregate liability shall not exceed the percentage share of GPI's fee as it relates to the Client's total fee, or in the case of an owner, the total project value, up to a maximum of fifty thousand dollars (\$50,000). Client may negotiate a higher limit on projects that exceed this amount in total fees in exchange for an appropriate fee increase to reflect the modified risk allocation. Client and GPI agree that this provision shall apply to the indemnity obligations set forth above. Neither Client nor GPI will be liable to the other for any consequential, liquidated, punitive, or incidental damages, except as specifically provided for in these General Conditions. The Parties agree that no actions, claims, or proceedings of any kind, whether in tort, contract, or equity, arising out of GPI's services, may be brought against GPI more than 2 years after GPI's last service date in connection with this project.

SURVIVABILITY. The indemnity obligations, risk allocation, limitations of liability, and assignment requirements established under these General Conditions shall survive the expiration or termination of these General Conditions. These General Conditions extend to the Proposal and any additional services GPI performs.

NO JOINT AND SEVERAL LIABILITY. GPI shall not be jointly or severally liable for any damage of any kind or nature, including loss or damage of any kind to land or any structures or other improvements planned, designed, constructed or remodeled on the property which is the subject of these General Conditions, or for any personal injury, including death, arising out of or resulting from any structural plan, design or construction, or the remodeling of any structure placed on the property which is the subject of these General Conditions, unless and to the extent said loss or damage or injury is the exclusive direct and proximate result of GPI's sole negligence.

TERMINATION AND SUSPENSION. The Parties may terminate or suspend these General Conditions upon seven (7) days written notice delivered personally or by certified mail to the other party. In the event of termination, other than caused by a material breach of these General Conditions by GPI, Client shall pay for all of GPI's services performed through the date of termination, and for any necessary services and expenses incurred in connection with the project's termination. GPI shall not be liable to Client for any failure or delay in performance due to circumstances beyond GPI's control.

DISPUTE RESOLUTION. No action may be instituted or prosecuted in any court related to any dispute arising from or in connection with these General Conditions unless the party wishing to institute such action first demands in writing, and participates in good faith, in a non-binding facilitated mediation of the dispute. The fees and costs of the mediator shall be shared equally between the parties. The mediation shall be conducted by a mutually agreed to mediator selected by the parties from the roster of civil mediators approved by the jurisdiction's Supreme Court, or another mutually agreed upon mediator. Only after good faith efforts at mediation can a party to disagreement pursue litigation for claims relating to these General Conditions.

CONTROLLING LAW. The laws of the State in which the project occurs will govern the interpretation and enforcement of these General Conditions, and the venue for any legal dispute shall be in the county seat where the project is located.

INTEGRATION AND SEVERABILITY. The Proposal and these General Conditions reflect the entire Agreement between GPI and Client. If any portion of these General Conditions is found to be void, such portion shall be stricken and the General Conditions shall be reformed to as closely approximate the stricken portions as the law allows.

DELIVERABLE OWNERSHIP. Where and when GPI is paid in full, GPI grants Client a non-exclusive license to use the Drawings, Specifications, Reports or other documents prepared by GPI for this Project ("Deliverables"). However, the Drawings, Specifications, Reports, and other documents, including document copies are owned by GPI. GPI maintains no liability for any reuse or modification of the Deliverables by Client or anyone obtaining it through Client and such liability will be at Client's sole risk. Client agrees to defend, indemnify, and hold GPI harmless from all third party claims, demands, actions, and expenses (including reasonable attorney's fees, expert fees, and other costs of defense) arising from or in any way related to the reuse or modification of the Deliverables by Client or anyone obtaining it through Client. Recognizing this indemnity, Client agrees to disclose all of GPI's Deliverables and these General Conditions to prospective buyers such that clearly understand the associated relationship between Client and GPI as well as understand the associated risks, limitations, and considerations of GPI's design. Disclosure of any of GPI's documents does not create a right to rely on them or create any contractual relationship or a duty of care between GPI and the party that receives them.

ELECTRONIC DELIVERABLES. GPI's services are intended to help facilitate sustainability and therefore, GPI may elect to provide our deliverables in electronic formats, which may change from time to time, but at a minimum may include: portable document format (pdf), electronic mail, flash drives, presentations, or other reusable hardware devices. Client agrees to accept deliverables in an electronic format and agrees to indemnify, defend, and hold GPI harmless from any misuse, loss, or other activity that compromises the deliverable intent or any damage to Client or third party resulting from corrupt files or hardware.

ASSIGNMENT. During the term of these General Conditions and following its expiration or termination for any reason, Client shall not transfer, assign, convey, or sublet any right, claims, duty, or obligation under it, nor any other interest therein without the prior written consent of GPI.

GENERAL CONDITIONS ACCEPTANCE AND AUTHORIZATION TO PROCEED: If Client gives any form of authorization to proceed and does not object in writing to the General Conditions outlined above within 10 days, Client agrees to be bound by these terms.

Signature _____
Printed _____

Title _____
Date _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 2/4/2025

Agenda Category: Resolutions - Adoption

Strategic Priority I - High Performance Government

Subject:

Resolution No. 2025-21, Accepting Move Ahead Washington Grant Funds for the SR-240/Aaron Drive Complete Streets Improvements

Department/Office
Public Works

Ordinance/Resolution Number:
2025-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2025-21, authorizing the City Manager to sign and execute an agreement, and associated documents, with the Washington State Department of Transportation for Move Ahead Washington funding for the SR-240/Aaron Drive Complete Streets Improvements Project.

Summary:

The 2025-2030 Transportation Improvement Program (TIP) and the 2025-2030 Capital Improvement Program (CIP) include a project entitled SR-240/Aaron Drive Complete Streets Improvements, and also named SR-240/Aaron Drive Interchange Improvements (the "Project"). In 2022, the City completed a planning study which coordinated with the City's partners at Washington State Department of Transportation (WSDOT) and Federal Highway Administration (FHWA) to establish the basis of design and scope of the Project. Subsequently, WSDOT and FHWA accepted the preferred alternative in the planning study.

In the 2024 Washington State legislative session, the Project was selected to receive funding in the 2024 Supplemental Transportation Budget through Move Ahead Washington (MAWA) funds, effective January 1, 2025. \$1,000,000 was allocated in MAWA with revenue received through the Climate Commitment Act to be applied to the engineering design of the Project.

On October 1, 2024, Richland City Council adopted Resolution No. 2024-135 to establish the City's legislative priorities for the 2025 Washington State legislative session. The Project is identified as one of Richland's 2025 legislative priorities.

The City's best interests are served by accepting the MAWA funds in order to increase Project completion feasibility and to support future requests from the Washington State Legislature.

Staff recommends adoption of Resolution No. 2025-21.

Fiscal Impact:

This grant opportunity will bring \$1,000,000 into the Streets Capital Fund. State funding under this grant award does not require a local match. The SR-240/Aaron Drive Complete Streets Improvement Project relies heavily on grant funding as it is budgeted to be fully funded through grants.

Attachments:

1. Resolution No. 2025-21
2. WSDOT Local Agency Agreement - Template

RESOLUTION NO. 2025-21

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
ACCEPTING MOVE AHEAD WASHINGTON GRANT FUNDS
FOR THE SR-240/AARON DRIVE COMPLETE STREETS
IMPROVEMENTS.**

WHEREAS, the 2025-2030 Transportation Improvement Program (TIP) and the 2025-2030 Capital Improvement Program (CIP) include a project entitled State Route 240 (SR-240)/Aaron Drive Complete Streets Improvements, also named SR-240/Aaron Drive Interchange Improvements (the “Project”); and

WHEREAS, in 2022, the City completed a planning study in coordination with the Washington State Department of Transportation and the Federal Highway Administration to establish the scope of the Project; and

WHEREAS, during the 2024 Washington State legislative session, the Project was selected to receive funding in the 2024 Supplemental Transportation Budget through Move Ahead Washington (MAWA) funds, effective January 1, 2025; and

WHEREAS, \$1,000,000 was allocated in MAWA with revenue received through the Climate Commitment Act to be applied to the engineering design of the Project; and

WHEREAS, on October 1, 2024, Richland City Council adopted Resolution No. 2024-135, establishing the City’s 2025 Washington State legislative priorities, including the Project; and

WHEREAS, given the total estimated cost of the Project, design and construction is not feasible without the assistance of state grant funds; and

WHEREAS, the City’s best interests are served by accepting MAWA funds to facilitate design of the Project and support future requests from the Washington State Legislature.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute an agreement and all related documents necessary to accept Move Ahead Washington grant funds from the Washington State Department of Transportation for the SR-240/Aaron Drive Complete Streets Improvements Project.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

This space intentionally left blank.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of February, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



Agency

Address

Local Agency Agreement

ALN 20.205 - Highway Planning and Construction
(Assistance Listing Number)

Project Number

Agreement Number

For WSDOT Use Only

The Local Agency having complied, or hereby agreeing to comply, with the terms and conditions set forth in (1) Title 23, U.S. Code Highways, (2) the regulations issued pursuant thereto, (3) 2 CFR Part 200, (4) 2 CFR Part 180 – certifying that the local agency is not excluded from receiving Federal funds by a Federal suspension or debarment, (5) the policies and procedures promulgated by the Washington State Department of Transportation, and (6) the federal aid project agreement entered into between the State and Federal Government, relative to the above project, the Washington State Department of Transportation will authorize the Local Agency to proceed on the project by a separate notification. Federal funds which are to be obligated for the project may not exceed the amount shown herein on line r, column 3, without written authority by the State, subject to the approval of the Federal Highway Administration. All project costs not reimbursed by the Federal Government shall be the responsibility of the Local Agency.

Project Description

Name

Length

Termini

Description of Work

Project Agreement End Date

Advertisement Date

Indirect Cost Rate

☐ Yes ☐ No

Type of Work		Estimate of Funding		
		(1) Estimated Total Project Funds	(2) Estimated Agency Funds	(3) Estimated Federal Funds
PE % Federal Aid Participation Ratio(s) for PE	a. Agency			
	b. Other			
	c. Other			
	d. State Services			
	e. Total PE Cost Estimate	0.00	0.00	0.00
Right of Way % Federal Aid Participation Ratio(s) for RW	f. Agency			
	g. Other			
	h. Other			
	i. State Services			
	j. Total R/W Cost Estimate	0.00	0.00	0.00
Construction % Federal Aid Participation Ratio(s) for CN	k. Contract			
	l. Other			
	m. Other			
	n. Other			
	o. Agency			
	p. State Services			
	q. Total CN Cost Estimate	0.00	0.00	0.00
r. Total Project Cost Estimate		0.00	0.00	0.00

Agency Official

By

Title

Agency Date

Washington State Department of Transportation

By

Director, Local Programs

Date Executed

Construction Method of Financing (Check Method Selected)

State Ad and Award

Method A - Advance Payment - Agency Share of total construction cost (based on contract award)

Method B - Withhold from gas tax the Agency's share of total construction cost (line 5, column 2) in the amount of \$ _____ at \$ _____ per month for _____ months.

Local Force or Local Ad and Award

Method C - Agency cost incurred with partial reimbursement

The Local Agency further stipulates that pursuant to said Title 23, regulations and policies and procedures, and as a condition to payment of the federal funds obligated, it accepts and will comply with the applicable provisions set forth below. Adopted by official action on _____, _____, Resolution/Ordinance No. _____.

Provisions

I. Scope of Work

The Agency shall provide all the work, labor, materials, and services necessary to perform the project which is described and set forth in detail in the "Project Description" and "Type of Work."

When the State acts for and on behalf of the Agency, the State shall be deemed an agent of the Agency and shall perform the services described and indicated in "Type of Work" on the face of this agreement, in accordance with plans and specifications as proposed by the Agency and approved by the State and the Federal Highway Administration.

When the State acts for the Agency but is not subject to the right of control by the Agency, the State shall have the right to perform the work subject to the ordinary procedures of the State and Federal Highway Administration.

II. Delegation of Authority

The State is willing to fulfill the responsibilities to the Federal Government by the administration of this project. The Agency agrees that the State shall have the full authority to carry out this administration. The State shall review, process, and approve documents required for federal aid reimbursement in accordance with federal requirements. If the State advertises and awards the contract, the State will further act for the Agency in all matters concerning the project as requested by the Agency. If the Local Agency advertises and awards the project, the State shall review the work to ensure conformity with the approved plans and specifications.

III. Project Administration

Certain types of work and services shall be provided by the State on this project as requested by the Agency and described in the Type of Work above. In addition, the State will furnish qualified personnel for the supervision and inspection of the work in progress. On Local Agency advertised and awarded projects, the supervision and inspection shall be limited to ensuring all work is in conformance with approved plans, specifications, and federal aid requirements. The salary of such engineer or other supervisor and all other salaries and costs incurred by State forces upon the project will be considered a cost thereof. All costs related to this project incurred by employees of the State in the customary manner on highway payrolls and vouchers shall be charged as costs of the project.

IV. Availability of Records

All project records in support of all costs incurred and actual expenditures kept by the Agency are to be maintained in accordance with local government accounting procedures prescribed by the Washington State Auditor's Office, the U.S. Department of Transportation, and the Washington State Department of Transportation. The records shall be open to inspection by the State and Federal Government at all reasonable times and shall be retained and made available for such inspection for a period of not less than three years from the final payment of any federal aid funds to the Agency. Copies of said records shall be furnished to the State and/or Federal Government upon request.

V. Compliance with Provisions

The Agency shall not incur any federal aid participation costs on any classification of work on this project until authorized in writing by the State for each classification. The classifications of work for projects are:

1. Preliminary engineering.
2. Right of way acquisition.
3. Project construction.

Once written authorization is given, the Agency agrees to show continuous progress through monthly billings. Failure to show continuous progress may result the Agency's project becoming inactive, as described in 23 CFR 630, and subject to de-obligation of federal aid funds and/or agreement closure.

If right of way acquisition, or actual construction of the road for which preliminary engineering is undertaken is not started by the close of the tenth fiscal year following the fiscal year in which preliminary engineering phase was authorized, the Agency will repay to the State the sum or sums of federal funds paid to the Agency under the terms of this agreement (see Section IX).

If actual construction of the road for which right of way has been purchased is not started by the close of the tenth fiscal year following the fiscal year in which the right of way phase was authorized, the Agency will repay to the State the sum or sums of federal funds paid to the Agency under the terms of this agreement (see Section IX).

The Agency agrees that all stages of construction necessary to provide the initially planned complete facility within the limits of this project will conform to at least the minimum values set by approved statewide design standards applicable to this class of highways, even though such additional work is financed without federal aid participation.

The Agency agrees that on federal aid highway construction projects, the current federal aid regulations which apply to liquidated damages relative to the basis of federal participation in the project cost shall be applicable in the event the contractor fails to complete the contract within the contract time.

VI. Payment and Partial Reimbursement

The total cost of the project, including all review and engineering costs and other expenses of the State, is to be paid by the Agency and by the Federal Government. Federal funding shall be in accordance with the Federal Transportation Act, as amended, 2 CFR Part 200. The State shall not be ultimately responsible for any of the costs of the project. The Agency shall be ultimately responsible for all costs associated with the project which are not reimbursed by the Federal Government. Nothing in this agreement shall be construed as a promise by the State as to the amount or nature of federal participation in this project.

The Agency shall bill the state for federal aid project costs incurred in conformity with applicable federal and state laws. The agency shall minimize the time elapsed between receipt of federal aid funds and subsequent payment of incurred costs. Expenditures by the Local Agency for maintenance, general administration, supervision, and other overhead shall not be eligible for federal participation unless a current indirect cost plan has been prepared in accordance with the regulations outlined in 2 CFR Part 200 - Uniform Admin Requirements, Cost Principles and Audit Requirements for Federal Awards, and retained for audit.

The State will pay for State incurred costs on the project. Following payment, the State shall bill the Federal Government for reimbursement of those costs eligible for federal participation to the extent that such costs are attributable and properly allocable to this project. The State shall bill the Agency for that portion of State costs which were not reimbursed by the Federal Government (see Section IX).

1. Project Construction Costs

Project construction financing will be accomplished by one of the three methods as indicated in this agreement.

Method A – The Agency will place with the State, within (20) days after the execution of the construction contract, an advance in the amount of the Agency's share of the total construction cost based on the contract award. The State will notify the Agency of the exact amount to be deposited with the State. The State will pay all costs incurred under the contract upon presentation of progress billings from the contractor. Following such payments, the State will submit a billing to the Federal Government for the federal aid participation share of the cost. When the project is substantially completed and final actual costs of the project can be determined, the State will present the Agency with a final billing showing the amount due the State or the amount due the Agency. This billing will be cleared by either a payment from the Agency to the State or by a refund from the State to the Agency.

Method B – The Agency's share of the total construction cost as shown on the face of this agreement shall be withheld from its monthly fuel tax allotments. The face of this agreement establishes the months in which the withholding shall take place and the exact amount to be withheld each month. The extent of withholding will be confirmed by letter from the State at the time of contract award. Upon receipt of progress billings from the contractor, the State will submit such billings to the Federal Government for payment of its participating portion of such billings.

Method C – The Agency may submit vouchers to the State in the format prescribed by the State, in duplicate, not more than once per month for those costs eligible for Federal participation to the extent that such costs are directly attributable and properly allocable to this project. Expenditures by the Local Agency for maintenance, general administration, supervision, and other overhead shall not be eligible for Federal participation unless claimed under a previously approved indirect cost plan.

The State shall reimburse the Agency for the Federal share of eligible project costs up to the amount shown on the face of this agreement. At the time of audit, the Agency will provide documentation of all costs incurred on the project. The State shall bill the Agency for all costs incurred by the State relative to the project. The State shall also bill the Agency for the federal funds paid by the State to the Agency for project costs which are subsequently determined to be ineligible for federal participation (see Section IX).

VII. Audit of Federal Consultant Contracts

The Agency, if services of a consultant are required, shall be responsible for audit of the consultant's records to determine eligible federal aid costs on the project. The report of said audit shall be in the Agency's files and made available to the State and the Federal Government.

An audit shall be conducted by the WSDOT Internal Audit Office in accordance with generally accepted governmental auditing standards as issued by the United States General Accounting Office by the Comptroller General of the United States; WSDOT Manual M 27-50, Consultant Authorization, Selection, and Agreement Administration; memoranda of understanding between WSDOT and FHWA; and 2 CFR Part 200.501 - Audit Requirements.

If upon audit it is found that overpayment or participation of federal money in ineligible items of cost has occurred, the Agency shall reimburse the State for the amount of such overpayment or excess participation (see Section IX).

VIII. Single Audit Act

The Agency, as a subrecipient of federal funds, shall adhere to the federal regulations outlined in 2 CFR Part 200.501 as well as all applicable federal and state statutes and regulations. A subrecipient who expends \$1,000,000 or more in federal awards from all sources during a given fiscal year shall have a single or program-specific audit performed for that year in accordance with the provisions of 2 CFR Part 200.501. Upon conclusion of the audit, the Agency shall be responsible for ensuring that a copy of the report is transmitted promptly to the State.

IX. Payment of Billing

The Agency agrees that if payment or arrangement for payment of any of the State's billing relative to the project (e.g., State force work, project cancellation, overpayment, cost ineligible for federal participation, etc.) is not made to the State within 45 days after the Agency has been billed, the State shall effect reimbursement of the total sum due from the regular monthly fuel tax allotments to the Agency from the Motor Vehicle Fund. No additional Federal project funding will be approved until full payment is received unless otherwise directed by the Director, Local Programs.

Project Agreement End Date - This date is based on your projects Period of Performance (2 CFR Part 200.309).

Any costs incurred after the Project Agreement End Date are NOT eligible for federal reimbursement. All eligible costs incurred prior to the Project Agreement End Date must be submitted for reimbursement within 60 days after the Project Agreement End Date or they become ineligible for federal reimbursement.

X. Traffic Control, Signing, Marking, and Roadway Maintenance

The Agency will not permit any changes to be made in the provisions for parking regulations and traffic control on this project without prior approval of the State and Federal Highway Administration. The Agency will not install or permit to be installed any signs, signals, or markings not in conformance with the standards approved by the Federal Highway Administration and MUTCD. The Agency will, at its own expense, maintain the improvement covered by this agreement.

XI. Indemnity

The Agency shall hold the Federal Government and the State harmless from and shall process and defend at its own expense all claims, demands, or suits, whether at law or equity brought against the Agency, State, or Federal Government, arising from the Agency's execution, performance, or failure to perform any of the provisions of this agreement, or of any other agreement or contract connected with this agreement, or arising by reason of the participation of the State or Federal Government in the project, PROVIDED, nothing herein shall require the Agency to reimburse the State or the Federal Government for damages arising out of bodily injury to persons or damage to property caused by or resulting from the sole negligence of the Federal Government or the State.

XII. Nondiscrimination Provision

No liability shall attach to the State or Federal Government except as expressly provided herein.

The Agency shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any USDOT-assisted contract and/or agreement or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Agency shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of USDOT-assisted contracts and agreements. The WSDOT's DBE program, as required by 49 CFR Part 26 and as approved by USDOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the Agency of its failure to carry out its approved program, the Department may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

The Agency hereby agrees that it will incorporate or cause to be incorporated into any contract for construction work, or modification thereof, as defined in the rules and regulations of the Secretary of Labor in 41 CFR Chapter 60, which is paid for in whole or in part with funds obtained from the Federal Government or borrowed on the credit of the Federal Government pursuant to a grant, contract, loan, insurance, or guarantee or understanding pursuant to any federal program involving such grant, contract, loan, insurance, or guarantee, the required contract provisions for Federal-Aid Contracts (FHWA 1273), located in Chapter 44 of the Local Agency Guidelines.

The Agency further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, that if the applicant so participating is a State or Local Government, the above equal opportunity clause is not applicable to any agency, instrumentality, or subdivision of such government which does not participate in work on or under the contract.

The Agency also agrees:

- (1) To assist and cooperate actively with the State in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and rules, regulations, and relevant orders of the Secretary of Labor.
- (2) To furnish the State such information as it may require for the supervision of such compliance and that it will otherwise assist the State in the discharge of its primary responsibility for securing compliance.
- (3) To refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, government contracts and federally assisted construction contracts pursuant to the Executive Order.
- (4) To carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the State, Federal Highway Administration, or the Secretary of Labor pursuant to Part II, subpart D of the Executive Order.

In addition, the Agency agrees that if it fails or refuses to comply with these undertakings, the State may take any or all of the following actions:

- (a) Cancel, terminate, or suspend this agreement in whole or in part;
- (b) Refrain from extending any further assistance to the Agency under the program with respect to which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the Agency; and
- (c) Refer the case to the Department of Justice for appropriate legal proceedings.

XIII. Liquidated Damages

The Agency hereby agrees that the liquidated damages provisions of 23 CFR Part 635, Subpart 127, as supplemented, relative to the amount of Federal participation in the project cost, shall be applicable in the event the contractor fails to complete the contract within the contract time. Failure to include liquidated damages provision will not relieve the Agency from reduction of federal participation in accordance with this paragraph.

XIV. Termination for Public Convenience

The Secretary of the Washington State Department of Transportation may terminate the contract in whole, or from time to time in part, whenever:

- (1) The requisite federal funding becomes unavailable through failure of appropriation or otherwise.
- (2) The contractor is prevented from proceeding with the work as a direct result of an Executive Order of the President with respect to the prosecution of war or in the interest of national defense, or an Executive Order of the President or Governor of the State with respect to the preservation of energy resources.
- (3) The contractor is prevented from proceeding with the work by reason of a preliminary, special, or permanent restraining order of a court of competent jurisdiction where the issuance of such order is primarily caused by the acts or omissions of persons or agencies other than the contractor.
- (4) The Secretary is notified by the Federal Highway Administration that the project is inactive.
- (5) The Secretary determines that such termination is in the best interests of the State.

XV. Venue for Claims and/or Causes of Action

For the convenience of the parties to this contract, it is agreed that any claims and/or causes of action which the Local Agency has against the State of Washington, growing out of this contract or the project with which it is concerned, shall be brought only in the Superior Court for Thurston County.

XVI. Certification Regarding the Restrictions of the Use of Federal Funds for Lobbying

The approving authority certifies, to the best of his or her knowledge and belief, that:

- (1) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit the Standard Form - LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, and contracts and subcontracts under grants, subgrants, loans, and cooperative agreements) which exceed \$100,000, and that all such subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification as a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

XVII. Assurances

Local agencies receiving Federal funding from the USDOT or its operating administrations (i.e., Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration) are required to submit a written policy statement, signed by the Agency Executive and addressed to the State, documenting that all programs, activities, and services will be conducted in compliance with Section 504 and the Americans with Disabilities Act (ADA).

Additional Provisions

Instructions

1. **Agency Name and Billing Address** – Enter the Agency of primary interest which will become a party to the agreement.
2. **Project Number** – Leave blank. This number will be assigned by WSDOT. Not including all fund program prefixes (ex. “STBGR”), Project Number is defined as the Federal Award Identification Number (FAIN).
3. **Agreement Number** – Leave blank. This number will be assigned by WSDOT.
- 4.

- a. **Project Description** – Enter the project name, total length of the project (in miles), and a brief description of the termini. Data entered here must be consistent with the name, length, and termini noted in the STIP and Project Prospectus

Example: (Name) “Regal Road”, (Length) “1.2 miles”, (Termini) “Smith Road to Main Street”

- b. **Description of Work** – Enter a concise statement of the major items of work to be performed. Statement must be consistent with the description of work noted in the STIP and Project Prospectus.

Example: “Overlay Regal Road; install curb, gutter, and sidewalk; illumination; and traffic signal at the intersection of Regal Road and Dakota Avenue.”

- c. **Project Agreement End Date** – Enter the Project Agreement End Date (mm/dd/yy). This date is based on the project's Period of Performance (2 CFR 200.309).

For Planning Only projects – WSDOT recommends agencies estimate the end of the project's period of performance and add three years to determine the “Project Agreement End Date”.

For PE and RW – WSDOT recommends agencies estimate when the phase will be completed and add three years to determine the “Project Agreement End Date”. For Construction – WSDOT recommends agencies estimate when construction will be completed and add three years to determine the “Project Agreement End Date”.

- d. **Advertisement Date** – At construction authorization only, enter the proposed project advertisement date (mm/dd/yy).
- e. **Claiming Indirect Cost Rate** – Check the Yes box if the agency will be claiming indirect costs on the project. For those projects claiming indirect costs, supporting documentation that clearly shows the indirect cost rate being utilized must be provided with the local agency agreement. Indirect cost rate approval by your cognizant agency or through your agency's self-certification and supporting documentation is required to be available for review by FHWA, WSDOT and /or State Auditor. Check the No box if the agency will not be claiming indirect costs on the project. See section 23.5 for additional guidance.

4. Type of Work and Funding (Round all dollar amounts to the nearest whole dollar)

- a. **PE** – Lines a through d show Preliminary Engineering costs for the project by type of work (e.g., consultant, agency, state services, etc.).

*Federal aid participation ratio for PE – enter ratio for PE lines with amounts in column 3.

- **Line a** – Enter the estimated amount of agency work in columns 1 through 3.
- **Line b & c** – Identify user, consultant, etc., and enter the estimated amounts in columns 1 through 3.
- **Line d** – State Services. Every project must have funding for state services. Enter the estimated amounts in columns 1 through 3.
- **Line e** – Total of lines a + b + c + d.

- b. **Right of Way** – If a Right of Way phase is authorized on the project, the appropriate costs are shown in lines f through i.

*Federal aid participation ratio for RW – enter ratio for RW lines with amounts in column 3.

- **Line f** – Enter the estimated amount of agency work in columns 1 through 3.
- **Line g & h** – Identify user, consultant, etc., and enter the estimated amounts in columns 1 through 3.
- **Line i** – State Services. Every project must have funding for state services. Enter the estimated amounts in columns 1 through 3.
- **Line j** – Total of lines f + g + h + i.

- c. **Construction** – Lines k through p show construction costs for the project by type of work (e.g., contract, consultant, agency, state services, etc.).

*Federal aid participation ratio for CN – enter ratio for CN lines with amounts in column 3.

- **Line k** – Enter the estimated cost of the contract.
- **Lines l, m, & n** – Enter other estimated costs such as utility and construction contracts or non-federally matched contract costs.
- **Line o** – Enter estimated costs of all construction related agency work.
- **Line p** – State Services. Every project must have funding for state services. Enter the estimated amounts in columns 1 through 3.
- **Line q** – Total Construction Cost Estimate. Total of lines k + l + m + n + o + p.

d. Total Project Cost Estimate

- **Line r** – Total Cost Estimate of the Project. Total of lines e + j + q.

*Please remember, if the federal aid participation rate entered is not the maximum rate allowed by FHWA, then the participation rate entered becomes the maximum rate allowed.

6. **Signatures** – An authorized official of the local agency signs the agreement and enters their title and date of signature (mm/dd/yy). **Note:** Do NOT enter a date on the Date Executed line.
7. **Method of Construction Financing** – Choose the method of financing for the construction portion of the project.
 - a. **Method “A”** is used when the state administers the contract for the agency.
 - b. **Method “B”** is also used when the state administers the contract for the agency.
 - c. **Method “C”** is used with projects administered by the local agency. The agency will submit billings monthly through the state to FHWA for all eligible costs. The billings must document the payment requests from the contractor. If state-force work, such as audit and construction engineering, is to receive federal participation, it will be billed to the agency and FHWA simultaneously at the indicated ratio. To show continuous progress agencies should bill monthly until agreement is closed.
8. **Resolutions/Ordinances** – When someone other than the County Executive/Chairman, County Commissioners/Mayor is authorized to sign the agreement, the agency must submit to WSDOT with the agreement a copy of the Resolution/Ordinance designating that individual.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 2/4/2025

Agenda Category: Items of Business

Strategic Priority 3 - Focused Development

Subject:

Ordinance No. 2025-04, Adopting the 2022 Comprehensive Plan Amendments into the Existing 2017 Comprehensive Plan (First Reading)

Department/Office
Development Services

Ordinance/Resolution Number:
2025-04

Document Type:
Ordinance

Recommended Motion:

Give first reading to Ordinance No. 2025-04, adopting the 2022 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan.

Summary:

The Washington State Growth Management Act requires cities and counties to adopt comprehensive plans that set policy, coordinate infrastructure and service levels, and provide adequate public services to accommodate future growth and development. The City's plan is a ten-year document that may be amended annually. On May 17, 2022, in accordance with RMC 19.90.060, Richland City Council adopted Resolution No. 2022-74, approving the docket of 2022 Comprehensive Plan amendment applications to be considered by the Planning Commission.

The Comprehensive Plan amendments are RMC 19.20.010 Type IV permit applications requiring open-record public hearings by the Planning Commission and Richland City Council. The Planning Commission conducted a public hearing on December 14, 2022, after which it recommended that City Council approve three (3) of the four (4) proposed amendments as presented. The proposed amendments are included in detail in Ordinance No. 2025-04. The Planning Commission's basis for declining to provide a favorable recommendation on the fourth application (CPA 2022-102; rezone of City-owned property from High-Density Residential to Commercial) is available in Nos. 26-28 of the Findings of Fact and Conclusions of Law accompanying this staff report.

Richland City Council will hold a public hearing on this item during tonight's meeting. Anyone wishing to speak on the topic may be heard.

Staff recommends approval of Ordinance No. 2025-04 for first reading.

Fiscal Impact: None.

Attachments:

1. Ordinance No. 2025-04
2. December 14, 2022 Planning Commission Meeting Minutes
3. Planning Commission Findings & Conclusions - 2022 Comprehensive Plan Amendments
4. Staff Report to the Planning Commission - 2022 Comprehensive Plan Amendments

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
625 Swift Boulevard, MS-07
Richland, WA 99352

ORDINANCE NO. 2025-04

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON
ADOPTING THE 2022 COMPREHENSIVE PLAN AMENDMENTS
INTO THE EXISTING 2017 COMPREHENSIVE PLAN AND
ADOPTING THE RESULTING DOCUMENT.**

WHEREAS, through Ordinance No. 42-17, the City adopted the Comprehensive Plan of the City of Richland (the "Comprehensive Plan") on October 3, 2017 (the 10-year update); and

WHEREAS, through Ordinance No. 38-19, the City updated its Comprehensive Plan on October 1, 2019 (the 2018-2019 Amendments); and

WHEREAS, through Ordinance No. 51-20, the City updated its Comprehensive Plan on January 19, 2021 (the 2020 Amendments); and

WHEREAS, through Ordinance No. 41-21, the City updated its Comprehensive Plan on January 4, 2022 (the 2021 Amendments); and

WHEREAS, through Ordinance No. 2024-07, the City updated its Comprehensive Plan on March 19, 2024 (the 2023 Amendments); and

WHEREAS, through Ordinance No. 2024-41, the City updated its Comprehensive Plan on December 17, 2024 (the 2024 Amendments); and

WHEREAS, pursuant to RCW 36.70A.470(2), each city and county planning under RCW 36.70A.040 must include in its development regulations a procedure for any interested person,

including applicants, citizens, hearings examiners, and staff of other agencies, to suggest plan or development regulation amendments; and

WHEREAS, the suggested amendments shall be docketed and considered on at least an annual basis, consistent with RCW 36.70A.130; and

WHEREAS, Chapter 19.90 of the Richland Municipal Code, titled Comprehensive Plan and Development Regulation Amendments, establishes the procedures for comprehensive plan or development regulation amendments as required by RCW 36.70A.470(2); and

WHEREAS, the City of Richland accepted applications suggesting comprehensive plan or development regulation amendments between March 2, 2021 and March 1, 2022 for the 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, four (4) proposed amendments were received; and

WHEREAS, on April 26, 2022, Richland City Council held a workshop to review the proposed 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, on May 17, 2022, Richland City Council passed Resolution No. 2022-74, authorizing the 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, the Richland Planning Commission held a duly advertised public hearing on December 14, 2022 to accept testimony from anyone wishing to speak for or against the proposed changes to the Richland Comprehensive Plan or existing development regulations; and

WHEREAS, at the conclusion of the December 14, 2022 Planning Commission public hearing, the Planning Commission directed staff to prepare Findings of Fact and Conclusions of Law supporting the Planning Commission's decision to recommend approval of three (3) of the four (4) applications to City Council, and directing that findings be prepared to exclude File No. CPA2022-102 (City View – COR Economic Development Division) from a favorable recommendation for approval by the Planning Commission; and

WHEREAS, on January 25, 2023, the Richland Planning Commission adopted Findings of Fact and Conclusions of Law recommending City Council approval of three (3) of the four (4) proposed amendments as evidenced in the Planning Commission's meeting minutes; and

WHEREAS, the Richland Planning Commission did not recommend approval of CPA2022-102 (City View – COR Economic Development Division); and

WHEREAS, on February 4, 2025, Richland City Council held a public hearing to consider the proposed amendments and the recommendation of the Planning Commission. All testimony

from anyone wishing to speak for or against the changes was accepted, after which Council deliberated on the proposed changes; and

WHEREAS, the Richland City Council finds it prudent to adopt the updated 2022 Comprehensive Plan of the City of Richland by ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. The recitals set forth above are hereby incorporated by reference.

Section 2. Richland City Council acknowledges that the Planning Commission conducted appropriate investigation and study and held a public hearing on the proposed amendments to the Comprehensive Plan. Consistent with the Planning Commission's recommendation, City Council hereby approves three (3) of the four (4) proposed amendments to the Comprehensive Plan map and/or text as follows: CPA2022-101, CPA2021¹-103 and CPA2021¹-104. City Council has read and considered the Planning Commission's findings, and hereby makes the following findings for the record:

1. Chapter 19.90 RMC provides that City Council will consider each comprehensive plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by staff or Council.
2. The deadline for submittal of private party applications for consideration as part of the 2022 Comprehensive Plan Policies, Maps and Code Amendments Docket was March 1, 2022.
3. Four (4) applications were received and deemed complete and are identified herein as numbers CPA2022-101, CPA2022-102, CPA2021-103¹ and CPA2021-104¹ as reflected in Exhibit A to Resolution No. 2022-74; and
4. City Council conducted a workshop on April 26, 2022 to review the proposed 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.
5. City Council, after holding a public hearing on May 17, 2022, established the 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket through adoption of Resolution No. 2022-74.

¹ These applications were assigned 2021 numbers due to numbering errors occurring in Exhibit A to Resolution No. 2022-74. The numbering is retained in this Ordinance to ensure consistency in the record. These same applications are referenced throughout Planning staff and Planning Commission documentation as CPA2022-103 and CPA2022-104.

6. On November 4, 2022, the City of Richland issued a SEPA Threshold Determination of Non-Significance for the proposed 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.
7. On November 4, 2022, as required by RCW 36.70A.106, the City of Richland provided the State of Washington with the required sixty (60) day notification of the City's proposed 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket and intent to adopt.
8. On November 22, 2022, the City of Richland provided notice of a public hearing to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.
9. By November 23, 2022, Public Hearing Notice signs were posted on, or near, the three (3) physical properties potentially affected by applications submitted for consideration.
10. The City of Richland satisfied all public notification requirements for the requisite public workshops and public hearings.
11. CPA2022-101 consists of an application from the City of Richland's Parks & Public Facilities Department to replace the existing CF-1 map found within the text of the Comprehensive Plan with an updated map that includes recreational trail data as adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution No. 94-19.
12. CPA2022-102 consists of a request from the City of Richland's Economic Development Division to amend the existing Comprehensive Plan land use designation for a city-owned parcel from High-Density Residential (HDR) to Commercial (COM) with an associated rezone of the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2) (portion of Assessor's Parcel No. 1169-840-0000-3001).
13. CPA2021-103 consists of a request from Hayden Homes, LLC to amend the Comprehensive Plan land use designation on approximately 10.43 acres of land located at the intersection of Steptoe Street and Center Parkway from Commercial (C) to Medium Density Residential (MDR) with an associated rezone of the property from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S) (Assessor's Parcel No. 1018-810-3000-0009).
14. CPA2021-104 consists of a request from Teresa Reents and Ken Hofstad to amend the Badger Mountain Subarea Plan land use designation from Civic (Civic) to Low-Density Residential (LDR) with an associated rezone of the site from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12) (Assessor's Parcel No. 1048-840-3000-9000 and Portions of Parcel Nos. 1048-840-3000-4011, 1048-840-3000-4010, 1048-840-3000-4007, 1048-840-3000-4005, 1048-840-3000-5007, 1048-840-3000-5008, 1048-840-3000-5011, 1048-840-3000-5013, 1048-840-3000-4001 and 1048-840-3000-5003).

15. The Planning Commission voted against approval of CPA2022-102 & Z2022-101.
16. Based upon the application materials submitted and upon presentation by the applicants, the three (3) amendments recommended for approval by the Planning Commission will not adversely impact the City's ability to provide sewer and water, and will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
17. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
18. The proposed amendments are consistent with the goals, policies, and objectives of the City of Richland's Comprehensive Plan.
19. The proposed Comprehensive Plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features.
20. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
21. The three (3) proposed amendments are consistent with the Washington State Growth Management Act, Benton County planning policies, and other applicable local and state policies, agreements and laws.
22. The three (3) proposed amendments recommended for approval by the Planning Commission will not have a cumulative adverse effect on the planning area.
23. The State of Washington's Growth Management Act (Ch. 36.70A RCW) requires that Comprehensive Plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.
24. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the Comprehensive Plan as a condition precedent.
25. The Planning Commission has recommended that City Council authorize the associated rezones in order to bring the zoning into compliance with the changed land-use designations authorized by the passage of the two (2) applications subject to land-use map changes.

Section 3. The 2022 amendments to the 2017 Richland Comprehensive Plan as identified in **Exhibit A** and depicted in **Exhibit B** are hereby adopted and incorporated into the Comprehensive Plan of the City of Richland.

Section 4. Pursuant to RCW 36.70A.106(2), this Ordinance shall be transmitted to the Washington State Department of Commerce within ten (10) days of adoption.

Section 5. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 6. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 7. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: _____

Second Reading: _____

Date Published: _____

2022 DOCKET

File Number: CPA2022-101

Applicant: City of Richland Parks & Public Facilities Department

Replace the existing CF-1 map with the attached updated map that includes recreational trail data as adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution No. 94-19.

File Number: CPA2021¹-103 & Z2022-102

Applicant: Hayden Homes, LLC - Clearwater Creek

RE: Parcel No. 1018-810-3000-0009

Amend the Comprehensive Plan Land Use Map for approximately 10.43 acres from Commercial to Medium-Density Residential and rezone the site from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S).

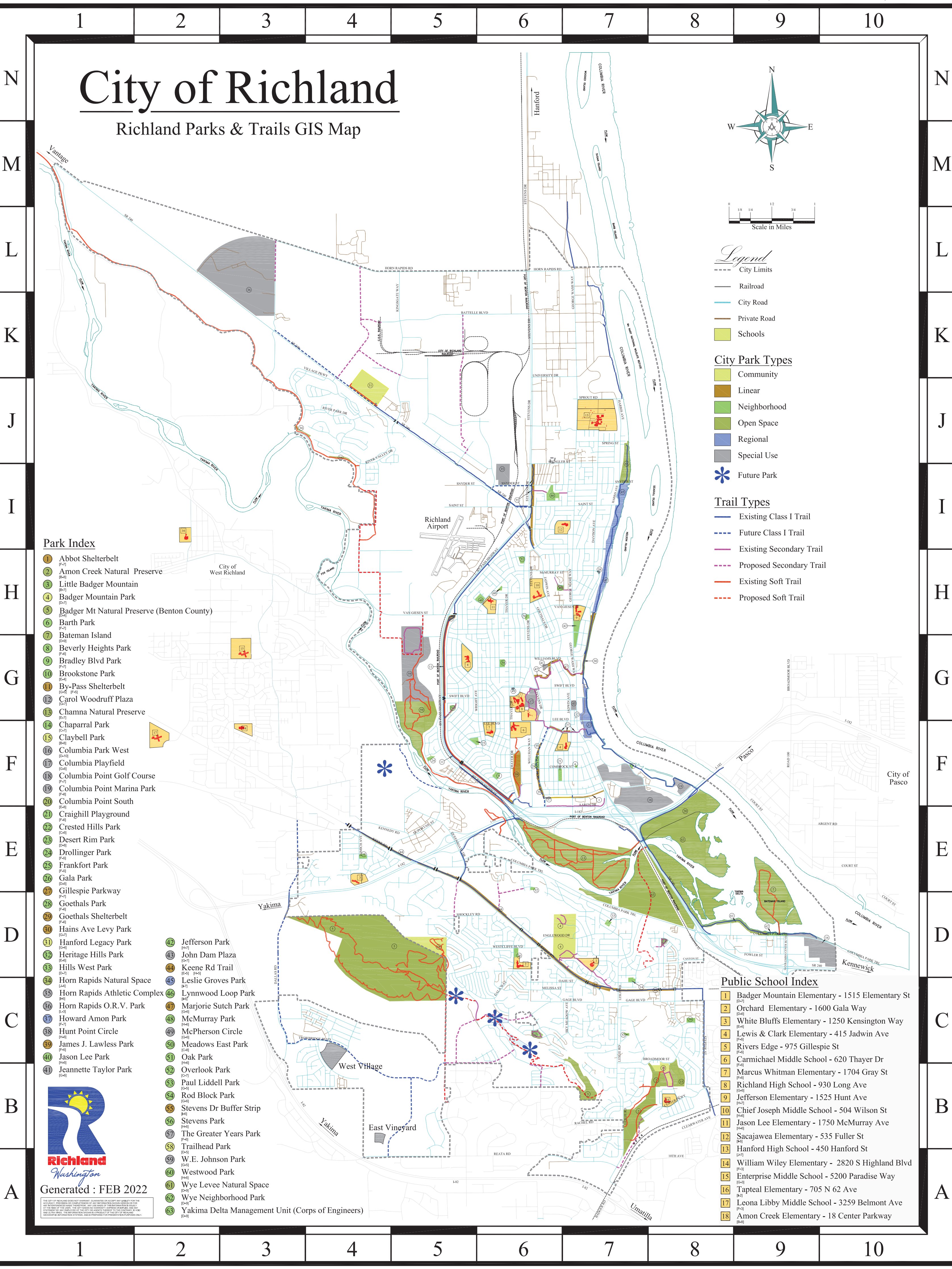
File Number: CPA2021¹-104 & Z2022-103

Applicant: Teresa Reents & Ken Hofstad - Plat of Reata Ridge Tract C

RE: Parcel No. 1048-840-3000-9000 and Portions of Parcel Nos. 1048-840-3000-4011, 1048-840-3000-4010, 1048-840-3000-4007, 1048-840-3000-4005, 1048-840-3000-5007, 1048-840-3000-5008, 1048-840-3000-5011, 1048-840-3000-5013, 1048-840-3000-4001 and 1048-840-3000-5003

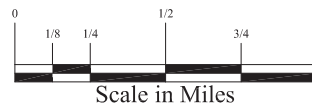
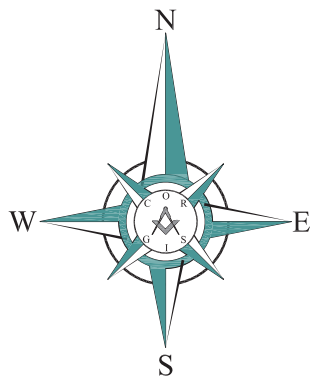
Amend the Badger Mountain Subarea Plan map from Civic (Civic) to Low-Density Residential (LDR) with an associated rezone of the site from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12). Site is approximately 12.9 acres in size and rezone affects numerous parcels.

¹ These applications were assigned 2021 numbers due to numbering errors occurring in Exhibit A to Resolution No. 2022-74. The numbering is retained in this Ordinance to ensure consistency in the record. These same applications are referenced throughout Planning staff and Planning Commission documentation as CPA2022-103 and CPA2022-104.



City of Richland

Richland Parks & Trails GIS Map



Legend

City Limits

Railroad

City Road

Private Road

Schools

City Park Types

Community

Linear

Neighborhood

Open Space

Regional

Special Use

Future Park

Trail Types

Existing Class I Trail

Future Class I Trail

Existing Secondary Trail

Proposed Secondary Trail

Existing Soft Trail

Proposed Soft Trail

Park Index

- 1 Abbot Shelterbelt [F-7]
- 2 Amon Creek Natural Preserve [D-7]
- 3 Little Badger Mountain [D-7]
- 4 Badger Mountain Park [D-7]
- 5 Badger Mt Natural Preserve (Benton County) [D-4]
- 6 Barth Park [F-7]
- 7 Bateman Island [D-7]
- 8 Beverly Heights Park [F-4]
- 9 Bradley Blvd Park [F-7]
- 10 Brookstone Park [F-4]
- 11 By-Pass Shelterbelt [D-5] [F-5]
- 12 Carol Woodruff Plaza [G-7]
- 13 Chamna Natural Preserve [D-7]
- 14 Chaparral Park [D-7]
- 15 Claybell Park [D-4]
- 16 Columbia Park West [D-10]
- 17 Columbia Playfield [D-4]
- 18 Columbia Point Golf Course [F-7]
- 19 Columbia Point Marina Park [F-4]
- 20 Columbia Point South [D-5]
- 21 Craighill Playground [F-4]
- 22 Crested Hills Park [D-4]
- 23 Desert Rim Park [F-5]
- 24 Drollinger Park [F-5]
- 25 Frankfort Park [F-5]
- 26 Gala Park [D-4]
- 27 Gillespie Parkway [D-4]
- 28 Goethals Park [F-5]
- 29 Goethals Shelterbelt [F-4]
- 30 Hains Ave Levy Park [D-7]
- 31 Hanford Legacy Park [F-7]
- 32 Heritage Hills Park [D-4]
- 33 Hills West Park [D-7]
- 34 Horn Rapids Natural Space [D-4]
- 35 Horn Rapids Athletic Complex [F-4]
- 36 Horn Rapids O.R.V. Park [F-4]
- 37 Howard Amon Park [F-7]
- 38 Hunt Point Circle [D-4]
- 39 James J. Lawless Park [D-4]
- 40 Jason Lee Park [D-4]
- 41 Jeannette Taylor Park [D-4]
- 42 Jefferson Park [D-4]
- 43 John Dam Plaza [D-4]
- 44 Keene Rd Trail [D-5] [D-5]
- 45 Leslie Groves Park [D-4]
- 46 Lynnwood Loop Park [F-4]
- 47 Marjorie Sutch Park [D-4]
- 48 McMurray Park [D-4]
- 49 McPherson Circle [D-4]
- 50 Meadows East Park [D-4]
- 51 Oak Park [D-4]
- 52 Overlook Park [D-7]
- 53 Paul Liddell Park [D-4]
- 54 Rod Block Park [D-4]
- 55 Stevens Dr Buffer Strip [D-4]
- 56 Stevens Park [D-4]
- 57 The Greater Years Park [F-4]
- 58 Trailhead Park [D-4]
- 59 W.E. Johnson Park [D-4]
- 60 Westwood Park [D-4]
- 61 Wye Levee Natural Space [D-4]
- 62 Wye Neighborhood Park [D-4]
- 63 Yakima Delta Management Unit (Corps of Engineers) [D-4]

Public School Index

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



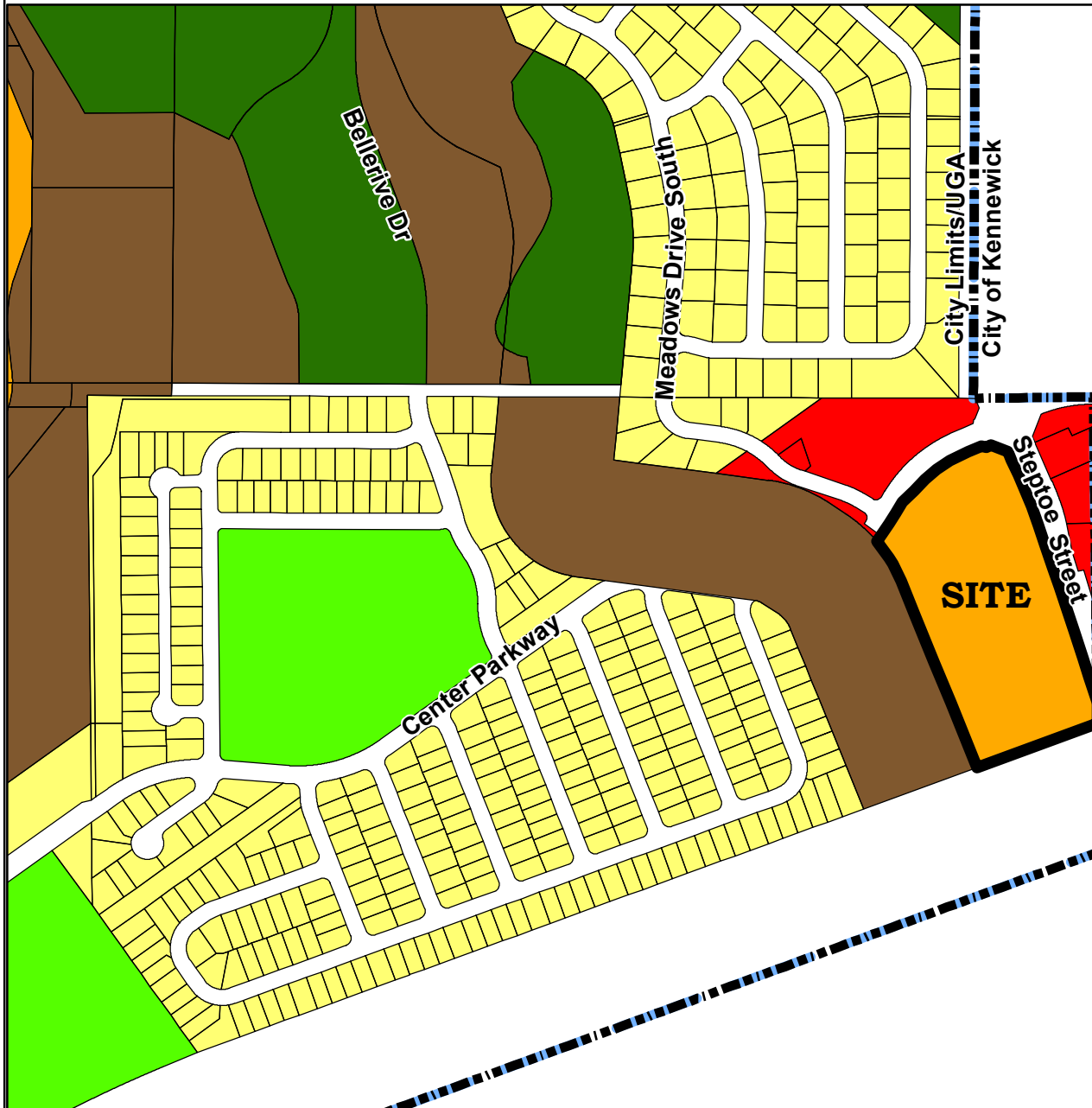
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Proposed Item: Comprehensive Plan Amendment
Land Use Applicant: Richland 132 LLC (Hayden Homes)
Map File #: CPA2022-103



**Exhibit B to
Ordinance No.
2025-04 (Pg. 1)**



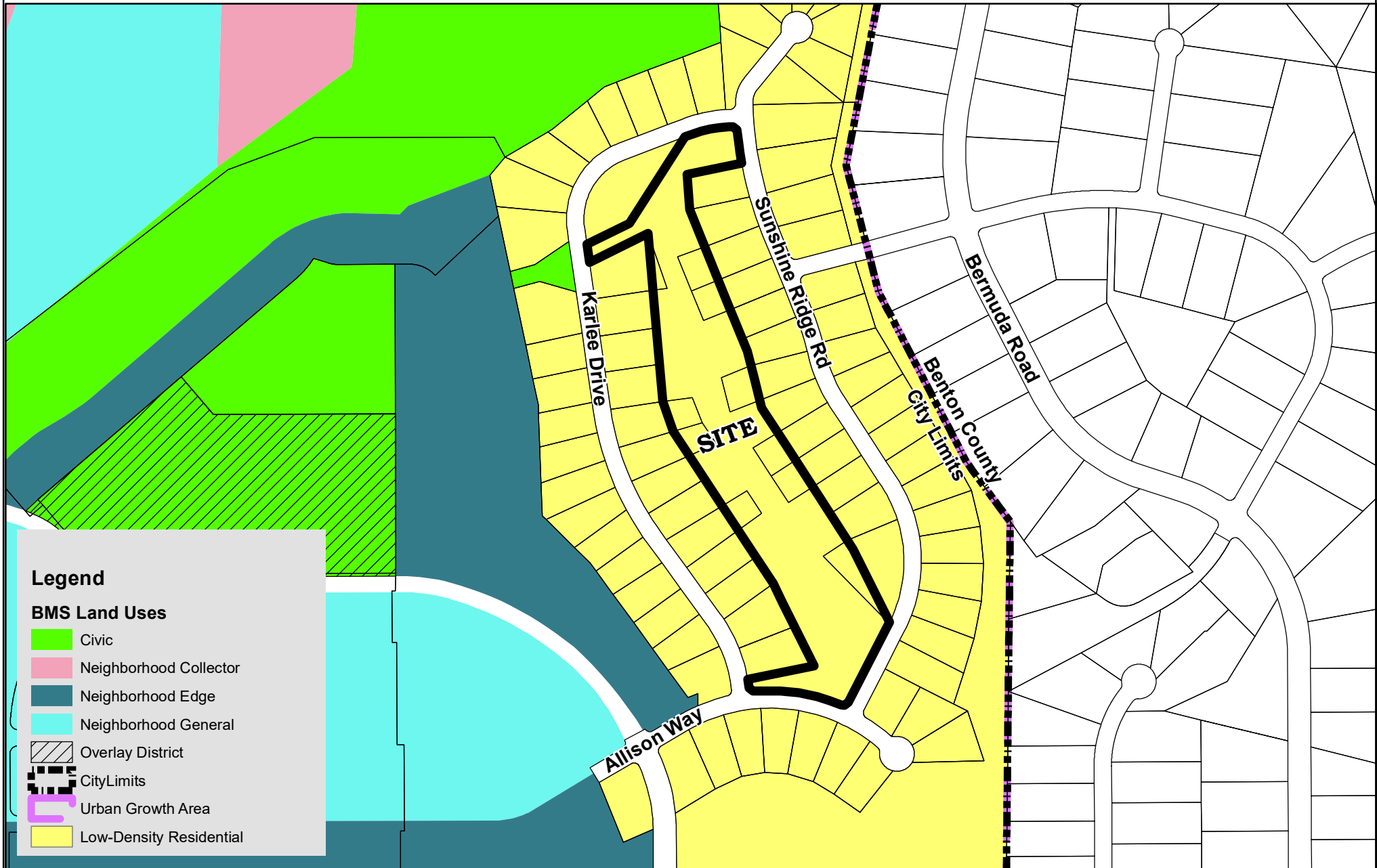
Legend

-  CityLimits
-  Urban Growth Area
-  Commercial
-  Developed Open Space
-  Low-Density Residential
-  Medium Density Residential
-  Natural Open Space
-  Public Facilities

Proposed Land Use Map

Item: Comprehensive Plan Amendment
Applicant: Teresa Reents Et Al.
File #: CPA2022-104

Exhibit B to
Ordinance No.
2025-04 (Pg. 2)





**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, DECEMBER 14, 2022
City Hall – 625 Swift Boulevard – Council Chamber
6:00 p.m.**

Call to Order:

Chairperson Maier called the meeting to order at 6:00 p.m.

Attendance:

Present: Chairperson Maier, Vice Chair Mealer, Commissioners Townsend, Eadie, Nicholson, and Richardson.

Commissioner Smith was excused.

Also present: Development Services Director Jensen, Planning Manager Stevens, Planner Howie, Planner Hendricks, Planner Arrasmith, and Administrative Assistant II Kirkpatrick.

Approval of Agenda:

Chair Maier presented the meeting agenda for approval and asked for a motion to approve.

COMMISSIONER TOWNSEND MOVED AND COMMISSIONER RICHARDSON SECONDED THE MOTION TO APPROVE THE DECEMBER 14, 2022 MEETING AGENDA. THE MOTION CARRIED UNANIMOUSLY 6-0.

Approval of Minutes:

Chairperson Maier presented the minutes from the October 26, 2022 Planning Commission meeting for approval.

COMMISSIONER RICHARDSON MOTIONED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO APPROVE THE MINUTES OF THE OCTOBER 26, 2022 PLANNING COMMISSION MEETING. THE MOTION PASSED 6-0.

Public Comments:

Chairperson Maier opened public comment at 6:03 pm, with community members

present Chairperson Maier confirmed that they were there to speak on an item of business. With no public comments, she closed the comment period at 6:04 pm.

Old Business – Public Hearing:

1. CA2021-108 Badger Mountain South LUDR Amendments (continued)

Chairperson Maier recognized Planning Manager Stevens regarding the continuation of this item. It was indicated that the applicant and the city agreed to continue the item until the January 25th, 2023, Planning Commission Meeting.

AT 6:04 P.M. COMMISSIONER NICHOLSON MOTIONED TO CONTINUE THE ITEM CA2021-108 BADGER MOUNTAIN SOUTH LUDR AMENDMENTS TO THE NEXT PLANNING COMMISSION MEETING. COMMISSIONER EADIE SECONDED. THE MOTION PASSED 6-0.

New Business – Public Hearing:

2. 990 Gillespie Street (600 Cullum Avenue) Proposed Surplus

Chairperson Maier recognized Planner Arrasmith who presented the surplus proposal for city owned property approximately 7,800 square feet. The property is located along the northern property line of Gillespie Parkway that is presently part of a paved parking lot that was utilized in the past as parking for the former Days Inn located at 615 Jadwin Avenue. It has been determined that there is no longer a municipal need for the property; therefore, this area of Gillespie Parkway is no longer needed for municipal purposes. Staff recommends approval of surplus.

AT 6:10 P.M. COMMISSIONER RICHARDSON MOVED AND COMMISSIONER MEALERE SECONDED. THE MOTION PASSED 6-0.

AT 6:11 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

3. 2022 Comprehensive Plan and Development Regulations Annual Amendments

AT 6:12 P.M. CHAIRPERSON MAIER OPENED THE PUBLIC HEARING.

Chairperson Maier recognized Planning Manager Stevens. He started with the Parks application to replace the capital facilities map with an updated map to include trail systems and remove school capital facilities. The second application came from Economic Development to rezone 10 acres of land on City View St. from High Density Residential (HDR) to Commercial (COM). The third application was from Hayden Homes to change zoning of 10.43-acre parcel in Clearwater Creek subdivision. Current zoning is (C1) they want to change it Medium Density Residential Small Lot (R-2S). This is the same items from 2021 that was previous recommend to City Council; however, council at the time did not approve at that time. The last application was for 12.9-acre open space in Tract C of the plat Reata Ridge to change zoning from Badger Mountain South Subarea Civic (BMS-Civic) to Single Family Residential (R-1-12). This is currently apart of LUDR

and they would like to request to have it removed so neighboring homes would have an opportunity to buy to enlarge their current properties.

Mike recommended letting each applicant speak in order of presentations. Parks was absent so Mike represented them, but there were no questions for the map update.

Darin Arrasmith answered questions regarding the Economic Development applications. Questions were regarding zoning and what is currently approved vs. what the request zone change would allow. Mike pulled up zoning so everyone could see what is and is not allowed. Discussion among committee members and staff on zone restrictions and allowable uses that could occur if change were approved.

Brian Thorson with Senior Land and Development for Hayden Homes spoke for the 3rd applicant. He highlighted that the land proposed has been for sale for 7 years with no interest. He also noted that traffic had been addressed in the application and would reduce trips by 2700 per day if switched to residential. Lastly, he said that Kennewick still has commercial property available in the area within walking distance. Housing crisis and housing prices were discussed as an opportunity if approved.

6:46 planning chair Maier opened it up to additional comments from members of the community. Ginger Wireman (2435 Michael Ave., Richland) spoke about City View application and was opposed to moving it strictly to commercial. She also spoke on the Hayden Home application and would like to increase the residential to include multi family.

6:48 Theresa Reents (2853 Sunshine Ridge Road, Richland) Spoke on the recommendation for the Tract C application. She wanted to emphasize that by rezoning is to add to other properties and not to be developed to include new homes, or new lots.

Commissioners discussed each application. Moving towards RECOMMENDING CPA2022-101 – PARKS UPDATE, CPA2022-103 & 102 107 (HAYDEN), CPA2022 – 103 & 108 (REATA) AND PULL OUT CPA2022 (City view). Deliberations continued.

Maier moved that the Planning Commission adopts the findings, conclusions, and recommendations in the staffing report for CPA 2022 101, 103 and 104 and recommend to City Council to approve the 2022 comprehensive plan, policy map, and code amendment docket for those 3 applications. Lack of second, and discussion continued.

Revised motion from Maier was that City Council does not approve CPA 2022-102 City View map update and associating rezones. Commissioner Nicholson seconded. 5 approved and 1 opposed with commission Eadie. Lengthy discussion occurred with multiple proposed amendments that failed to move forward. Planning Manager Stevens recommended one overall motion to include everything, and suggested for a motion to have staff bring back findings of fact that support the planning commissions crux at the next planning meeting.

Substitute motion – planning commission asks staff to prepare modified finding and conclusions for the approval of CPA 2022-101, CPA 2022-103 and CPA 2022-104 and

the associated rezones Z2022-102 & CPA 2022-103 and excluding the CPA 2022-102 and it's associated rezone Z2022-101.

AT 7:40 P.M. CHAIRPERSON MAIER MOTIONED AND COMMISSIONER RICHARDSON SECONDED. THE MOTION PASSED 5-1 WITH EADIE OPPOSING.

AT 7:40 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

COMMISSIONER TOWNSEND MADE A MOTION TO RECOMMEND TO COUNCIL THAT CITY STAFF BE REQUESTED TO MODIFY THE EXISTING ZONING FOR COMMERCIAL LIMITED BUSINESS TO INCLUDE MORE OPTIONS THAT SUPPORTS MIXED USE DEVELOPMENT SUCH AS RESTAURANTS AND APPROPRIATE RETAIL. RICHARDSON SECONDED THE MOTION. MOTION PASSED 5-1 WITH EADIE OPPOSING.

Communications:

Chairperson Maier asked if there were any communications. Maier recognized Mayor Alvarez who was elected to the Benton County Commission and would be stepping down. He stated that he has enjoyed coming to the meetings, and the great conversations that have come from them.

Adjournment:

Chairperson Maier adjourned the meeting at 7:45 p.m.

PREPARED BY: Carly Kirkpatrick
Carly Kirkpatrick Administrative Assistant II

REVIEWED BY: Mike Stevens
Mike Stevens, Planning Manager

APPROVED BY: Francesca Maier
Francesca Maier, Chairperson



MEMORANDUM

TO: Planning Commission

FROM: Mike Stevens, Planning Manager

DATE: January 25, 2023

SUBJECT: CPA2022-105

At the conclusion of the December 14, 2022 Planning Commission meeting, the Planning Commission directed staff to prepare Findings of Fact and Conclusions of Law supporting the Planning Commission's decision to recommend approval of three (3) of the four (4) applications to City Council. Specifically, the Planning Commission directed staff to create the necessary findings to exclude File No. CPA2022-102 (City View – COR Economic Development Department) from being recommended for approval by the Planning Commission.

Below, you will find Suggested Conclusions of Law and Suggested Findings of Fact prepared by staff for Planning Commission consideration and adoption.

SUGGESTED CONCLUSIONS OF LAW

1. The Planning Commission has a legal obligation to hold an open record public hearing and issue a recommendation to the City Council that meets the requirements of Chapter 36.70A RCW.
2. The City staff, Planning Commission and City Council have involved the public in this planning exercise.
3. The docket is deemed complete and ready for action by the Planning Commission.
4. For areas that are incorporated into the associated rezoning: future development of any property will be reviewed for consistence and compliance with applicable development regulations in effect at the time of future development. Approval of these zoning map amendments do not vest or imply approval of subsequent developments.
5. The 2017 City of Richland Comprehensive Plan (as amended in 2018-2019, 2020 and again in 2021) and the associated environmental review comply with the goals and requirements of Chapter 36.70A RCW, Chapter 365-195 WAC, Chapter 43.21C RCW, Chapter 197-11 WAC, and City of Richland Municipal Code Chapter 22.09.
6. The Washington State Growth Management Act (GMA), Chapter 36.70A RCW, mandates that Counties and Cities required or choosing to plan under the authority of the Growth

Management Act must adopt development regulations consistent with the jurisdictional Comprehensive Plan and state law.

7. The 2022 Comprehensive Plan amendment (docket), as recommended for approval by the Planning Commission, will produce no probable significant adverse environmental impacts. A determination of non-significance (DNS) under the State Environmental Policy Act (SEPA) is appropriate for this Comprehensive Plan amendment and Zoning Ordinance Map changes.

SUGGESTED FINDINGS OF FACT

1. RMC 19.90 indicates that the City Council shall consider each Comprehensive Plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.
2. The deadline for the submittal of Private Party Applications for the consideration as part of the 2022 Comprehensive Plan Docket Policy and Map, and Code Amendments docket was March 1, 2022.
3. Four (4) applications were received and deemed complete.
4. The City Council conducted a Workshop on April 26, 2022 to review the 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket.
5. The City Council conducted a Public Hearing on May 17, 2022 establishing the 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket.
6. Public Notice was sent to property owners within 300 feet of each of the proposed Comprehensive Plan Map and Zoning Map changes on November 22, 2022.
7. The City of Richland Community Development Department issued a SEPA Threshold Determination of Non-Significance on November 4, 2022 for the proposed 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket (EA2022-133).
8. On November 4, 2022 the City of Richland provided the required sixty (60) day notification under RCW 36.70a.106 to the State of Washington of the City's proposed Comprehensive Plan Policy and Map, and Code Amendment docket and intent to adopt.
9. On November 22, 2022 the City of Richland provided Notice of Public Hearing to be held on December 14, 2022 to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.
10. Public Hearing Notice signs were posted on, or near, the three (3) properties which had submitted applications for consideration by November 23, 2022.

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

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

22. The proposed amendments will not have a cumulative adverse effect on the planning area.
23. The State of Washington's Growth Management Act (RCW 36.70A) requires that Comprehensive Plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.
24. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the Comprehensive Plan.
25. The city is requesting that the Planning Commission authorize the associated rezones in order to bring the zoning into compliance with the change of land-use designations authorized by the passage of the two (2) applications in which the Planning Commission is recommending Land Use and Zoning map approvals.
26. The Planning Commission has determined that File No. CPA2022-102 (City View) requesting to change the Comprehensive Plan Land Use Designation from High Density Residential (HDR) to Commercial (COM) with an associated rezone of the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2) is not in the best interest of the City due to the current housing shortage and lack of affordable housing.
27. Retaining the current High Density Residential (HDR) Land Use Designation on the City View property (CPA2022-102) will help provide land needed for high density residential development (multi-family housing) and will provide additional residents in the Queensgate commercial area, thus assisting the existing and future commercial developments in the area.
28. Adequate commercially zoned land is available within the Queensgate commercial area to provide for additional restaurants, hotels and other desirable businesses, thus negating the need to change the Comprehensive Plan Land Use Designation and Zoning of the City View site (CPA2022-102).

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CPA2022-105

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

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

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

BACKGROUND

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

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

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

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

PROCESSING COMPLETED UNTIL NOW

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

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

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

NEXT STEPS REQUIRED FOR PROCESSING

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

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

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

OVERVIEW

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

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

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

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

DESCRIPTION OF PROPOSAL

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

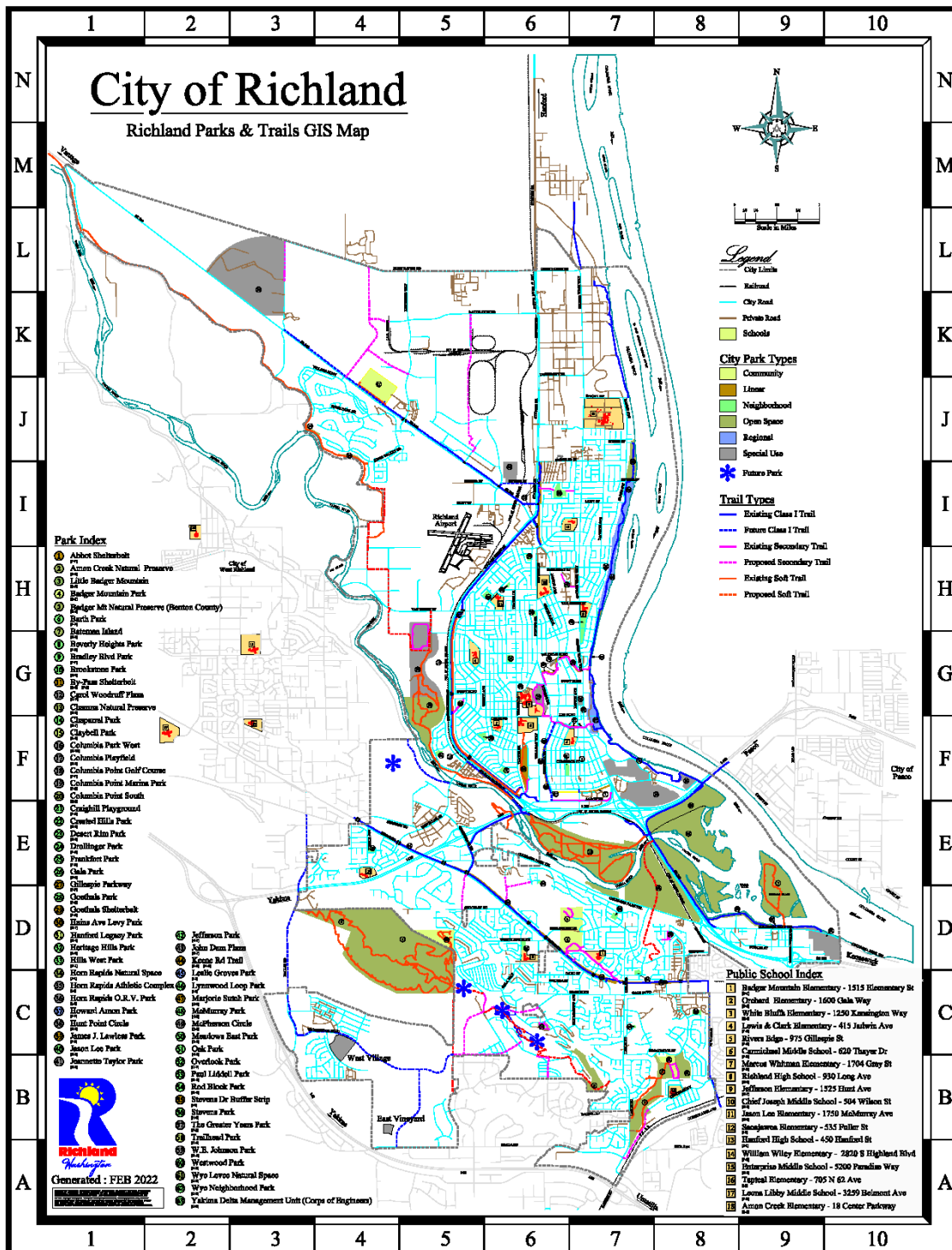


Figure 1 – PROPOSED Map Update

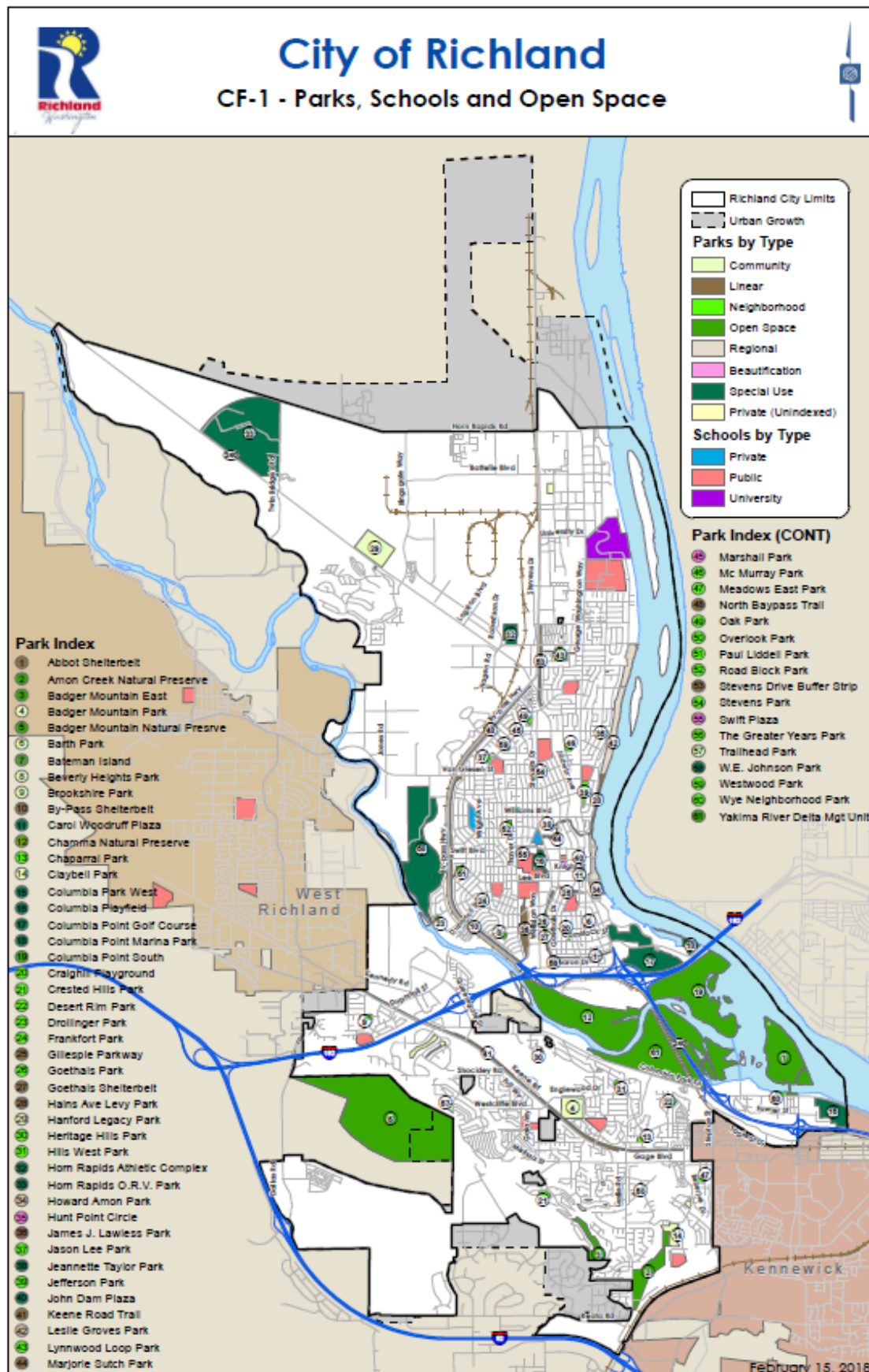


Figure 2 – EXISTING Comprehensive Plan

ANALYSIS

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

SUMMARY

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

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

DESCRIPTION OF PROPOSAL

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



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

SITE DESCRIPTION & ADJACENT LAND USES

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

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

SURROUNDING ZONING AND LAND USES:

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

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

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

- Developed Hills Community Mobile Home Park

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

- Home of City Shops, with numerous public facilities

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

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

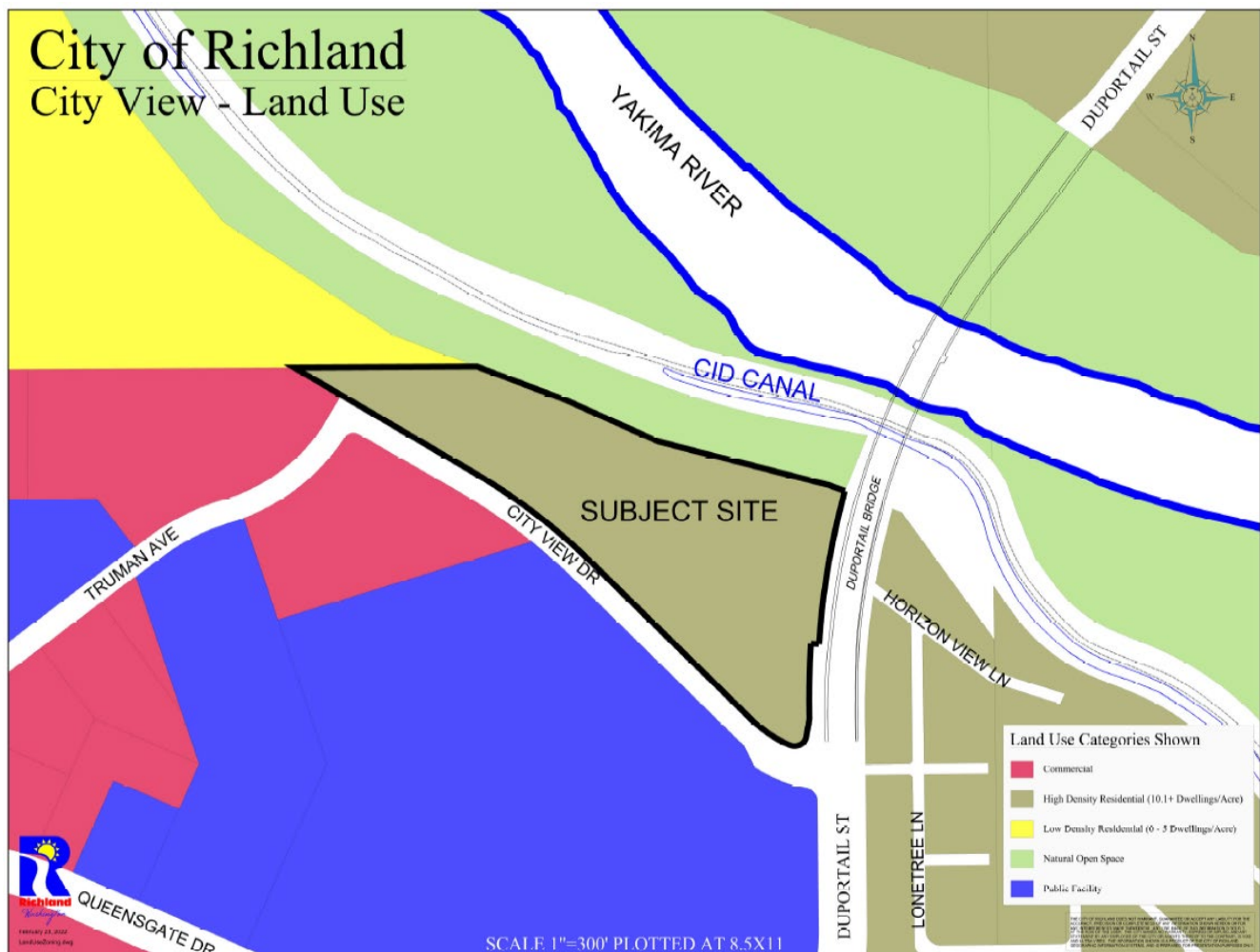


Figure 4 – EXISTING Comprehensive Plan

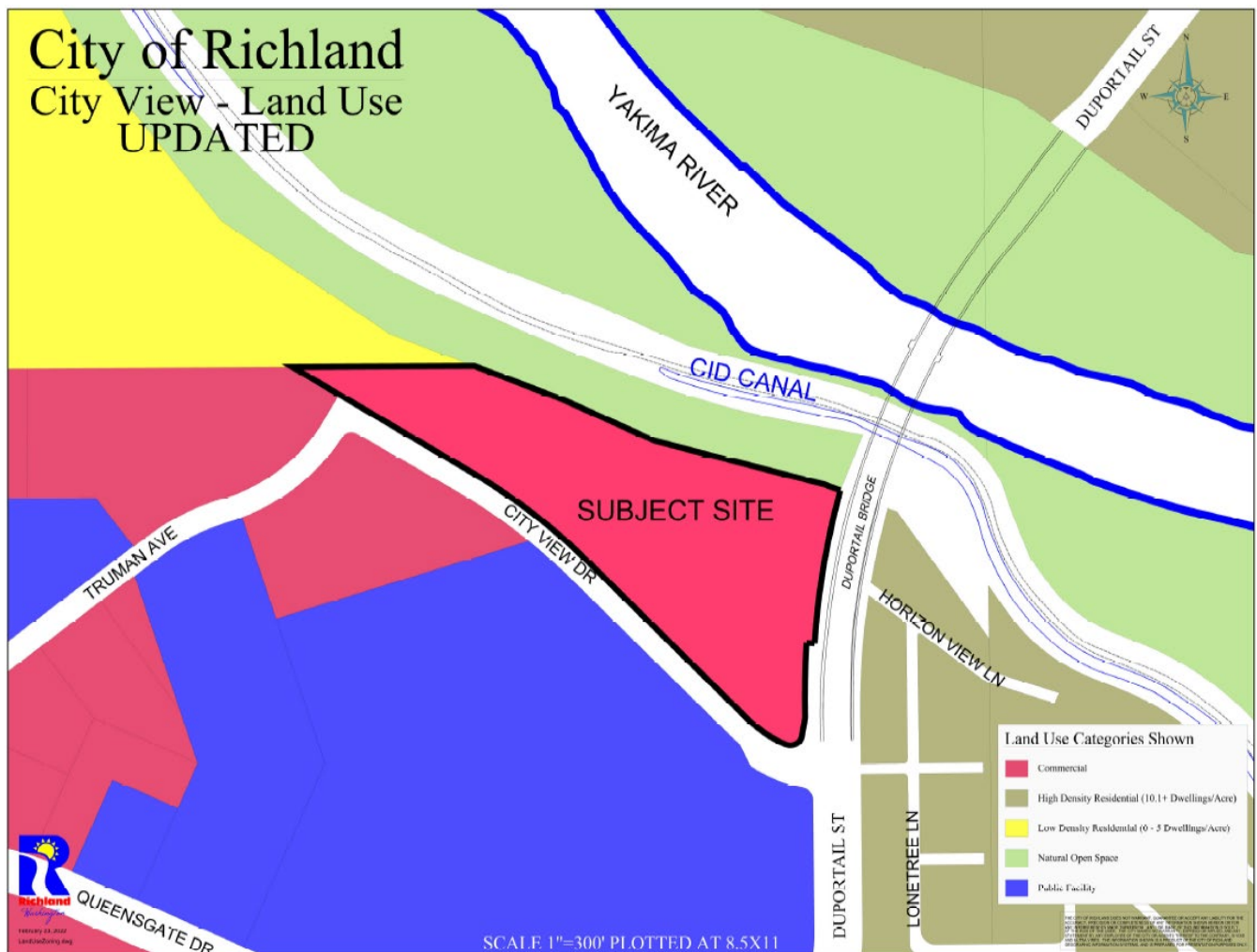


Figure 5 – PROPOSED Comprehensive Plan

COMPREHENSIVE PLAN

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

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

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

The Commercial land use category is described as follows:

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

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

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

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

ZONING

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

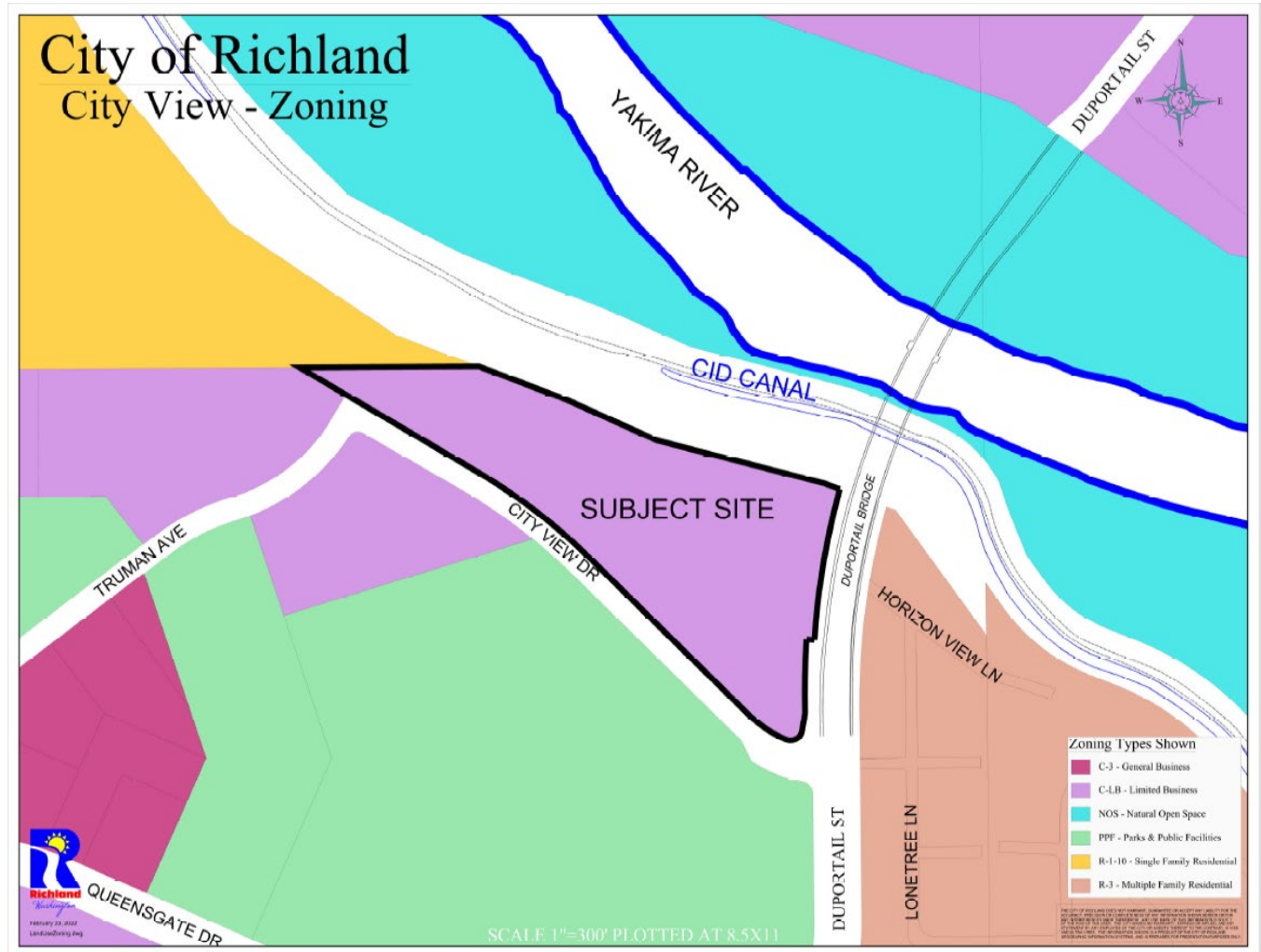


Figure 6 – EXISTING Zoning

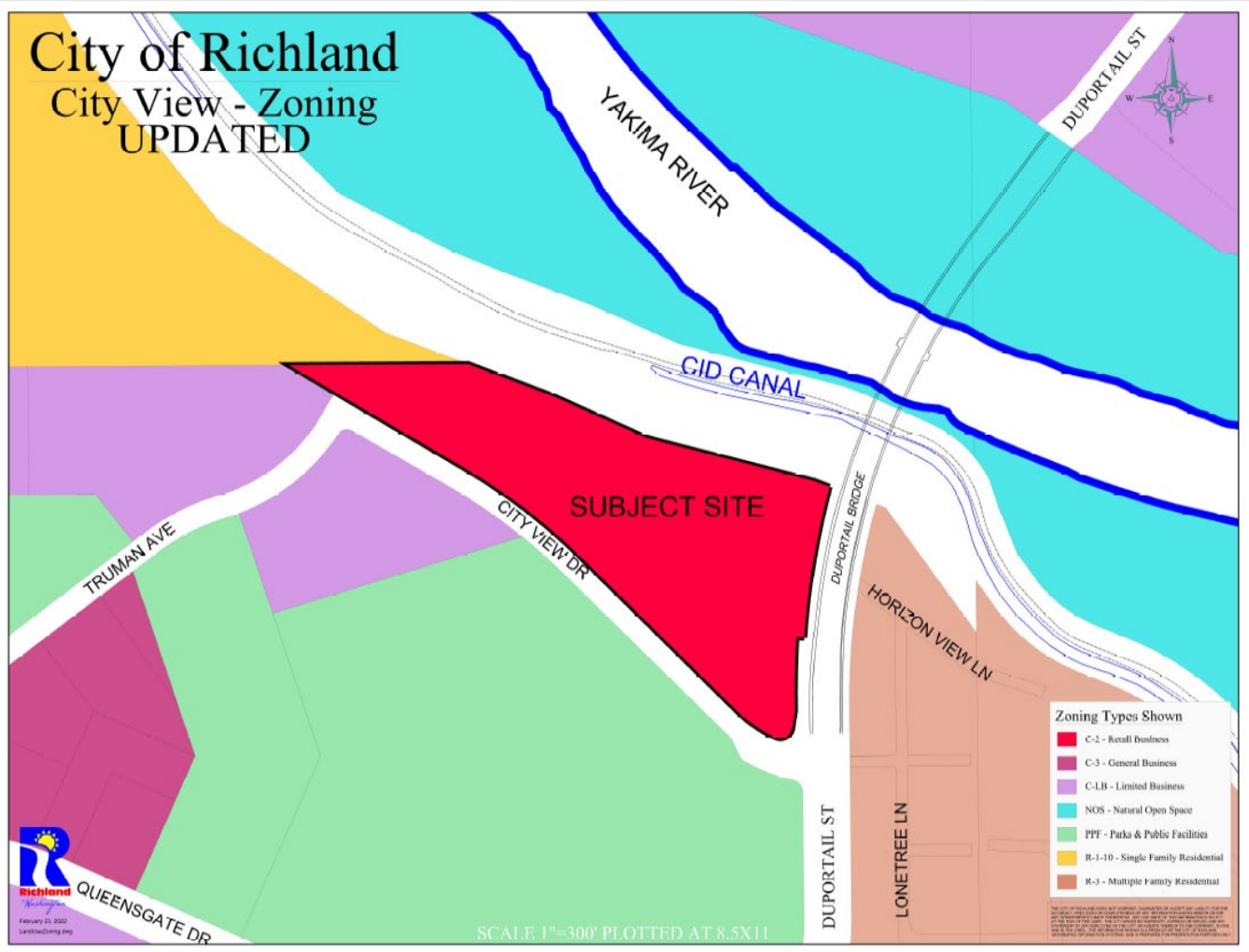


Figure 7 – PROPOSED Zoning

UTILITY AVAILABILITY

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

TRANSPORTATION

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

ENVIRONMENTAL REVIEW

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

ANALYSIS

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

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

APPROVAL CRITERIA

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

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

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

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

SUMMARY

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

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

DESCRIPTION OF PROPOSAL

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

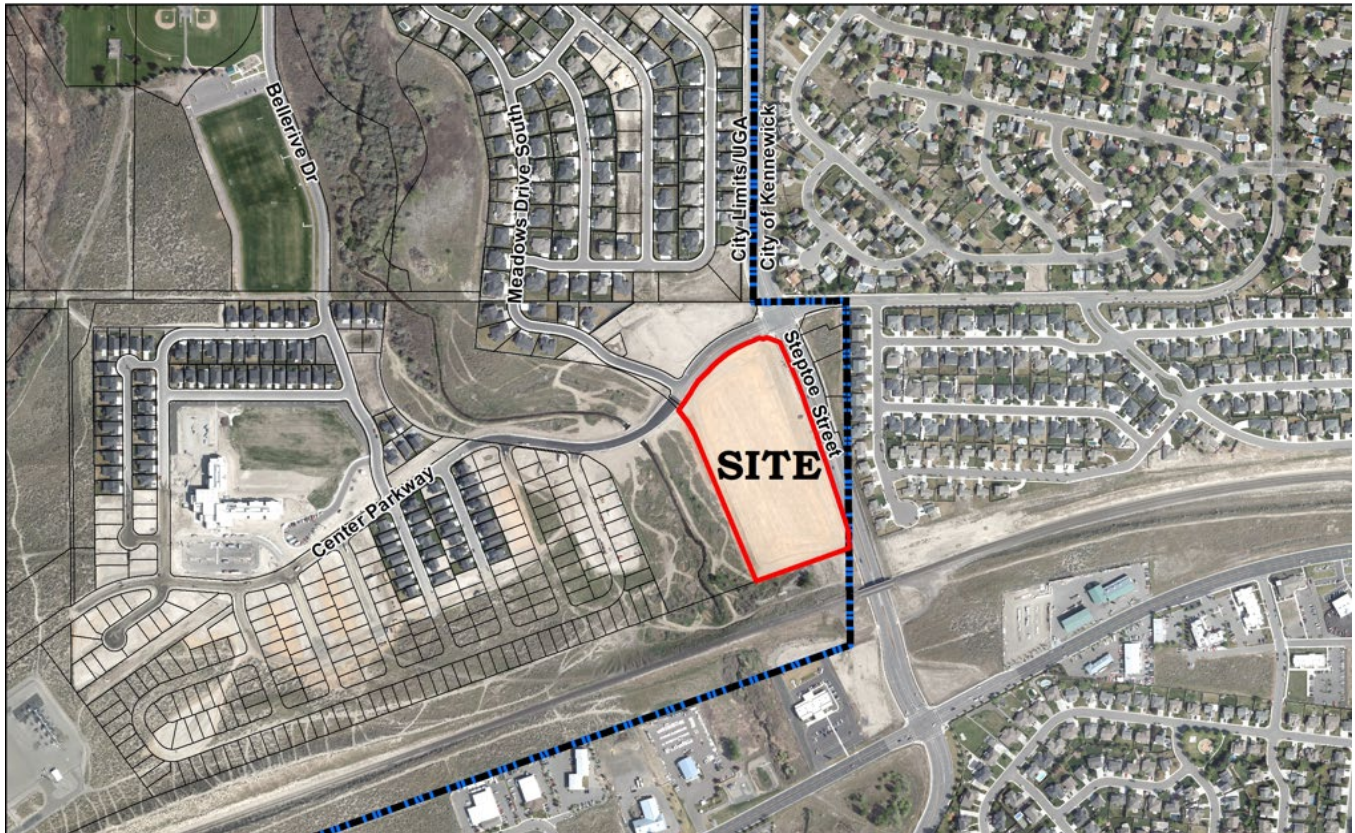


Figure 8 – Vicinity Map *(site highlighted in red)*

SITE DESCRIPTION & ADJACENT LAND USES

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

SURROUNDING ZONING AND LAND USES:

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

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

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

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

South: No Zoning Classification, No Land Use Designation

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

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

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

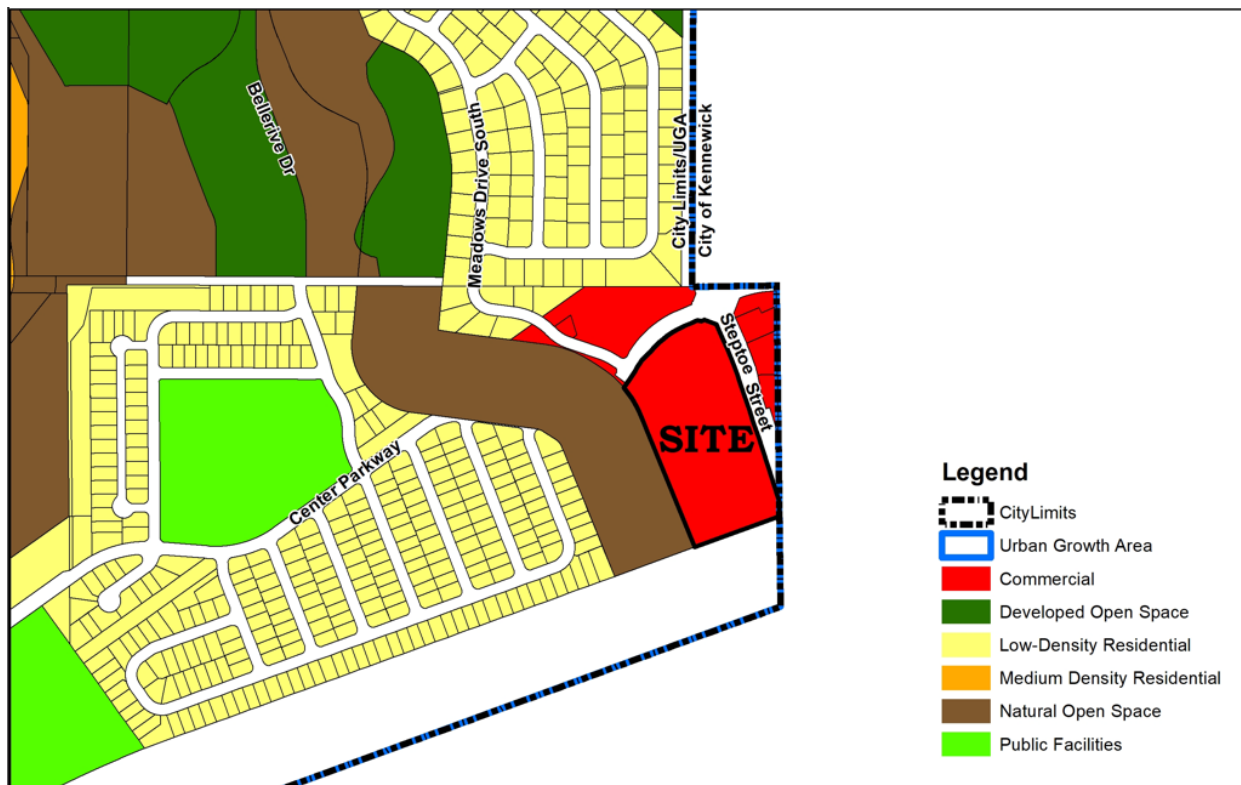


Figure 9 – EXISTING Comprehensive Plan

COMPREHENSIVE PLAN

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

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

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

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

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

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

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

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

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

ZONING

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

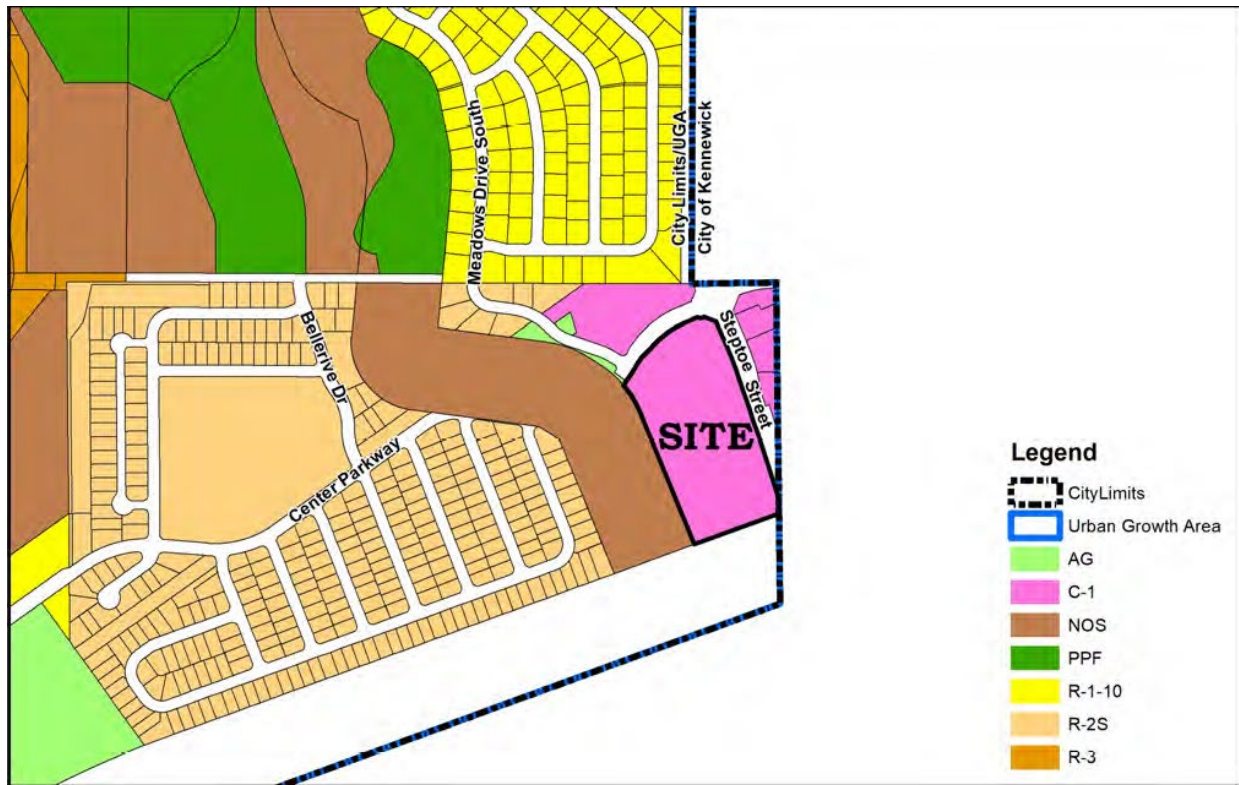


Figure 10 – EXISTING Zoning

UTILITY AVAILABILITY

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

TRANSPORTATION

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

ENVIRONMENTAL REVIEW

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

ANALYSIS

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

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

APPROVAL CRITERIA

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

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

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

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

SUMMARY

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

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

DESCRIPTION OF PROPOSAL

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

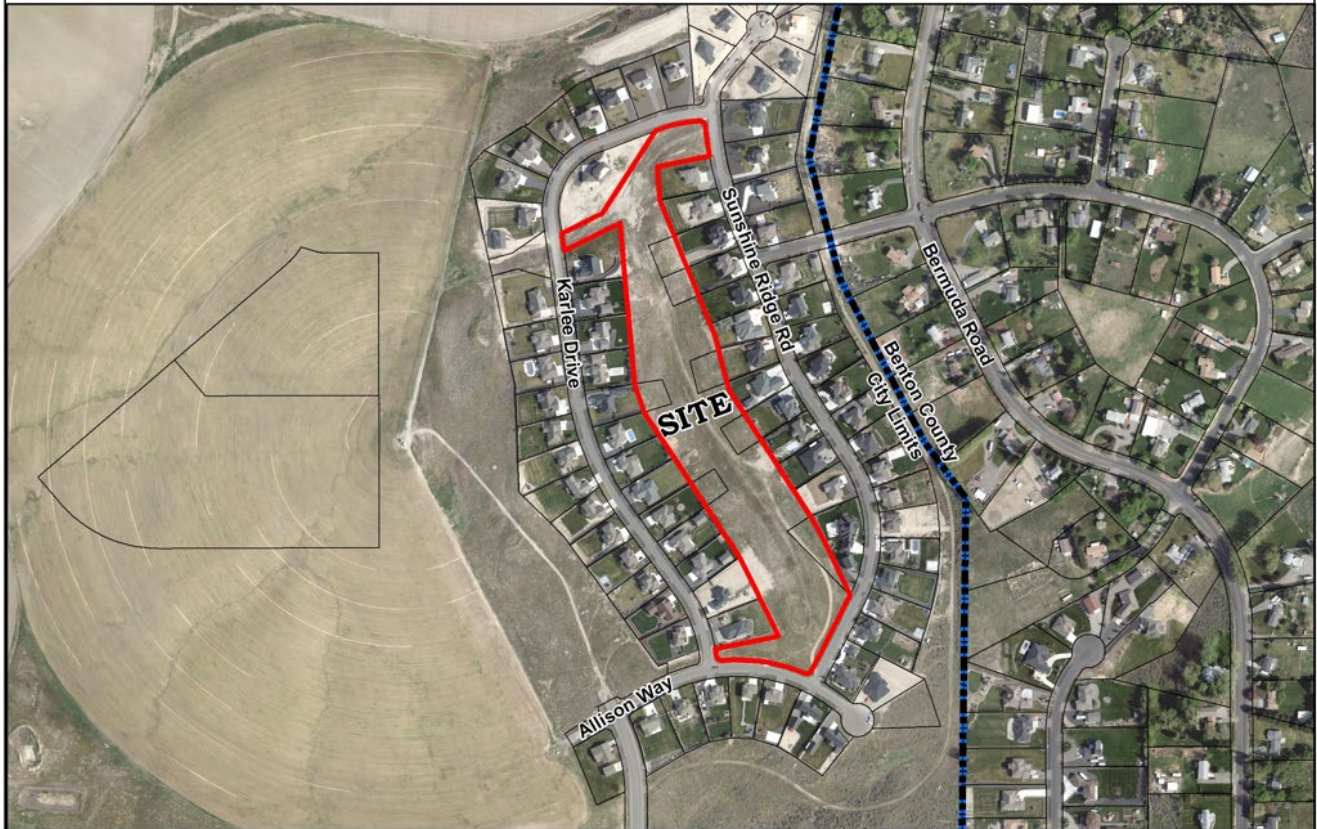


Figure 11 – Vicinity Map *(site highlighted in red)*

SITE DESCRIPTION & ADJACENT LAND USES

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

SURROUNDING ZONING AND LAND USES:

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

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

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

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

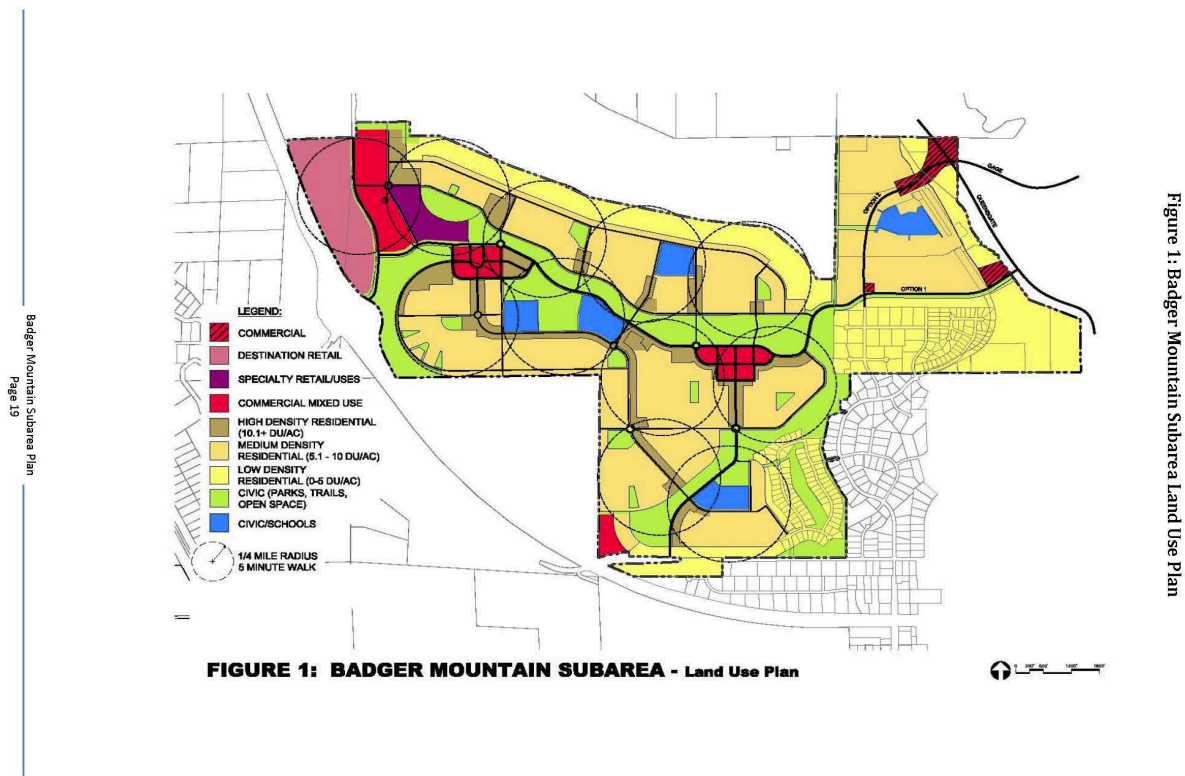


Figure 12 – EXISTING Comprehensive Plan

COMPREHENSIVE PLAN

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

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

land as they desire.

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

ZONING

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



Figure 13 – EXISTING Zoning (Subject property)

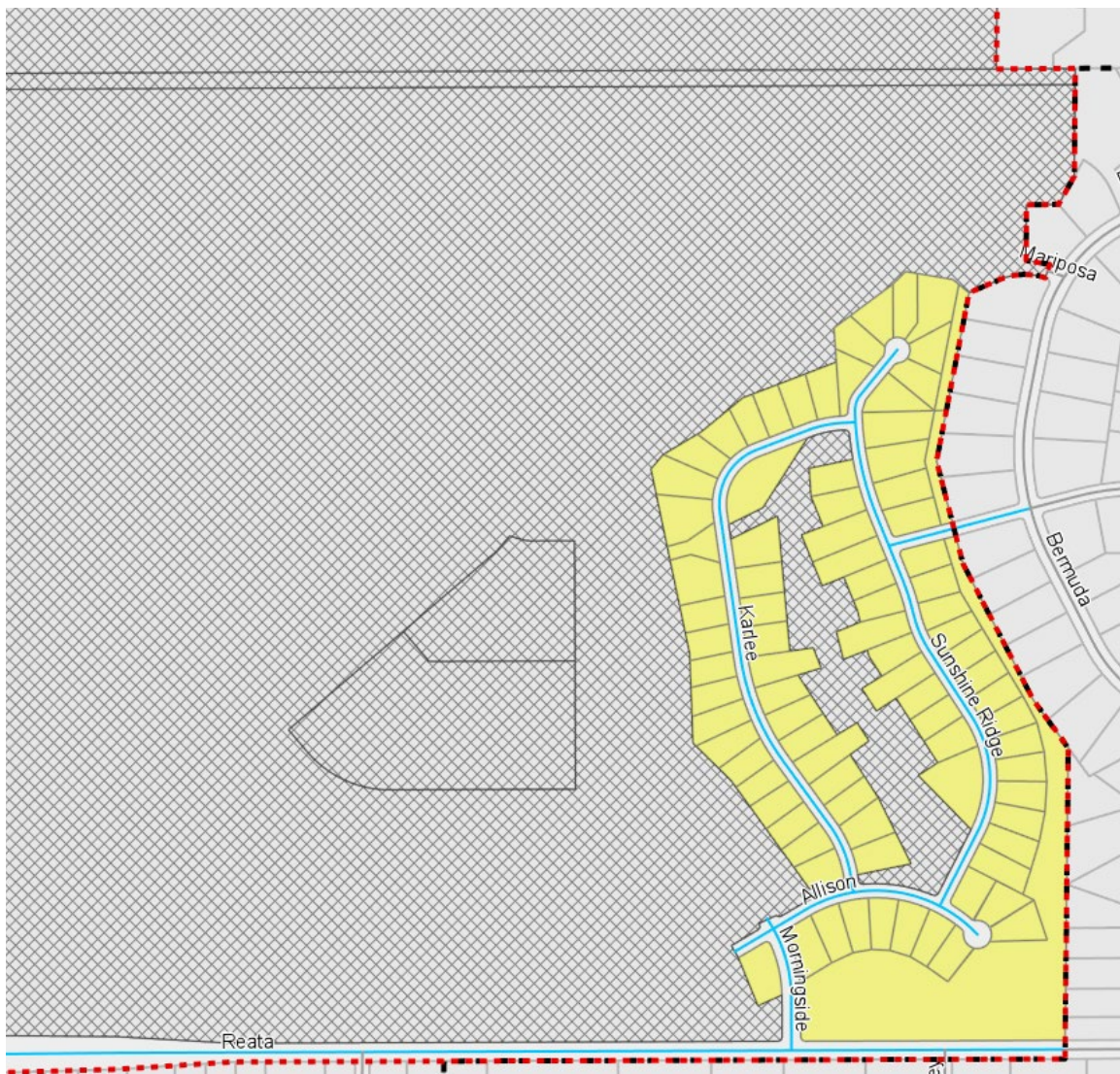


Figure 14 – EXISTING Zoning (Surrounding properties)

UTILITY AVAILABILITY

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

TRANSPORTATION

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

ENVIRONMENTAL REVIEW

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

ANALYSIS

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

APPROVAL CRITERIA

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

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

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

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

SUMMARY

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

ASSOCIATED REZONE ANALYSIS

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

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

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

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

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

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

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

3. Impacts on the environment and public safety.

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

SEPA THRESHOLD DETERMINATION:

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

RECOMMENDATION:

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

Alternatives:

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

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

SUGGESTED CONCLUSIONS OF LAW

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

SUGGESTED FINDINGS OF FACT

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

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

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

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

RECOMMENDED MOTION:

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

ATTACHMENTS:

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



Department of Commerce

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

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

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



Department of Commerce

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

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

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



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

11/08/2022

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

Sent Via Electronic Mail

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

Dear Mr. Stevens:

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

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

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

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

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

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

Sincerely,

Review Team
Growth Management Services

EXHIBIT 2



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

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

- **CPA2022-101:** The City of Richland Parks & Public Facilities is proposing an update to the existing version of its Capital Facilities Map that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19.
- **CPA2022-102 & Z2022-101:** The City of Richland Economic Development Department is proposing to amend the Land Use Map to change the current land use designation for approximately 10 acres of land on City View Drive from High Density Residential (HDR) to Commercial (COM), and the underlying zoning district from Commercial Limited Business (C-LB) to Retail Business Use District (C-2). (Portion of Parcel Number 116984000003001).
- **CPA2022-103 & Z2022-102:** Hayden Homes, LLC is proposing to amend the Land Use Map for approximately 10.43 acres from Commercial to Medium-Density Residential and rezone the site from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S). (Parcel Number 101881030000009).
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Environmental Review: The proposals are subject to environmental review. As lead agency, the City of Richland reviewed the project(s) for probable adverse environmental impacts and issued a determination of non-significance (DNS) for these amendments on November 4, 2022. The end of the SEPA comment period was November 18, 2022.

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

Please publish the following:

Type of Legal Ad: Public Hearing Notice

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

Richland's TCH Account:
450543

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

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

Attention: Jen Anderson (TF)

CITY OF RICHLAND NOTICE OF PUBLIC HEARING

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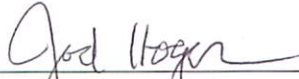
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

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

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

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


Signed: Jodi Hogan

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




Notary Public in and for the State of Washington,


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

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



CITY OF RICHLAND

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

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

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

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

CITY OF RICHLAND

625 SWIFT BLVD. MS-09

RICHLAND , WA 99352

CITY OF RICHLAND

625 SWIFT BLVD. MS-09

RICHLAND , WA 99352

DEPT OF NATURAL RESOURCES

PO BOX 47016

OLYMPIA, WA 98504-7016

GOVERNMENT

CORP OF ENGINEER

0

CITY OF RICHLAND

625 SWIFT BLVD. MS-09

RICHLAND , WA 99352

BENTON COUNTY EMERGENCY MGMNT

CITY OF RICHLAND

RICHLAND, WA 99352-3510

CITY OF RICHLAND

625 SWIFT BLVD

RICHLAND , WA 99352

THE HILLS COMMUNITY

PO BOX 1050

NORTH BEND, WA 98045

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

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

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

O'DONNELL JAMES A & COROLYN T

2624 TIGER LN

RICHLAND, WA 99352

RICHLAND 132 LLC

2464 SW GLACIER PLACE STE 110

REDMOND, OR 97756

RICHLAND 132 LLC

2464 SW GLACIER PLACE STE 110

REDMOND, OR 97756

BUSH TRUSTEES TIMOTHY T & KATHRYN L

3019 DUPORTAIL ST STE #226

RICHLAND, WA 99352

BUSH TRUSTEES TIMOTHY T & KATHRYN L

3019 DUPORTAIL ST STE #226

RICHLAND, WA 99352

HOANG THIEC C & NGO THUY B

2612 TIGER LANE

RICHLAND, WA 99352

RICHLAND 132 LLC

2464 SW GLACIER PLACE STE 110

REDMOND, OR 97756

CLEARWATER CREEK HOA

C/O THE MANAGEMENT TRUST

TIGARD, OR 97281

BUSH TRUSTEES TIMOTHY T & KATHRYN L

3019 DUPORTAIL ST STE #226

RICHLAND, WA 99352

BUSH TRUSTEES TIMOTHY T & KATHRYN L

3019 DUPORTAIL ST STE #226

RICHLAND, WA 99352

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

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

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

situs_unit

WARREN JAMES A & JUDY L

305 N QUEBEC ST

KENNEWICK,, WA 99336

PANTELEYEV PAVEL & INNA

215 N QUEBEC ST

KENNEWICK,, WA 99336

KORF MARINA Y & ALEKANDR M

207 N QUEBEC ST

KENNEWICK,, WA 99336

HOWARD LOWELL E & KYUNG S

105 N QUEBEC ST

KENNEWICK,, WA 99336

FREITAG TODD

87 N QUEBEC ST

KENNEWICK,, WA 99336

RENDERS JOSEPH M & ASHLEY T

57 N QUEBEC ST

KENNEWICK,, WA 99338

PACK BRANDON RAY & KIMBERLY N

27 N QUEBEC ST

KENNEWICK,, WA 99338

STEWART CODY M

8934 W BRUNEAU PL

KENNEWICK,, WA 99336

BISCONER PAM

8906 W BRUNEAU AVE

KENNEWICK,, WA 99336

QUIGLEY RICHARD N & SHERRIE L

8904 W CLEARWATER PL

KENNEWICK,, WA 99336

CHEN GRACE & WELSH KEITH MILTON

301 N QUEBEC ST

KENNEWICK,, WA 99336

ANDRESEN MICHAEL W & KRISTINE M

211 N QUEBEC ST

KENNEWICK,, WA 99336

BARTON BAX R

203 N QUEBEC ST

KENNEWICK,, WA 99336

ANEMA RICHARD J & MARYILYN E

101 N QUEBEC ST

KENNEWICK,, WA 99336

KEEN JESSE L & KIMBERLEE N

71 N QUEBEC ST

KENNEWICK,, WA 99338

REFFALT TOMMY J

43 N QUEBEC ST

KENNEWICK,, WA 99338

STEWART JOSHUA STEVEN

8925 W BRUNEAU PL

KENNEWICK,, WA 99338

RUIZ MANUEL

8907 W BRUNEAU AVE

KENNEWICK,, WA 99336

NIPP KATHY M & MARK A

8905 W CLEARWATER PL

KENNEWICK,, WA 99336

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

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

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

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

addr_line1	addr_line2	addr_state	addr_city	addr_zip	situs_num
2962 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2962
2950 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2950
2938 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2938
2926 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2926
2914 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2914
2902 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2902
2890 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2890
2878 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2878
2866 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2866
2854 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2854
2842 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2842
2830 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2830
2820 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2820
2812 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2812
2804 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2804
2931 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2931
2919 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2919
2901 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2901
2889 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2889
2877 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2877
2865 SUNSHINE RIDGE ROAD		WA	RICHLAND	99352	2865
2853 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2853
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2837 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2837
2831 SUNSHINE RIDGE ROAD		WA	RICHLAND	99352	2831
2829 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2829
2817 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2817
2805 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2805
2806 KARLEE DRIVE		WA	RICHLAND	99352	2806
2852 KARLEE DR		WA	RICHLAND	99352	2852
2864 KARLEE DRIVE		WA	RICHLAND	99352	2864
2878 KARLEE DR		WA	RICHLAND	99352	2878
2890 KARLEE DR		WA	RICHLAND	99352	2890
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2973 KARLEE DR		WA	RICHLAND	99352	2973
2961 KARLEE DR		WA	RICHLAND	99352	2961

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

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

situs_unit

JANSKY JASON A & LANINYA G

2962 SUNSHINE RIDGE RD

RICHLAND, WA 99352

CLARK BENJAMIN J & CINDY N

2938 SUNSHINE RIDGE RD

RICHLAND , WA 99352

ROBINSON DEREK & TINA

2914 SUNSHINE RIDGE RD

RICHLAND, WA 99352

HOFFMAN DEAN E & MARY K

2890 SUNSHINE RIDGE RD

RICHLAND, WA 99352

FRANCIS DAVID H & AMY M

2866 SUNSHINE RIDGE RD

RICHLAND, WA 99352

DAVIS TREVER L & NICKI D

2842 SUNSHINE RIDGE RD

RICHLAND, WA 99352

DANA RAE PICKEL LLC

2820 SUNSHINE RIDGE RD

RICHLAND , WA 99352

BOSTON DREW A & CASSANDRA M

2804 SUNSHINE RIDGE RD

RICHLAND , WA 99352

ARMEY WESLEY & ASHLEY

2919 SUNSHINE RIDGE RD

RICHLAND, WA 99352

DEMETREON JOHN T & LISA L

2889 SUNSHINE RIDGE RD

RICHLAND, WA 99352

PRATT MICHAEL D & KIRSTEN C

2950 SUNSHINE RIDGE RD

RICHLAND , WA 99352

RODRIGUEZ ANTONIO J & RENEE K

2926 SUNSHINE RIDGE RD

RICHLAND, WA 99352

SWENSON MARK & RACHELLE

2902 SUNSHINE RIDGE RD

RICHLAND, WA 99352

MOODY DARRAN & LORI

2878 SUNSHINE RIDGE RD

RICHLAND, WA 99352

MALOY STUART ANDREW & CAMIE ANNE

2854 SUNSHINE RIDGE RD

RICHLAND, WA 99352

CRICK STEVEN B & GERRY K

2830 SUNSHINE RIDGE RD

RICHLAND , WA 99352

THURSTON FLYNN D & KRISTA L

2812 SUNSHINE RIDGE RD

RICHLAND, WA 99352

BRYANT DAVID M & ELIZABETH J

2931 SUNSHINE RIDGE RD

RICHLAND, WA 99352

KOROTKOV VLADIMIR & VERA

2901 SUNSHINE RIDGE RD

RICHLAND, WA 99352

KLUSE BLAKE & BRITTNEY

2877 SUNSHINE RIDGE RD

RICHLAND, WA 99352

PEAVEY KAREN & JUDY LORAN

2865 SUNSHINE RIDGE ROAD

RICHLAND , WA 99352

HUELGA TRUSTEES ROBERTO & JUDY D

2845 SUNSHINE RIDGE RD

RICHLAND, WA 99352

LEAUMONT JEFFREY B & RENEE M

2831 SUNSHINE RIDGE ROAD

RICHLAND , WA 99352

CRONRATH MATTHEW & TAWNY

2817 SUNSHINE RIDGE RD

RICHLAND, WA 99352

BAUMGARTNER CRAIG S & AMANDA R

2806 KARLEE DRIVE

RICHLAND, WA 99352

SILER JOSHUA M & HOLLY M

2864 KARLEE DRIVE

RICHLAND , WA 99352

CONLEY STEVEN R & CARRIE L

2890 KARLEE DR

RICHLAND, WA 99352

TEJEDA NICANOR & BRITTNEY V

2914 KARLEE DR

RICHLAND, WA 99352

CAMPBELL BRANDON PAUL & KELLI ANNE

2938 KARLEE DR

RICHLAND, WA 99352

ECCLESTONE BRUCE R & JANIE

2962 KARLEE DR

RICHLAND, WA 99352

REENTS TERESA

2853 SUNSHINE RIDGE RD

RICHLAND, WA 99352

GRAY NATE & ARYN

2837 SUNSHINE RIDGE RD

RICHLAND, WA 99352

HENSON TONY & KELLI CORKILL

2829 SUNSHINE RIDGE RD

RICHLAND, WA 99352

LOEFFLER REECE P & SHAUNA R

2805 SUNSHINE RIDGE RD

RICHLAND, WA 99352

HOOVER ANDREW J & KATHERINE M

2852 KARLEE DR

RICHLAND, WA 99352

BECK TRAVIS H

2878 KARLEE DR

RICHLAND, WA 99352

ROSAS JEREMY H & YESICA

2894 KARLEE DR

RICHLAND, WA 99352

SCHAEFER LOUIS A & SHELLAGH K

2926 KARLEE DR

RICHLAND, WA 99352

BENAVIDES NICHOLAS

2950 KARLEE DR

RICHLAND, WA 99352

WELLS DONNIE & SUSAN

2974 KARLEE DR

RICHLAND, WA 99352

MCCABE COLLIN & KAYLA

2986 KARLEE DR

RICHLAND, WA 99352

SLOCUM STEPHEN E & DEBRA L

2997 KARLEE DR

RICHLAND, WA 99352

KNIGGE RICHARD A & JESSICA A

2973 KARLEE DR

RICHLAND, WA 99352

LIEBING STEVE C & SHAREE N

2949 KARLEE DR

RICHLAND , WA 99352

RAINSBERRY SCOTT N & NICOLE L

2925 KARLEE DR

RICHLAND, WA 0

PRIMUS KENNETH J & MELANIE

2895 KARLEE DR

RICHLAND, WA 99352

LARSON SCOTT C & CYNTHIA A

6612 COMISKEY DR

PASCO, WA 99301

CASTLE MICKY N & NICHOLE M

2859 KARLEE DR

RICHLAND, WA 99352

HOPWOOD JOSHUA

2847 KARLEE DR

RICHLAND, WA 99352

BYERS JON RICHARD & MUIR LISA EILEEN

2831 KARLEE DR

RICHLAND, WA 99352

HUDSON SHELLY L & LIMBOCKER ROBERT C

2998 KARLEE DR

RICHLAND, WA 99352

NIPPER JAMES M & MARY M

2985 KARLEE DR

RICHLAND, WA 99352

CORTEZ CARLOS & AMANDA D

2961 KARLEE DR

RICHLAND, WA 99352

SISTRUNK JONATHAN & JILL

2937 KARLEE DR

RICHLAND, WA 99352

BURROUGHS JEFF L & AMBER L

2913 KARLEE DR

RICHLAND, WA 99352

HEAD JOSHUA & ANGIE

2883 KARLEE DR

RICHLAND, WA 99352

KELLY TIMOTHY G & KARI M

2867 KARLEE DR

RICHLAND, WA 99352

NOR AM INVESTMENT LLC

12513 DUBOIS AVE SW

LAKEWOOD, WA 0

WARF DONALD & MARTHA CHAVEZ

2839 KARLEE DR

RICHLAND, WA 99352

LEE STEVEN A & WANDA F

2817 KARLEE DR

RICHLAND, WA 99352

MAYNARD RICHARD ALAN & LORNA LOUISE

2801 KARLEE DR

RICHLAND , WA 99352

COOK KATAHDIN

2777 KARLEE DR

RICHLAND , WA 99352

RITCHIE BRANDON M & SARAH R

2974 SUNSHINE RIDGE RD

RICHLAND, WA 99352

WYLIE ERIC & TERESA M

2440 ALLISON WAY

RICHLAND , WA 99352

HOUSHOLDER JOHN D & DEBRA A

2487 ALLISON WAY

RICHLAND, WA 99352

HALL JESSE & HAMADA LAUREN

2561 ALLISON WAY

RICHLAND, WA 99352

ROWLEY STEVEN P & KATHERINE E

2625 ALLISON WAY

RICHLAND, WA 99352

MCLEMORE BRYAN R & ASHLEY B

2689 ALLISON WAY

RICHLAND, WA 99352

HOFSTAD KEN & REENTS TERESA

2853 SUNSHINE RIDGE ROAD

RICHLAND, WA 99352

DVORAK JOEL A & LINDSEY S

2502 VALENCIA DR

RICHLAND, WA 99352

BURNS DAVID R C & CHRISTA M

2789 KARLEE DR

RICHLAND, WA 99352

MOORE JEFF L & KYLEE M

2761 KARLEE DR

RICHLAND, WA 99352

ECKROTH PETER & BOBBIE

2482 ALLISON WAY

RICHLAND, WA 99352

OLSEN KENNETH & SHANNON

2410 ALLISON WAY

RICHLAND, WA 99352

HEGERHORST MITCH D & CASSIE

2549 ALLISON WAY

RICHLAND, WA 99352

MURSTIG DEAN E & MARTHA E

2603 ALLISON WAY

RICHLAND, WA 99352

REDEKOPP TRUSTEES RICHARD D & ARLISS

2986 SUNSHINE RIDGE RD

RICHLAND, WA 99352

HENDRIX JAMES J & KERI L

2451 ALLISON WAY

RICHLAND, WA 99352

NOR AM INVESTMENT LLC

12513 DUBOIS AVE SW

LAKEWOOD, WA 0

RIVERA JR DANIEL & SHANTEL

2797 SUNSHINE RIDGE ROAD

RICHLAND , WA 99352

ZAUGG MICHAEL A & HAMMACK-ZAUGG TANYA

2789 SUNSHINE RIDGE

RICHLAND, WA 99352

WILCOX JAMES B & VERONICA M

2796 SUNSHINE RIDGE RD

RICHLAND, WA 99352

AFFIDAVIT OF POSTING

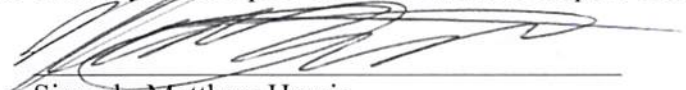
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

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

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

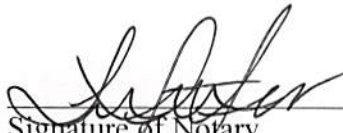
2. On the 23rd day of November, 2022, I posted the attached NOTICE OF PUBLIC HEARING, File Number CPA2022-101 (Comprehensive Plan Amendment) in the following location(s):

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


Signed: Matthew Howie

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




Signature of Notary

Jennifer Schuster
Printed Name

Notary Public in and for the State of Washington.

Residing in 1025 Swift Blvd, 99352

My appointment expires: 4-25-23

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

EXHIBIT 3



File No. EA2022-133

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

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

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

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

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

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

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

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

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

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

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

Lead Agency: City of Richland

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

() There is no comment for the DNS.

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

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

Responsible Official: Mike Stevens

Position/Title: Planning Manager

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

Date: November 4, 2022

Comments Due: November 18, 2022

Signature _____



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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

1. Name of proposed project, if applicable:

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

2. Name of applicant:

City of Richland, Development Services Department

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

City of Richland

Attn: Kyle Hendricks, Planner

625 Swift Blvd.

Richland, WA 99352

(509) 942-7683

4. Date checklist prepared:

October 27, 2022

5. Agency requesting checklist:

City of Richland, Development Services Dept.

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

Fall/Winter 2022

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

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

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

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

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

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

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

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

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

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

SEPA review, City of Richland

Comprehensive Plan Amendment, City of Richland

Rezone, City of Richland

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

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

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

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

Map Amendment Affected Parcels

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

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

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

See attached maps.

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

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

a. General description of the site:

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

N/A. Non-project Action.

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

N/A. Non-project Action.

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

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

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

None known.

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

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

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

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

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

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

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

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

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

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

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

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

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

N/A. Non-project action.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No. N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

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

N/A. Non-project action.

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

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

No. Future development will have access to city water.

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

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

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

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

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

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

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

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

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

N/A. Non-project action.

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

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

☐ deciduous tree: alder, maple, aspen, other

☐ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☒ Orchards, vineyards or other permanent crops.

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

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

☐ other types of vegetation

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

Examples include:

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

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

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

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

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

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

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

Yes, all of Richland is within the Columbia Flyway.

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

NONE PROPOSED.

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

N/A. Non-project action.

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

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

N/A. Non-project action.

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

N/A. Non-project action.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A. Non-project action.

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

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

N/A. Non-project action.

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

N/A. Non-project action.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A. Non-project action.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating

life of the project.

N/A. Non-project action.

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

N/A. Non-project action.

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

None.

b. Noise

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

N/A. Non-project action.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A. Non-project action.

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

N/A. Non-project action.

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

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

N/A. Non-project action.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

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

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A. Non-project action.

- c. Describe any structures on the site.

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

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

N/A. Non-project action.

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

See #11 above.

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

See #11 above.

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

None of the specific sites are located within shoreline jurisdiction.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

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

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

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

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

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

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

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

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

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A. Non-project action.

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

N/A. Non-project action.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

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

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

N/A. Non-project action.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

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

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A. Non-project action.

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

N/A. Non-project action.

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

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

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

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

N/A. Non-project action.

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

a. Circle utilities currently available at the site:

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

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

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

N/A. Non-project action.

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

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

Signature: 

Name of signee Kyle Hendricks

Position and Agency/Organization Planner

Date Submitted: October 27, 2022

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

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

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

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

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

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

Proposed measures to avoid or reduce such increases are:

None.

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

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

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

None.

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

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

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

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

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

None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

None.

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

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

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

None.

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

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

EXHIBIT 4



City of Richland Parks & Public Facilities
Capital Facilities Map Update

CPA2022-101



MEMORANDUM

TO: Mike Stevens, Planning Manager

FROM: Joe Schiessl, Parks & Public Facilities

DATE: 2-25-22

SUBJECT: Comprehensive Plan Amendment

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



Comprehensive Plan Amendment Application

☐ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

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

PROPERTY OWNER INFORMATION

☒ Contact Person

Owner: City of Richland

Address: 625 Swift Blvd.

Phone: 509-420-6924

Email: jschiessl@ci.richland.wa.us

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: City of Richland

UBI#:

Contact: Joe Schiessl, Director, Parks & Public Facilities

Address: 625 Swift Blvd.

Phone: 509-420-6924

Email: jschiessl@ci.richland.wa.us

PROPERTY INFORMATION

Legal Description:
Citywide

Parcel Number: 0

Current Zoning:

Current Land Use Designation:

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

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

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

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

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

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

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

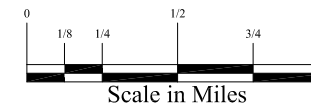
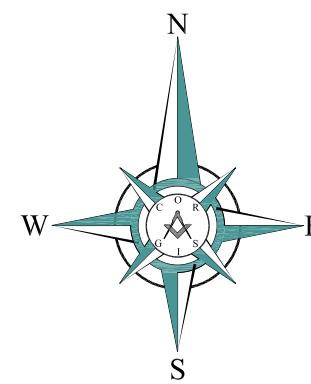
Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent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

Applicant Printed Name: Joe Schiessl

Applicant Signature:  Date February 25, 2022

City of Richland

Richland Parks & Trails GIS Map



Legend

City Limits

Railroad

City Road

Private Road

Schools

City Park Types

Community

Linear

Neighborhood

Open Space

Regional

Special Use

Future Park

Trail Types

Existing Class I Trail

Future Class I Trail

Existing Secondary Trail

Proposed Secondary Trail

Existing Soft Trail

Proposed Soft Trail

Park Index

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

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

Public School Index

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



Generated : FEB 2022

THE CITY OF RICHLAND DOES NOT WARRANT, GUARANTEE OR ACCEPT ANY LIABILITY FOR THE ACCURACY, COMPLETENESS, OR TIMELINESS OF THE INFORMATION PROVIDED ON THIS MAP. THE CITY OF RICHLAND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CITY OF RICHLAND IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE CITY OF RICHLAND IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

EXHIBIT 5



City of Richland Economic Development –
City View

CPA2022-102

Z2022-101



Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

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

PROPERTY OWNER/APPLICANT INFORMATION

☒ Contact Person

Owner: City of Richland, Economic Development

Address: 625 Swift Blvd, Richland WA 99352

Phone: 942-7591

Email: darrasmith@ci.richland.wa.us

OWNER/APPLICANT

☐ Contact Person

Company: Same as Above

Contact:

Address:

Phone:

Email:

PROPERTY INFORMATION

Legal Description: **See attached Exhibit**

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

Current Zoning: Commercial C-LB

Current Land Use Designation: High Density Residential

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

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

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

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

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

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

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

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

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

Applicant Signature: 

Date February 22, 2022

Applicant Printed Name:

Applicant Signature:

Date



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: City of Richland - Office of Economic Development

Address: 625 Swift Blvd. , MS-19

Phone: 942.7591

Email: darrasmith@ci.richland.wa.us

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Same as above.

UBI#:

Contact:

Address:

Phone:

Email:

DESCRIPTION OF WORK

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

PROPERTY INFORMATION

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

Legal Description:

Current Zoning: Commercial C-LB

Current Comp Plan: High Den. Res.

Requested Zoning: Commercial C-2

Current Use: Vacant

Proposed Use: Future Commercial.

Area of Property: 10 acres+

APPLICATION MUST INCLUDE

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

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

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

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

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

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

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

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

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

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

Identify impacts on the environment and public safety: None.

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

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

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

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

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

Applicant Printed Name: Darin Arrasmith

Applicant Signature:  Date : February 24, 2022

City View

Comprehensive Plan Land Use Designation Map Amendment

APPLICATION -GENERAL REQUIREMENTS

1. Completed Application and Filing Fee.

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

2. The purpose of the proposed amendment.

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

ustification:

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

Why Commercial:

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

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

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

See Attachment A – Consistency with Growth Management Act Goals

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

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

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

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

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

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

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

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

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

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

9. Comprehensive Plan TEXT AMENDMENT applications must also include:

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

Not Applicable. The proposal is for a Map Amendment.

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

Not Applicable.

10. Comprehensive Plan MAP AMENDMENT applications much also include:

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

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

See Current Comprehensive Plan Land Use Designation Map

- b. The land use map designation requested.

See Proposed Comprehensive Plan Land Use Designation Map

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

See Legal Description of Property

- d. A vicinity map showing:

See the attached Regional Vicinity Map and Site Map.

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

See Vicinity Map

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

See Vicinity Map

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

See Vicinity Map

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

See Critical Areas Map

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

See City of Richland Utilities Map

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

Not Applicable

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

See Topographic Map

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

See Current Zoning Map

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

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

Not Applicable

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

See corresponding Zoning Map Amendment.

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

No development proposals are currently associated with this property.

City View

Comprehensive Plan Land Use Designation Map Amendment

Attachment A

Consistency with Growth Management Act Goals

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City View

Comprehensive Plan Land Use Designation Map Amendment

Attachment B

Consistency with Countywide Policies

2018 Benton County Comprehensive Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City View

Comprehensive Plan Land Use Designation Map Amendment

Attachment C

Consistency with City of Richland Comprehensive Plan Policies

ECONOMIC DEVELOPMENT ELEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 7: Support development of higher density housing.

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

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

LAND USE ELEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HOUSING ELEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

TRANSPORTATION ELEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

URBAN DESIGN ELEMENT

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

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

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

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

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

UTILITIES ELEMENT

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

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

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

Horn Rapids Future Fire Station
Comprehensive Plan Map Amendment

LIST OF EXHIBITS

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

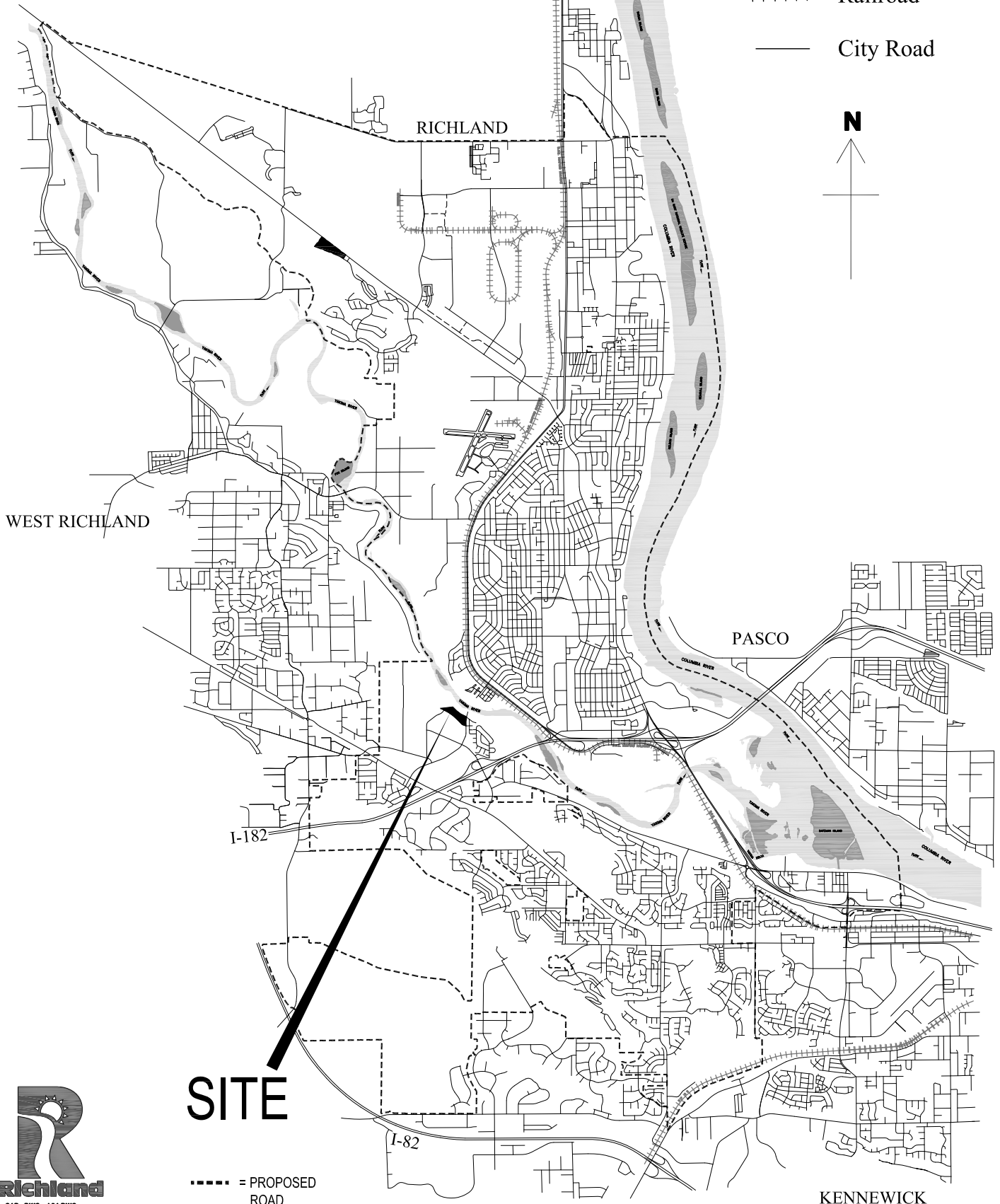
City of Richland

COMPREHENSIVE PLAN AMENDMENT

Legend

- City Limits
- +++++ Railroad
- City Road

N



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

DESCRIPTION of PROPERTY:

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

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

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

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

EX-2A

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

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

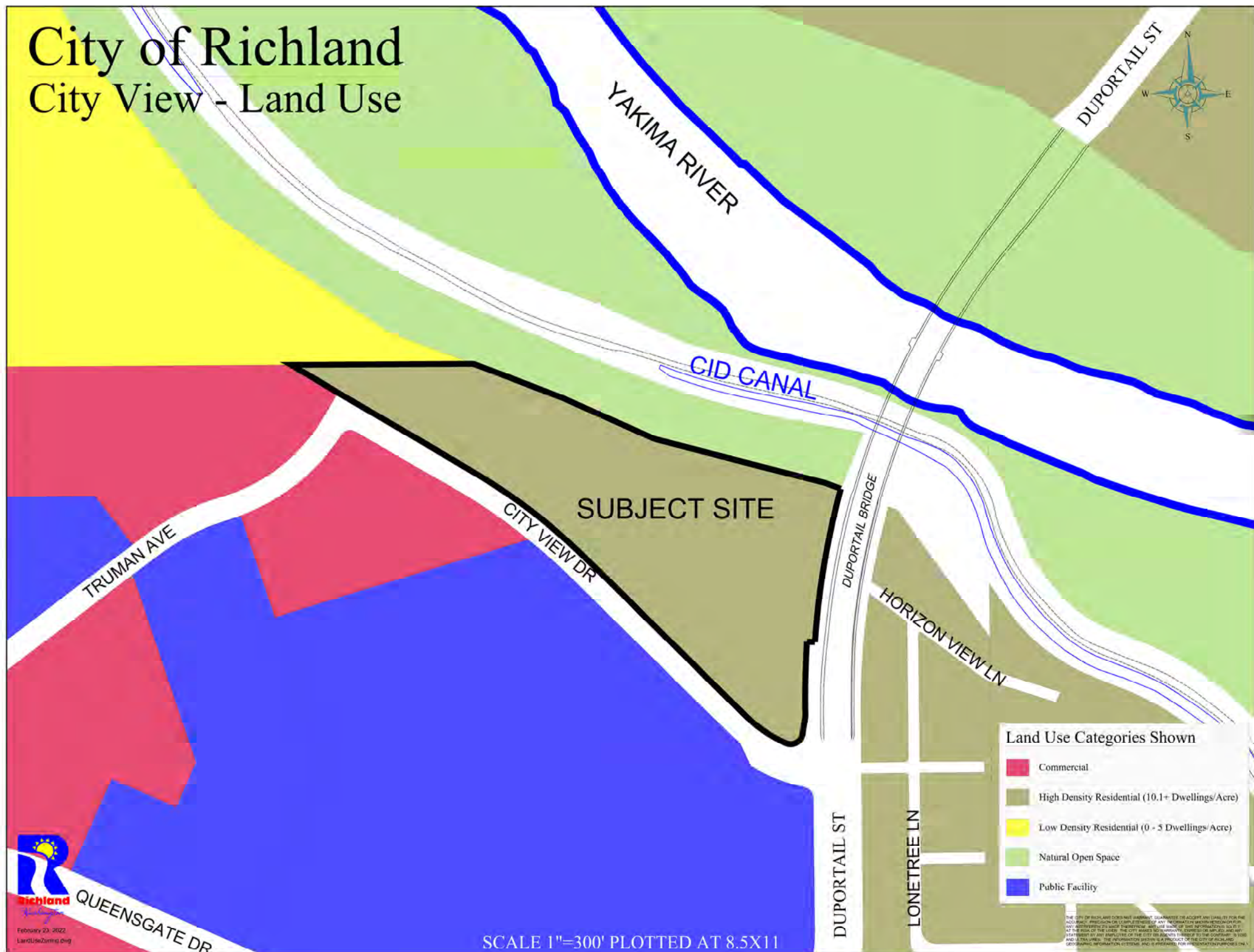
THENCE SOUTH $64^{\circ}21'20''$ EAST A DISTANCE OF 378.80 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 458.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 80.39 FEET, WITH A DELTA ANGLE OF $10^{\circ}03'26''$, A CHORD BEARING OF SOUTH $69^{\circ}23'02''$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

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

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

City of Richland

City View - Land Use



Land Use Categories Shown

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

SCALE 1"=300' PLOTTED AT 8.5X11



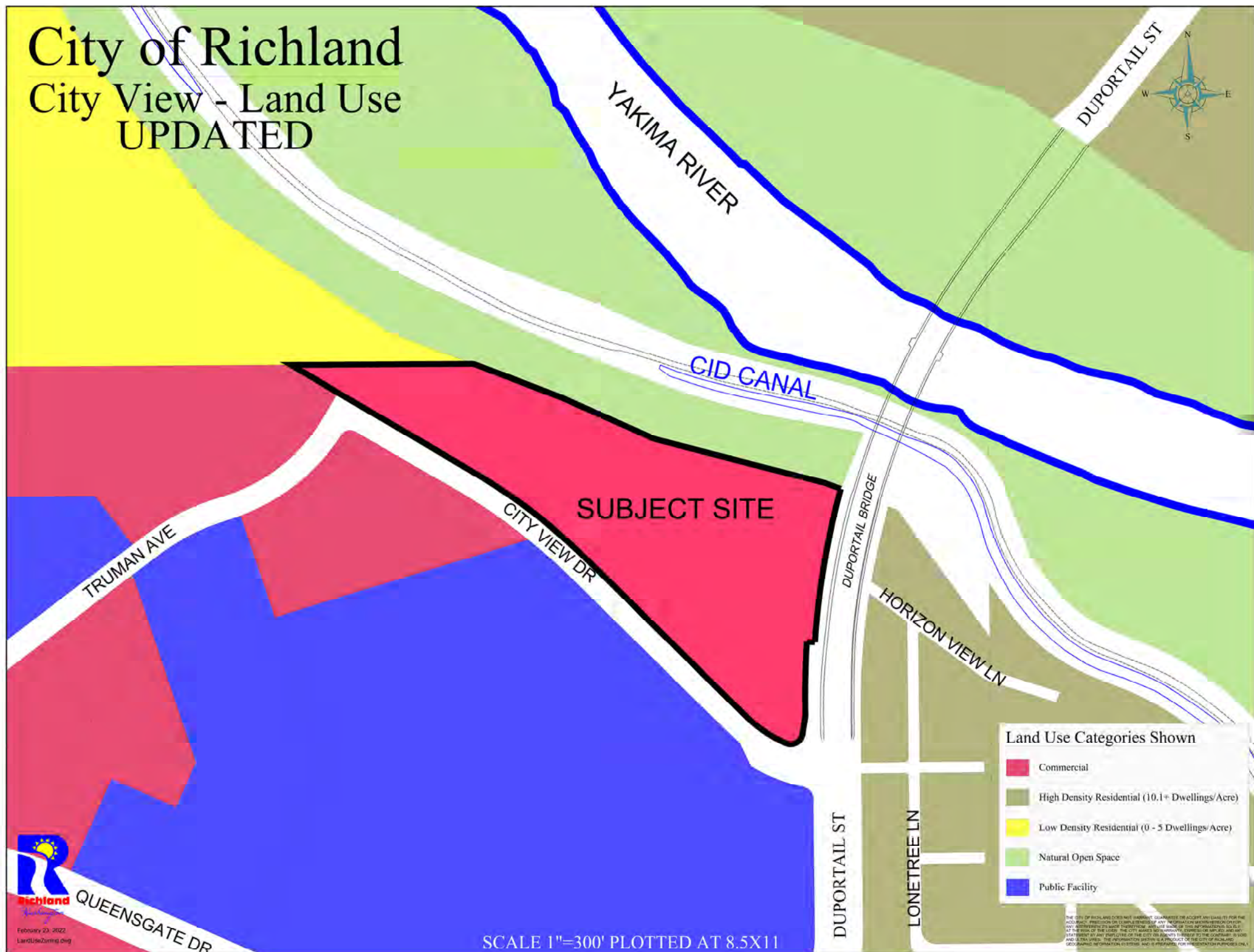
February 23, 2022
LandUseZoning.dwg

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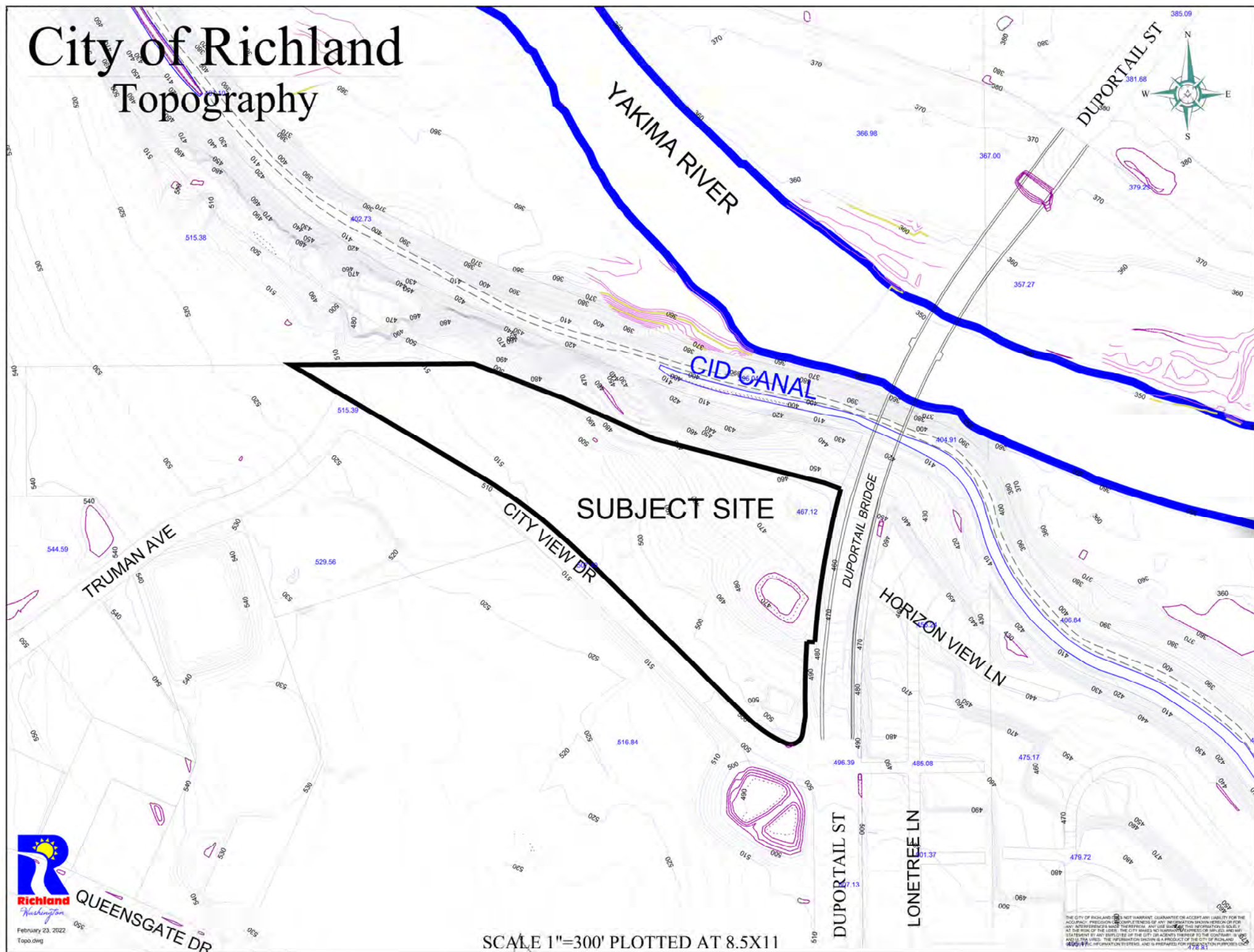
City of Richland

City View - Land Use

UPDATED



City of Richland Topography



SCALE 1"=300' PLOTTED AT 8.5X11

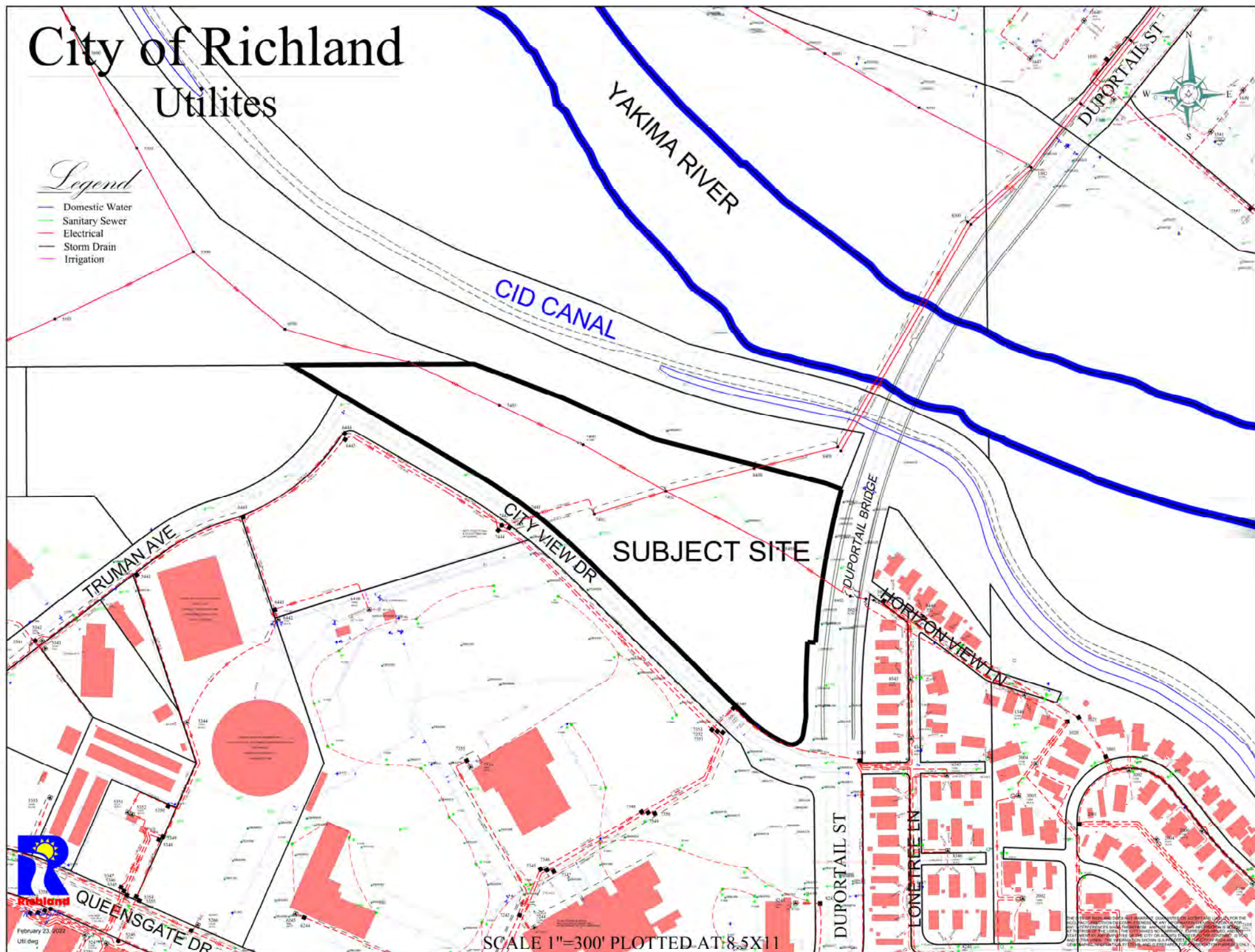
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City of Richland

Utilites

Legend

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



SCALE 1"=300' PLOTTED AT 8.5X11



February 23, 2022
Uti.dwg

City of Richland

Street Functional Classification



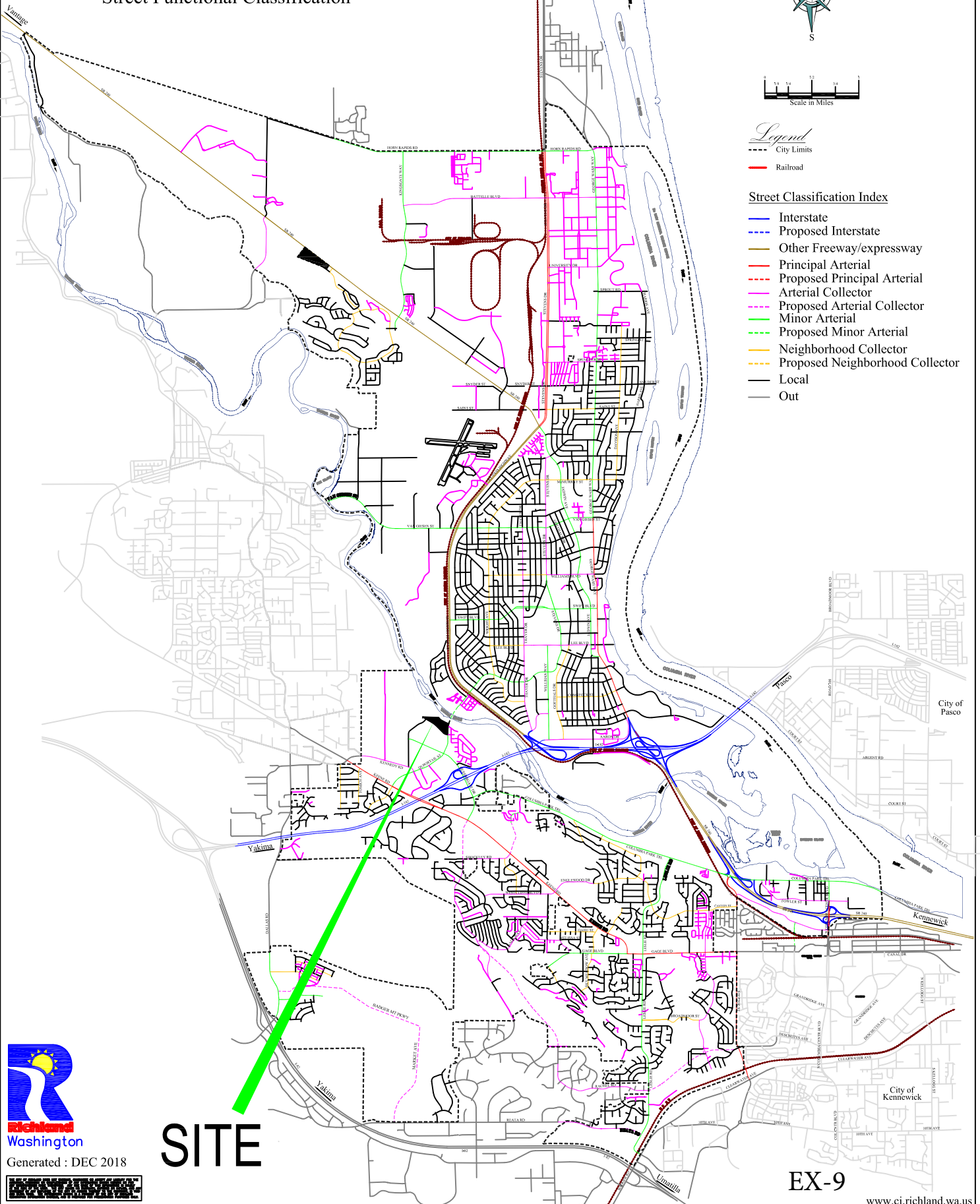
Legend

--- City Limits

— Railroad

Street Classification Index

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



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SITE

EX-9

www.ci.richland.wa.us



Comprehensive Plan Amendment Application

SUPPLEMENT

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

1. Completed application and filing fee;

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

2. The purpose of the proposed amendment;

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

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

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

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

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

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

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

(4) Housing. N/A

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

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

(7) Permits. N/A

(8) Natural resource industries. N/A

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

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

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

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

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

(14) Shoreline Management. N/A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SEPA checklist - *enclosed*

9. Comprehensive Plan TEXT AMENDMENT applications must also include:

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

Not applicable.

10. Comprehensive Plan MAP AMENDMENT applications must also include:

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

HDR - High Density Residential

- b. The land use map designation requested;

COM-Commercial

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

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

- d. A vicinity map showing:

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

A vicinity map is enclosed.

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

A topographical map is enclosed.

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

Commercial C-LB

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

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

Not applicable at this time.

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

The application is submitted.

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

No Development is proposed for the property at this time.



Comprehensive Plan Amendment Application

SUPPLEMENT

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

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2. The purpose of the proposed amendment;

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

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

(4) Housing. N/A

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

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

(7) Permits. N/A

(8) Natural resource industries. N/A

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

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

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

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

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

(14) Shoreline Management. N/A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SEPA checklist - *enclosed*

9. Comprehensive Plan TEXT AMENDMENT applications must also include:

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

Not applicable.

10. Comprehensive Plan MAP AMENDMENT applications must also include:

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

HDR - High Density Residential

- b. The land use map designation requested;

COM-Commercial

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

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

- d. A vicinity map showing:

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

A vicinity map is enclosed.

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

A topographical map is enclosed.

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

Commercial C-LB

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

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

Not applicable at this time.

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

The application is submitted.

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

No Development is proposed for the property at this time.

Stevens, Mike

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

Darrin and Mike,

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

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

Background

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

Allowed Land Uses

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

Trip Generation

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

Traffic Implications

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

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

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

If you have any additional questions please let me know.

Sincerely,

SPENCER MONTGOMERY

Transportation Planner/Project Manager

J-U-B ENGINEERS, Inc.

3611 South Zintel Way, Kennewick, WA 9933

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

p 509 783-2144 c 509 378-2312



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

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

To: Spencer Montgomery <smontgomery@JUB.com>

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

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

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

Thanks Spencer,

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

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

Darin



Darin K. Arrasmith

Planner | Economic Development

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

(509) 942-7591

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From: Spencer Montgomery <smontgomery@JUB.com>

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

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

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

Subject: RE: City View Comp Plan Traffic Study

Hi Darrin,

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

SPENCER MONTGOMERY

Transportation Planner/Project Manager

J-U-B ENGINEERS, Inc.

3611 South Zintel Way, Kennewick, WA 9933

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

p 509 783-2144 c 509 378-2312



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

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

To: Spencer Montgomery <smontgomery@JUB.com>

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

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

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

Hello Spencer,

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

Thanks,

Darin



Darin K. Arrasmith

Planner | Economic Development

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

(509) 942-7591

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From: Spencer Montgomery <smontgomery@JUB.com>

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

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

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

Subject: RE: City View Comp Plan Traffic Study

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

Thanks!

SPENCER MONTGOMERY

Transportation Planner/Project Manager

J-U-B ENGINEERS, Inc.

3611 South Zintel Way, Kennewick, WA 9933

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

p 509 783-2144 c 509 378-2312



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

From: Spencer Montgomery

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

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

Cc: 'Follett, Lynne'

Subject: City View Comp Plan Traffic Study

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

Where: Microsoft Teams Meeting

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

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

Thanks,

SPENCER MONTGOMERY

Transportation Planner/Project Manager

J-U-B ENGINEERS, Inc.

3611 South Zintel Way, Kennewick, WA 9933

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

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

Scenario 1: Existing Zoning (CL-B)

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

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

Scenario 2: Proposed Zoning (C-2))

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

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

Other stand alone scenarios, single use, for comparison

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

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

Peak-Hour Factor

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

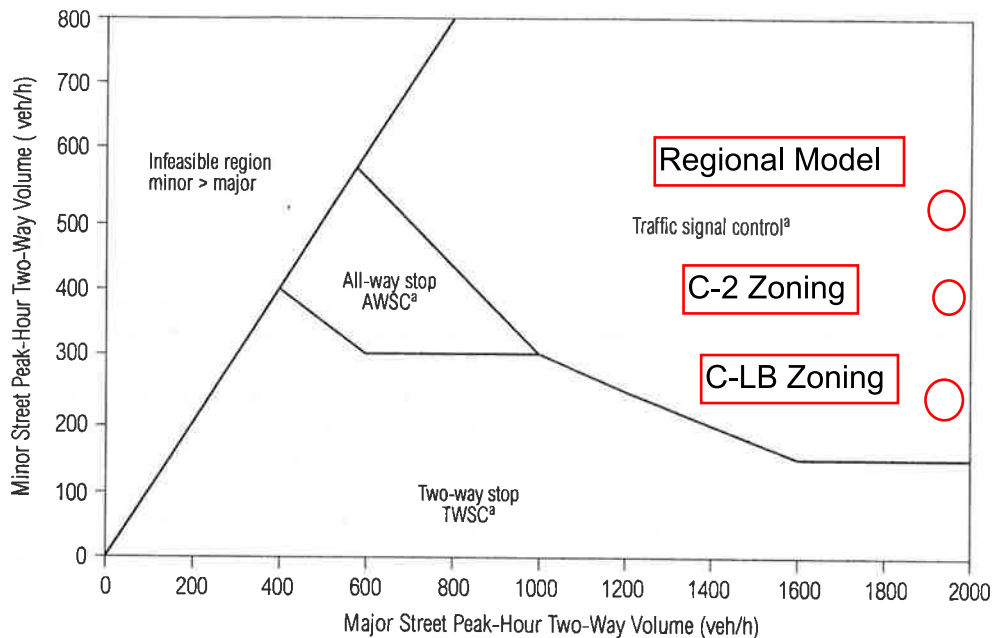
Length of Analysis Period

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

Intersection Control Type

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

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



Notes

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

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

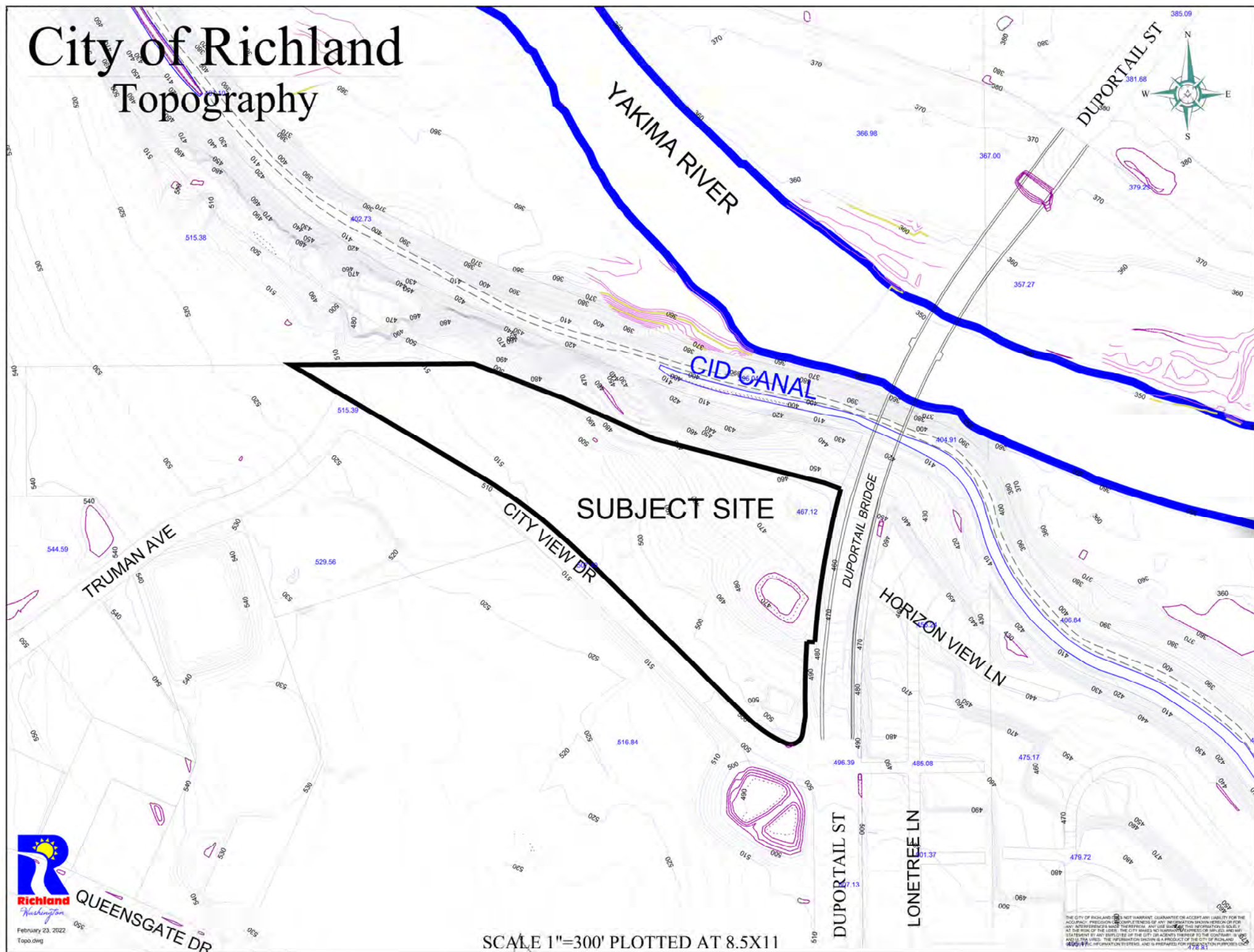
Cycle Length

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

EXHIBIT 10-16. DEFAULT CYCLE LENGTHS BY AREA TYPE

Area Type	Default (s)
CBD	70
Other	100

City of Richland Topography



February 23, 2022
Topo.dwg

SCALE 1"=300' PLOTTED AT 8.5X11

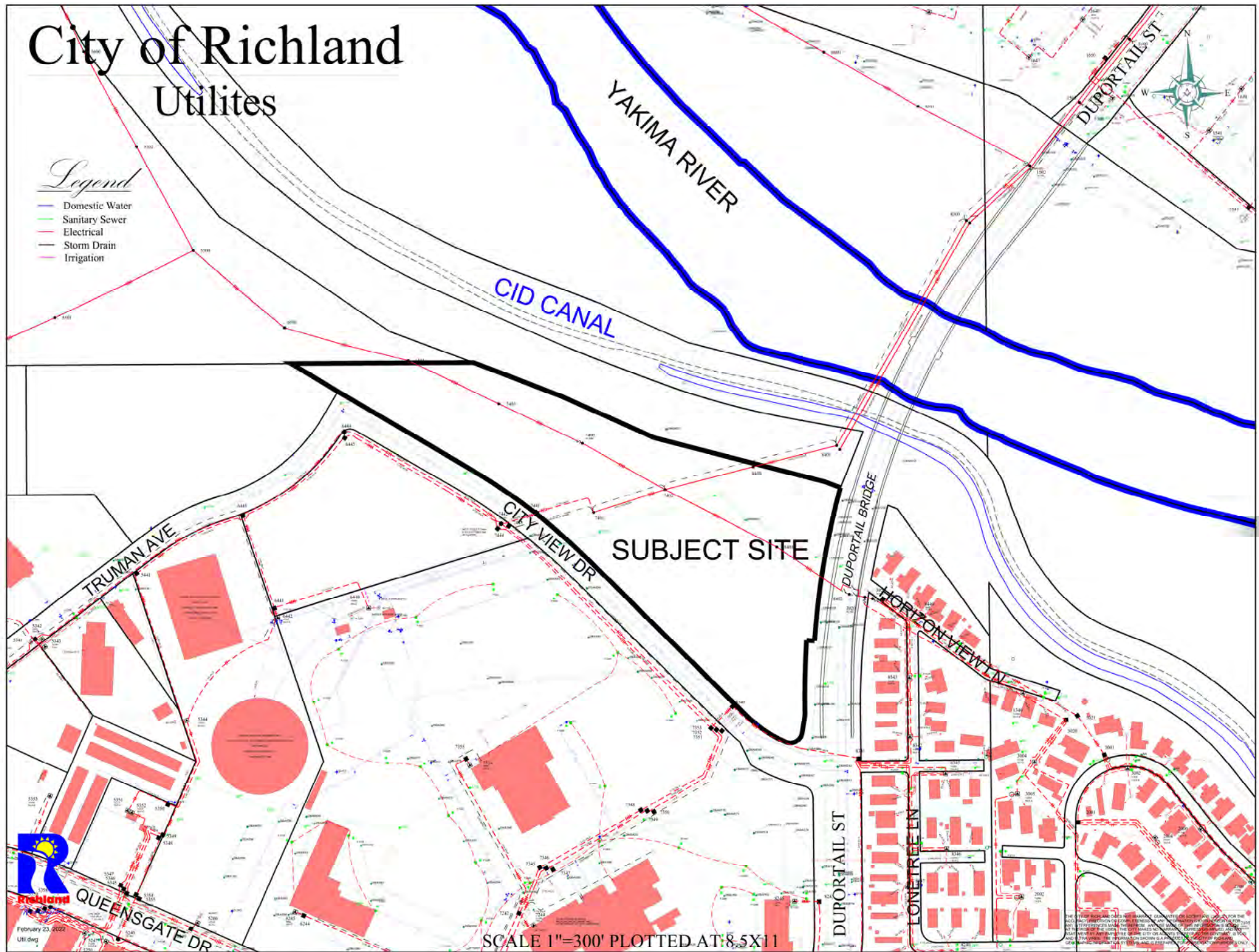
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City of Richland

Utilites

Legend

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



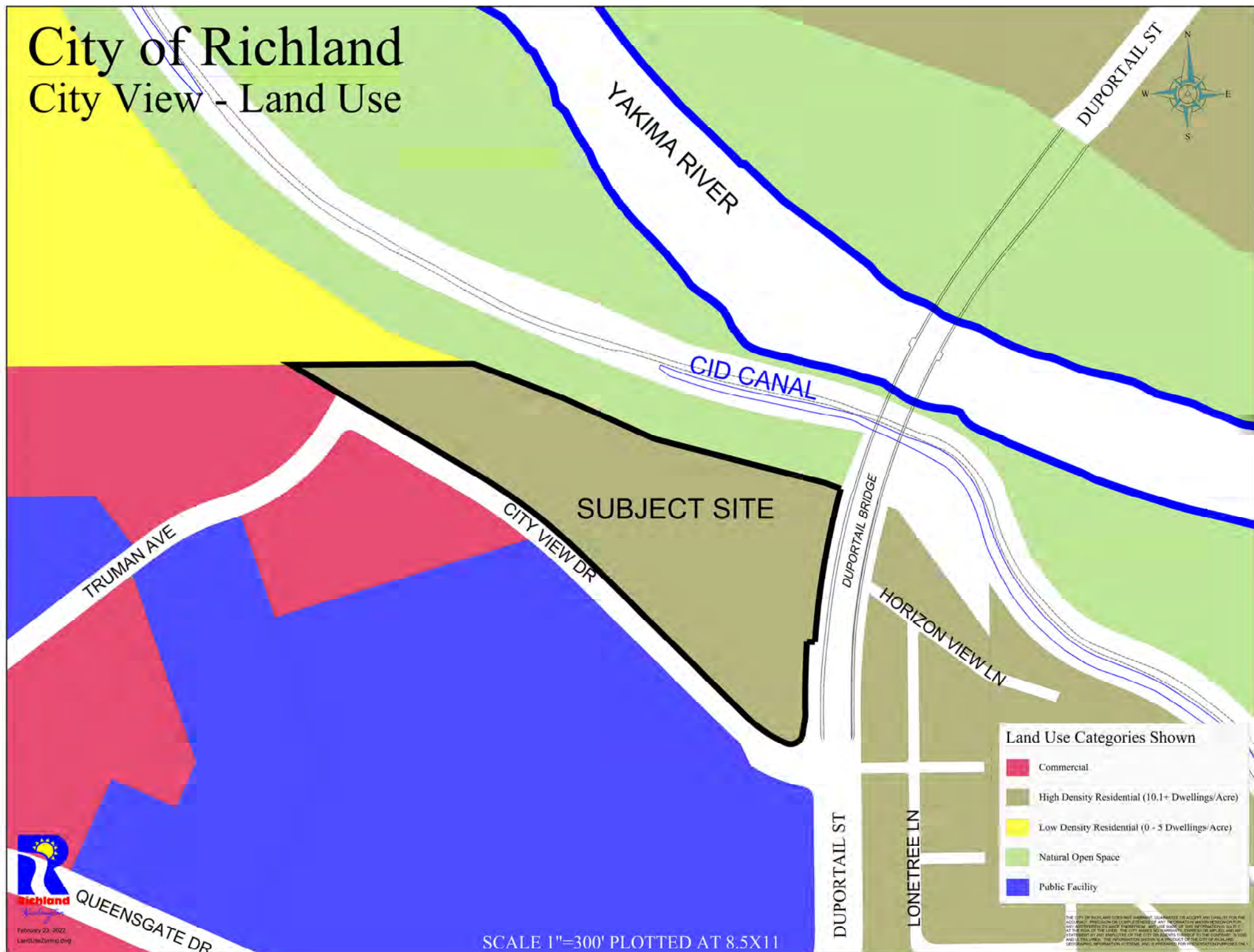
SCALE 1"=300' PLOTTED AT 8.5X11



February 23, 2022
Util.dwg

City of Richland

City View - Land Use



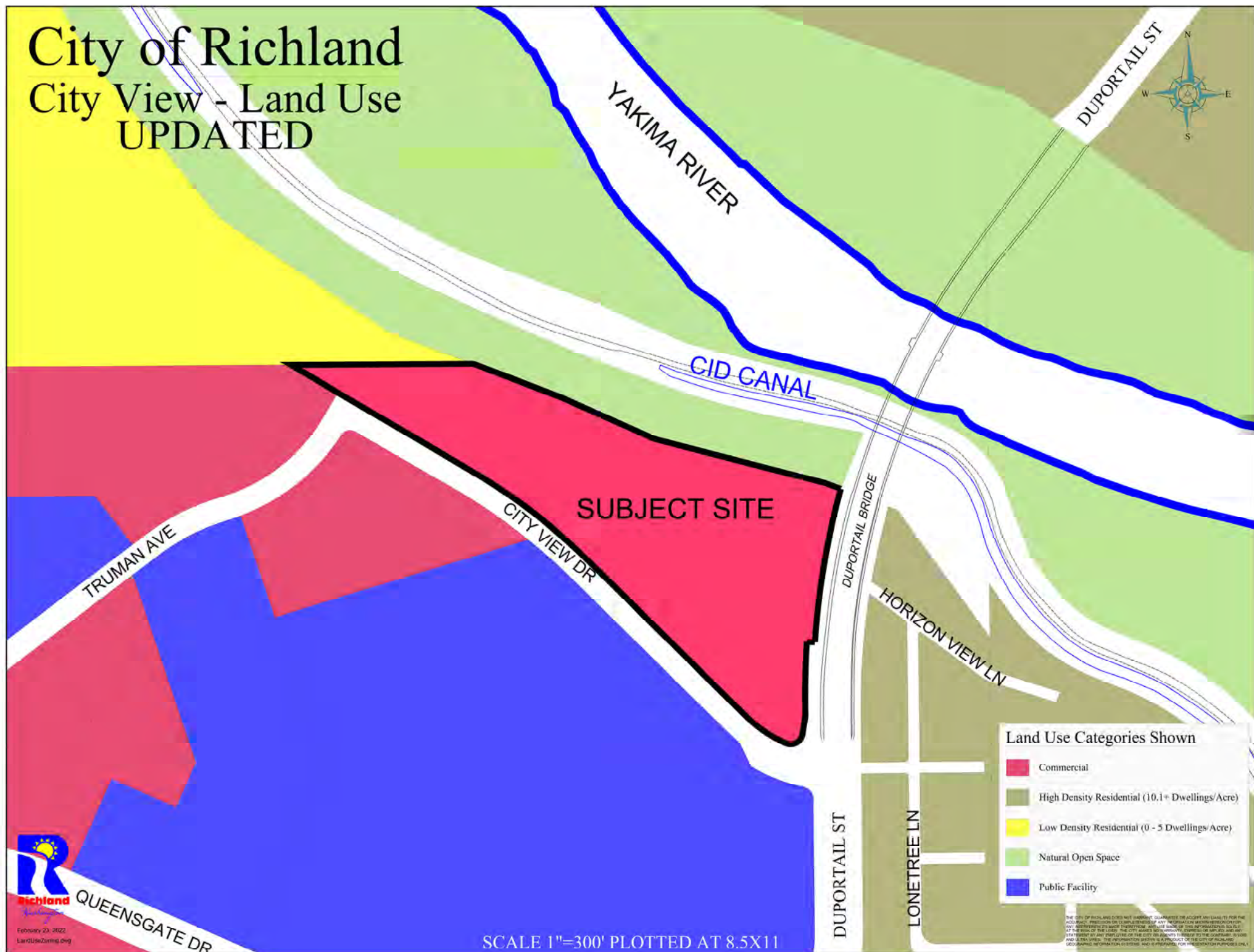
February 23, 2022
LandUseZoning.dwg

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City of Richland

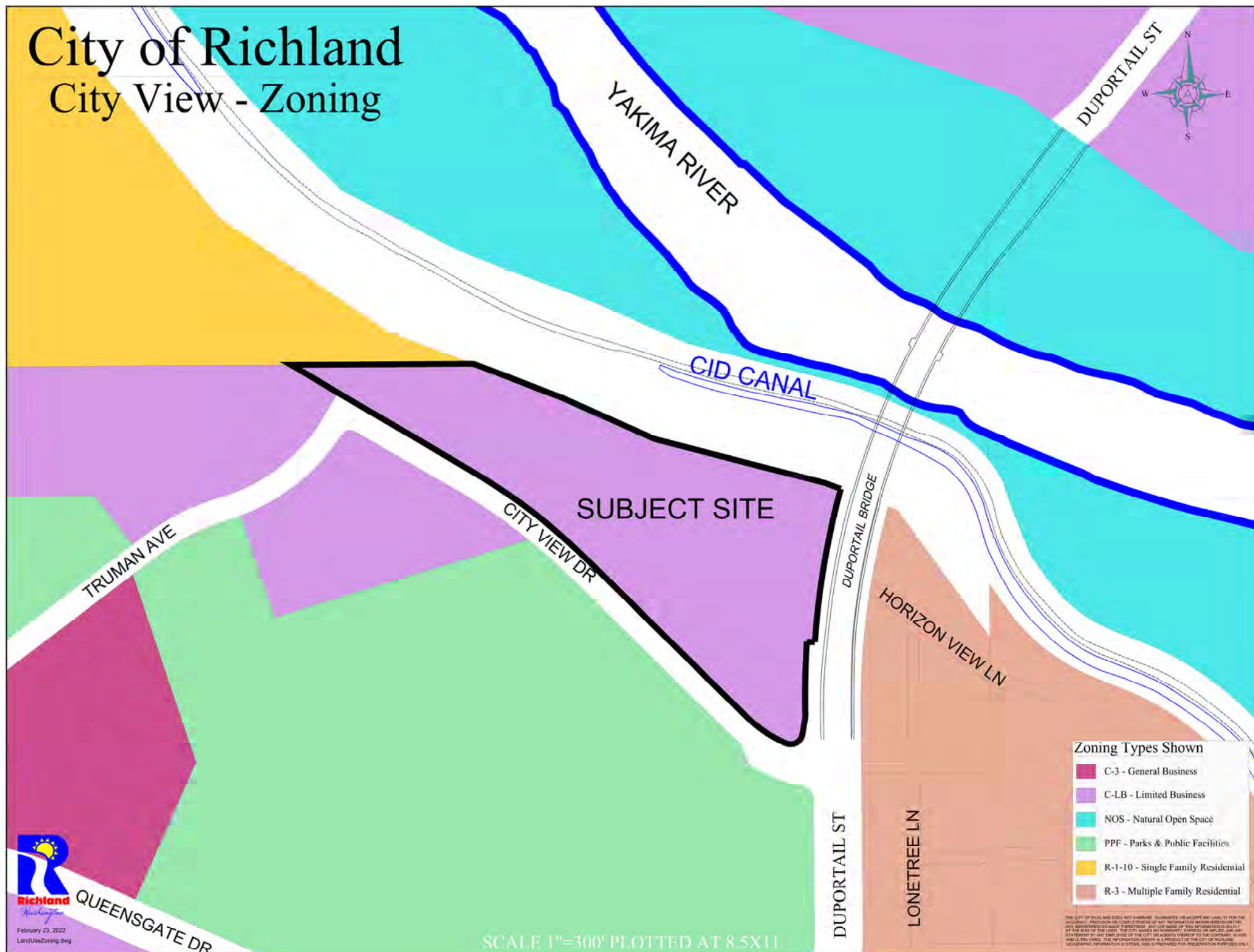
City View - Land Use

UPDATED



City of Richland

City View - Zoning



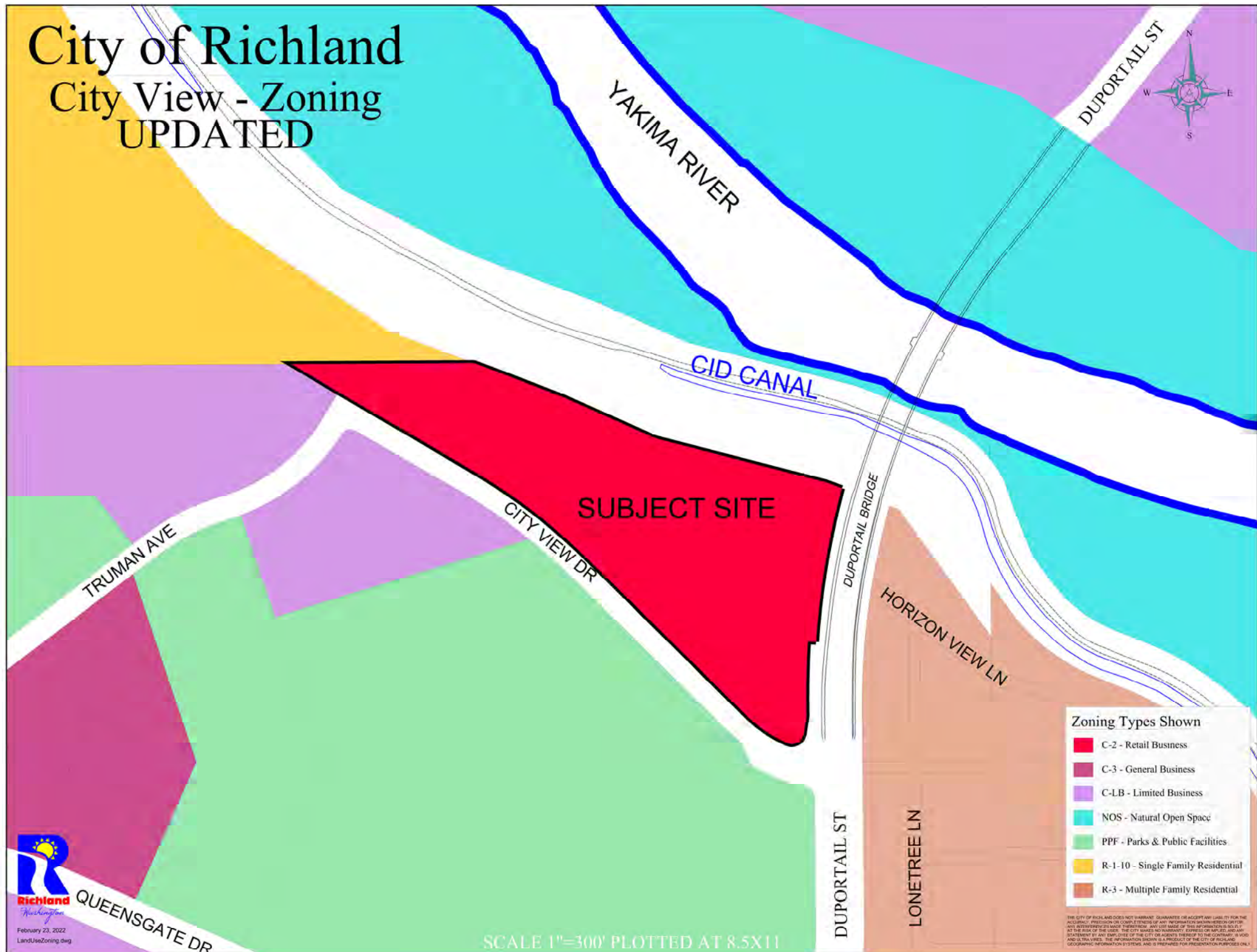
February 23, 2022
LandUseZoning.dwg

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City of Richland

City View - Zoning

UPDATED



February 23, 2022
LandUseZoning.dwg

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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

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

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

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

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

a. General description of the site:

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

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

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Medium-dense, silty sand to sandy silt.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None known.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. None for this map amendment.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. None from this amendment application. Clearing will occur during future development.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Not known at this time as no development is currently proposed. Future development is planned to be commercial with associated parking.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None at this time. Future development will be required to comply with all erosion control regulations.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. None during this application phase.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: N/A

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. N/A
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. N/A
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. N/A
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. N/A

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. N/A

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. N/A

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. N/A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. No runoff will occur during this application phase.

2) Could waste materials enter ground or surface waters? If so, generally describe. N/A

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. N/A

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: N/A

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☒ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? None under this application.
- c. List threatened and endangered species known to be on or near the site. None known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: None under this application.
- e. List all noxious weeds and invasive species known to be on or near the site. None known.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, **other: rabbit**
 fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. No threatened or endangered species have been observed or encountered on the property.
- c. Is the site part of a migration route? No. If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any: None.
- e. List any invasive animal species known to be on or near the site. N/A

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. None under this application. Electrical power and Natural Gas will be provided to the property upon development.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: None under this application.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No.

1) Describe any known or possible contamination at the site from present or past uses.
N/A

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity None.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None.

4) Describe special emergency services that might be required. N/A

5) Proposed measures to reduce or control environmental health hazards, if any: None.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Surrounding commercial development, Richland Fire Station, City Public Shops, Duportail Street traffic.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. None under this application.

3) Proposed measures to reduce or control noise impacts, if any: None.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Property is vacant. Surrounding uses include City Shops, Richland Fire Station, restaurants, Hills Mobile Home Park, Duportail Street. Proposed map amendments will not affect on-site or surrounding properties.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No.
- c. Describe any structures on the site. Property is vacant.
- d. Will any structures be demolished? No. If so, what?
- e. What is the current zoning classification of the site? Commercial C-LB.
- f. What is the current comprehensive plan designation of the site? High Density Residential.
- g. If applicable, what is the current shoreline master program designation of the site? N/A
- h. Has any part of the site been classified as a critical area by the city or county? No. If so, specify.
- i. Approximately how many people would reside or work in the completed project? None under this application.
- j. Approximately how many people would the completed project displace? None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Proposed map amendments are reviewed by the City Development Services Dept.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: N/A

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Approval of the map amendments would permit multi-family residential dwellings, assisted living and nursing facilities.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Property is vacant. However, both the current and proposed zoning for the property permit residential uses.
- c. Proposed measures to reduce or control housing impacts, if any: N/A

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Proposed Commercial C-2 zoning district permits a maximum height of 80 feet for structures.
- b. What views in the immediate vicinity would be altered or obstructed? None. Uphill property is the City Shops laydown yard. And the City Shops facility does not have any views overlooking the subject property.
- b. Proposed measures to reduce or control aesthetic impacts, if any: None.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None under this application. Future development will have street lights and parking lot lights.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No. Future development will be required to comply with City lighting and safety requirements.
- c. What existing off-site sources of light or glare may affect your proposal? None.
- d. Proposed measures to reduce or control light and glare impacts, if any: None under this application.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? None.
- b. Would the proposed project displace any existing recreational uses? No. If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. N/A
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. N/A
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. N/A
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. N/A

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Property is located at the NW corner of the intersection of City View Drive and Duportail Street. Primary access will be via City View Drive.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Property is in the service area of Ben-Franklin Transit.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Property is vacant. None under this application.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Not during this amendment application but when development of the site occurs.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. Not under this application phase.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No.
- h. Proposed measures to reduce or control transportation impacts, if any: Proposed measures to reduce transportation impacts will be required by developer at time of development.

15. Public Services [\[help\]](#)

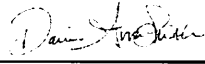
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. Not under this application phase. But services demand will be needed upon development of the property in the future.
- b. Proposed measures to reduce or control direct impacts on public services, if any. None at this time of application.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
 other _____
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. No utilities required for map amendment application.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Darin Arrasmith

Position and Agency/Organization Planner

Date Submitted: February 17, 2022

D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? The proposed map amendments will not increase discharge to water or emissions to air.

Proposed measures to avoid or reduce such increases are: N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life? No affect to plants or animals through this application phase. Future development will result in clear of vegetation and the potential displacement of some animals.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: N/A

3. How would the proposal be likely to deplete energy or natural resources? No depletion of energy or natural resources will result through this application.

Proposed measures to protect or conserve energy and natural resources are: N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Future development of this property will permit commercial development that could have an impact on environmentally sensitive areas in the northern segment of the property, but impacts will be minimal.

Proposed measures to protect such resources or to avoid or reduce impacts are: Future sale of this property will not include any areas designated as environmentally sensitive. Future development of the property will be required to comply with City and State regulations protecting environmentally sensitive areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? Property not included within a shoreline area.

Proposed measures to avoid or reduce shoreline and land use impacts are: N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities? The proposed map amendments will allow for a greater variety of commercial development of the site. Future commercial development will require the improvement of City View Drive and increase demand for public transportation services.

Proposed measures to reduce or respond to such demand(s) are: The City View business center has been planned for commercial development by the City for the past 20 years, and has been included in the City's Level of Service forecasting to meet the anticipated increase in demand for these services in this area.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. The proposed amendment will comply with environmental requirements. And future development will be required to comply with all environmental protection regulations.

EXHIBIT 6



Hayden Homes

Clearwater Creek

CPA2022-103

Z2022-102



February 25, 2022

Mr. Mike Stevens
Planning Manager
City of Richland
625 Swift Boulevard
Richland, WA 99352

Dear Mr. Stevens,

Hayden Homes and Richland 132, LLC are respectfully requesting a Comprehensive Plan Amendment for Lot 9 of the Clearwater Creek Phase 3 development. Specifically, our request would reclassify the current land use designation from Commercial (COM) to Medium Density Residential (MDR). A Pre-Application meeting took place on January 5, 2021.

Purpose

The purpose of the proposed comprehensive plan amendment is to reclassify lot 9 of Clearwater Creek Phase 3 from Commercial to Residential. As you are aware, the subject property is part of the 132-acre site currently known as Clearwater Creek. At the time of the initial Clearwater Creek Development application submittal in 2013, the subject property was zoned Agriculture and designated as Medium Density Residential (MDR) in the City Comprehensive Plan. The city's vision at the time for this property was residential uses. It was at the request of the applicant in 2013, that the site be re-classified as Commercial. The original thought during the initial submittal was that a commercial component along N. Steptoe Street would benefit the future residents, the surrounding neighborhood, and the City of Richland. Unfortunately, that has not been the case. **The subject property has been marketed for sale by multiple commercial brokerages since 2016 with little to no interest.**

GMA Consistency

As outlined in RCW 36.70A.020

1. Urban Growth – the proposed site for reclassification is located in what would be defined as an urban setting with adequate municipal services, including sewer, water, irrigation, electrical, and natural gas systems which are already stubbed into the property. The municipal services were stubbed into the property as part of the Clearwater Creek Phase 3 improvements which included the connection of Meadows Drive South and Center Parkway.
2. Reduce Sprawl – The proposed site for reclassification would seek a zoning classification of R-2S consistent with the larger 320 lot Clearwater Creek development and would add another seventy-one lots on ten acres. The allowed density for the R-2S zone is 5.1 – 10 dwellings per acre.
3. Transportation – The proposed site is adjacent to Steptoe Street which connects to Clearwater Avenue to the south, which has direct access to Interstate 82, and Gage Boulevard to the north, as well as Highway 240 further north beyond Gage Boulevard. There is an abundance of paved pedestrian pathways along Steptoe that connect to the City's sidewalk system, as well as natural

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open space trails within the Clearwater Creek development that connect to trails within the Amon Creek Natural Preserve.

4. Housing – The site, if approved and constructed would continue to offer smaller affordable homes consistent with homes already constructed within Clearwater Creek. The city would benefit from additional housing in this area as other City developments are further West in the Badger South Area, and West Cliffe area of Badger Mountain. Larger estate style lots are also available along Columbia Park Trail east of Queensgate Avenue.
5. Economic Development – As mentioned in the Land Use Analysis included with this application, housing inventory throughout the Tri-Cities area has consistently seen extremely low inventory. The inventory of available homes in September 2020 had dropped to 375. Compare that to the inventory numbers reported in January 2021 to a total of less than 300 homes available for sale. The ability to provide much needed housing is critical, given the current conditions. The City of Richland would benefit greatly from the additional homesites within the Clearwater Creek development that this comprehensive plan amendment would provide.
6. Property Rights – The proposed roadway Rights of Way would be dedicated to the City of Richland upon approval of the final plat(s).
7. Permits – All applicable construction, grading, stormwater, and right of way permits will be obtained prior to ground disturbing activities. And all applicable building permits will be obtained prior to the construction of any residential structures.
8. Natural Resource Industries – The proposed site will not enhance or detract any natural resource industry such as timber, high producing agricultural lands, or fishery industries.
9. Open Space and Recreation – The proposed application will not remove any existing or proposed recreational activities. The proposed application can utilize the existing recreational opportunities provided within Clearwater Creek and the Amon Creek Natural Preserve. Other Recreational opportunities are available nearby such as Claybell Park, which is located along Bellerive Drive, North of Center Parkway.
10. Environment – The proposed application reclassifying the property from Commercial to Medium Density Residential. If approved, the number of vehicular trips per day would be reduced by 2,783 with 33 fewer trips and 160 fewer trips in the AM & PM peak hours, respectively (Traffic Memorandum provided by Charbonneau Engineering). Traffic memo is included as a separate attachment.
11. Citizen Participation and coordination – The property will be subject to a couple of public hearings if the application is approved to move forward. The public will have opportunities to comment on the Comprehensive Plan Amendment and Rezone, as well as a Preliminary Plat and SEPA applications.
12. Public Facilities and Services – The property already has municipal service such as sewer, water, irrigation, and electrical lines stubbed into the property that were installed with the construction improvements for Clearwater Creek Phase 3.
13. Historic Preservation – The site is not identified as having archaeological or historical significance. Although there has been no report published to date declaring the site having no archaeological or historic significance, the site was used in the early 2000's to dump structural fill from an adjacent construction site. The area just east of the Amon wasteway, and west of Steptoe was filled and compacted with 10's of thousands of cubic yards of dirt removed from the railroad project crossing below Columbia Center Boulevard.

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Consistency with Countywide planning policies

The proposed site is consistent with the countywide planning policies under RCW 36.70A.210 Section 3, in which the proposal is contiguous with other residential developments and will utilize municipal services such as sewer, water, and irrigation to serve each residential lot. The proposal will also offer modestly sized and modestly priced homes that are close to existing commercial and retail spaces.

Furthering the purpose of the City's Comprehensive Plan

On October 3rd, 2017, the City of Richland released their Comprehensive Plan Supporting Analysis. In the report, it discusses the need for additional housing units beyond what is already projected on land currently designated as residential. The report states that 9,875 housing units are needed, and according to the analysis, 9,295 units will be developed from existing land within the city already designated as residential, leaving a shortfall of 580 units. The reclassification of the Clearwater Creek property from Commercial to Medium Density Residential further assists the city by reducing the number of housing units needed to achieve the total number of housing units needed by 2037.

Additionally, reclassifying the Clearwater Creek Property from Commercial to Medium Density Residential, reduces the amount of traffic by over 2,000 trips per day. The reduction in daily trips must be seen as a positive, as it will help prolong the life of the roads and maintain a level of service at major nearby intersections acceptable to the city.

Current and Proposed Land Use Designation

The current land use designation for the subject parcel is Commercial (COM) and the requested land use designation is Medium Density Residential (MDR).

Legal Description of Subject Parcel

The property is legally described as Clearwater Creek Phase 3, Lot 9. Recorded in Volume 15 of Plats at page 549. Records of Benton County, Washington. AF#2016-037862, 12/13/2016.

Current Zoning Map Designation

The current zoning map designation of the subject parcel is Commercial, C-1 Neighborhood Retail Business.

In conclusion, Hayden Homes, LLC and Richland 132, LLC respectfully request the approval of the Comprehensive Plan Amendment for the subject property from Commercial to Medium Density Residential Small Lots. Should you have any questions about the information provided in this application, please do not hesitate to contact me at (509) 492-0153 or email me at bthoreson@hayden-homes.com.

Sincerely,



Brian Thoreson

Regional Land Development Manager

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Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Richland 132, LLC.

Address: 2464 SW Glacier Pl. Suite 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Hayden Homes, LLC.

UBI#

Contact: Brian Thoreson

Address: 2464 SW Glacier Pl. Suite 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

PROPERTY INFORMATION

Legal Description: Lot 9 of Clearwater Creek Phase 3

Parcel # 101-881-030-000-009

Current Zoning: C-1

Current Land Use Designation: Commerical

GENERAL REQUIREMENTS FOR ALL APPLICATIONS – Attach written statements explaining the following

1. Completed Application and Filing Fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (The goals the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the city's comprehensive plan;
6. How the amendment is internally consistent with the city's comprehensive plan, as well as other adopted city plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include;**
 - a. The proposed element, chapter, section and page number of the comp plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include;**
 - a. The current land use map designation for the subject parcel(s).
 - b. The land use map designation requested.
 - c. A complete legal description describing the combined area of the subject parcel(s)
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All road abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable

- v. The location of existing utilities serving the subject parcels including electrical, water and sewer;
- vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a scale of a minimum of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improve
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrent with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the city's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the city will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The city shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Brian Thoreson

Applicant Signature:  Date 2/25/2022



Zoning Map Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Richland 132, LLC.

Address: 2464 SW Glacier Pl. Ste. 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Hayden Homes, LLC.

UBI#:

Contact: Brian Thoreson

Address: 2464 SW Glacier Pl. Ste. 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

DESCRIPTION OF WORK

To rezone the subject parcel from C-1 Neighborhood Retail Business to R-2S Medium Density Residential Small Lots.

PROPERTY INFORMATION

Parcel #: 10188103000000

Legal Description: Clearwater Creek Phase 3, Lot 9

Current Zoning: C-1 Neighborhood retail

Current Comp Plan: Commercial

Requested Zoning: R-2S Medium Density
Residential small lots

Current Use: Vacant Commercial

Proposed Use: Residential

Area of Property: 10.43 Acres

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

The subject property was originally designated as residential, but in 2013 as part of the Clearwater Creek development, the applicant requested a rezone to Commercial C-1. The property has been sitting for the last 6 years (since Clearwater Creek Phase 3) with little to no interest from commercial buyers. Access and visibility constraints were cited by potential buyers as for reasons to not purchase.

Any hardship that may result in the event the rezone is not granted:

The owner will continue to sit on the property with no interest from commercial buyers.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

The proposed rezone is proposed to match the same lot size minimums as the adjacent Clearwater Creek development.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

The benefit of granting the rezone will be that construction of a residential development will take place as soon as an application is submitted and approved. The land will be vacant for a shorter period of time. If the rezone application is denied, the existing commercial property will sit there vacant for a lot longer period of time potentially causing concerns with dust and weed control.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:

The city is in need of additional housing inventory, and approving this proposal will help boost the historically low housing inventories.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

The benefit of granting this special permit will be the reduction of over 2,000 vehicle trips per day if the site is rezoned to R-2S MDR versus Commercial C-1 Neighborhood Retail Business.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone: The proposed rezone does represent a better use of the land. First, from a traffic standpoint due to a reduction of over 2,000 trips per day. Second, the City needs additional housing units per the Comprehensive Plan Supporting Analysis dated October 3, 2017. Third, the entire state and nation for that matter are experiencing severe housing shortages with inventories not seen for decades. Lastly, due to COVID, there is an up tick in available commercial properties.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

The proposed rezone does not represent spot zoning. It is not recommended that a larger area be considered at this time for a rezone.

Identify impacts on the environment and public safety:

Although there will be some temporary impacts to the environment and public safety such as noise and dust during construction, the impacts will be minimal.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Brian Thoreson

Applicant Signature:  Date 2/25/2022

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: Clearwater Creek Phase 13
2. Name of applicant: Richland 132, LLC

3. Address and phone number of applicant and contact person: 2464 SW Glacier Pl. Suite 110, Redmond, OR. 97756. (509) 492-0153 Brian Thoreson, bthoreson@hayden-homes.com

4. Date checklist prepared: February 21, 2022

5. Agency requesting checklist: City of Richland.

6. Proposed timing or schedule (including phasing, if applicable): Comprehensive plan amendment / rezone – 2022 , Preliminary plat submittal – January 2023 Construction – Summer 2023 Project Completion Fall / Winter 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No further expansion is anticipated for this property.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. A Phase 1 Environmental Site Assessment was prepared for the Clearwater Creek property in May 2016, which included the proposed lot 9 as well as all of Clearwater Creek. A SEPA checklist will be prepared directly for this application.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None are that are known.

10. List any government approvals or permits that will be needed for your proposal, if known. Comprehensive plan amendment and rezone approval, preliminary plat approval, construction drawing approval, grading and right of way permit will be required.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal consists of reclassifying 10.43 acres from Commercial to Medium Density Residential. The proposal also is seeking a rezone from C-1 to R-2S.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 2725 Steptoe Street which is the Southwest corner of the Center Parkway and Steptoe Street intersection. The property is located within the NE ¼ of Sec. 1, T.8N, R.28E, W.M.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: The site is generally flat, with slopes not exceeding 2.5:1 around the perimeter of the property. There is one grade break that runs through the middle of the property with slopes not exceeding 2.5:1.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Slope along property boundaries.

- b. What is the steepest slope on the site (approximate percent slope)? 40%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. The soil classifications found onsite are generally silty sand, including some poorly graded sand with gravel. The National Resource Conservation Service identifies onsite soils as Esquatzel fine sandy loam, and Hezel loamy fine sand. The proposed site does not contain soils that result in agricultural land of long-term significance. To the applicant's knowledge, the site has never been used for agricultural services.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No surface indications of unstable soils are visible or have been found. GN Northern completed a geotechnical report for the proposal area dated 8/25/2020.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Grading activities will be approximately 35,000 cubic yards, and the total area of disturbance will be approximately 10.43 acres.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Minor erosion could occur as a result of clearing and construction. Prudent dust control and grading procedures such as watering will be used to minimize erosion. An approved erosion control plan will be implemented during ongoing construction activities. Best Management Practices (BMP's) will be in place such as, but not limited to, silt fence, construction entrance, and inlet protection to eliminate or reduce potential erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 40%-45% of the site would be covered with impervious surfaces after project completion.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: During construction, an erosion and sediment control plan will be included with the final approved engineering plans. Proposed measures will be, but not limited to, silt fencing, inlet protection, and construction entrance(s).

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. During construction, there will be noise and exhaust from construction equipment as well as dust.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No off-site emissions are known at this time that will affect this proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: During construction, emissions will be limited to working hours per City of Richland Municipal Code and dust will be controlled by a person operated watering device.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. The Amon Wasteway is approximately 200 feet west of the western property boundary of lot 9.
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No work will be required within 200 feet of the Amon Wasteway. All work will be approximately 300 feet or further away from the Amon Wasteway.
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. There is no fill or dredge material that will be placed or removed as part of this application.
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. The proposal will not require surface water withdrawals or diversions.
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. The proposal **does not** lie within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. The proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No groundwater will be withdrawn for drinking water or other purposes. The project will be served with water provided by the City of Richland.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. No waste material will be discharged into the ground or groundwater. The proposed site will be served by the extension of the City of Richland's municipal sewer system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Stormwater runoff from roadways, roofs, and impervious parking areas will be directed and collected within an approved onsite storm management system in accordance with the City of Richland standards. There will be no off-site discharge of stormwater.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. It is not anticipated that waste materials will enter ground or surface waters. The onsite storm management system will be designed by a licensed professional engineer in strict conformance with the Eastern Stormwater Manual and the City of Richland.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. The proposal does not seek to alter or affect the drainage patterns within the vicinity.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage

pattern impacts, if any: The stormwater disposal methods will be in compliance with the Eastern Washington Stormwater Manual and the City of Richland. The roadway and associated infrastructure will be designed by a licensed professional engineer and will be approved by the City of Richland.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards, or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ X_ other types of vegetation - Weeds

b. What kind and amount of vegetation will be removed or altered? The site is bare with some weeds.

c. List threatened and endangered species known to be on or near the site. No threatened or endangered species are known to be on the site. However, the property is surrounded by shrub-steppe outside of the application boundaries.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Landscaping will be consistent with residential homes and will consist of turf grasses, shrubs, and trees.

e. List all noxious weeds and invasive species known to be on or near the site. Tumble weeds are known to be prevalent in the area.

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: Rabbits, coyotes
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. None to the applicant's knowledge.
- c. Is the site part of a migration route? If so, explain. Not to the applicant's knowledge.
- d. Proposed measures to preserve or enhance wildlife, if any: No measures proposed at this time to preserve or enhance wildlife. There are several open space areas near the proposed site that promote wildlife.
- e. List any invasive animal species known to be on or near the site. None to the applicant's knowledge.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. The completed project will utilize electrical service to fulfill its energy needs and will also use electrical service to heat residential unit.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: The proposed homes will be constructed in accordance with all applicable building codes as recognized by the City of Richland.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No, the project proposal when complete would not present any environmental health risks and would be consistent with adjacent single-family residential housing in the immediate area.
 - 1) Describe any known or possible contamination at the site from present or past uses. None are known to the applicant.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development

and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None are known to the applicant.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. There will be no hazardous chemicals stored at the site during construction. However, heavy equipment will utilize diesel fuel during construction activities.
- 4) Describe special emergency services that might be required. The development of this proposal will require the use of emergency services such as fire, ambulance, and police.
- 5) Proposed measures to reduce or control environmental health hazards, if any: None are proposed at this time.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? The project site is located along Steptoe street which is classified as a Principal Arterial. However, the half of the site is located below the elevation of Steptoe Street which will help reduce noise. Additionally, the project site is located adjacent to the Burlington Northern Right of Way along the project's southern boundary. The tracks are approximately 200' south of the projects south property line.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. On a short-term basis, the project will create noise associated with infrastructure construction such as the use of heavy equipment. Short term noise will also be created using handheld equipment such as saws and nail guns. Hours of operation will be limited to those allowed by the City of Richland Municipal Code. Lastly, the proposed project will increase the traffic in the area consistent with single-family neighborhoods on a long-term basis. However, traffic for a residential neighborhood will produce more the 2,000 fewer trips per day than a commercial development on the same property.
- 3) Proposed measures to reduce or control noise impacts, if any: Construction hours will be limited to working hours defined by the City of Richland Municipal Code. Construction equipment will have noise suppression as required by law. Furthermore, as noted above, the proposed project will reduce the total vehicle trips per day by more than 2,000, which would greatly reduce noise impacts to this area.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The site is currently designated as commercial with a C-1 zoning designation. The site has been vacant and marketed for

sale for over six years. Prior to the surrounding area being improved, the proposed site was vacant. The property to the east across Steptoe is commercial that includes a coffee shop, the property to the west and north is residential, and the property to the south is the Burlington Northern rail line. Further south along the Clearwater Avenue corridor, the property is designated as commercial.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? To the applicant's knowledge, the property has never been used for agricultural purposes, nor is the property working forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: The proposal will not affect or be affected by surrounding working farmlands.

- c. Describe any structures on the site. The site does not contain any existing structures.

- d. Will any structures be demolished? If so, what? No, the site does not contain any existing structures.

- e. What is the current zoning classification of the site? The current zoning classification of the site is C-1 Neighborhood retail business.

- f. What is the current comprehensive plan designation of the site? The site has a current land use designation of Commercial.

- g. If applicable, what is the current shoreline master program designation of the site? Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No part of the proposed site has been classified as a critical area by the city or county.

- i. Approximately how many people would reside or work in the completed project? There would be approximately 150-200 people residing in the proposed completed project.

- j. Approximately how many people would the completed project displace? The completed project would not displace any people.
- k. Proposed measures to avoid or reduce displacement impacts, if any: No measures are proposed at this time to avoid or reduce displacement impacts as no one will be displaced as part of this proposed project.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The proposed project would be an extension of the Clearwater Creek development and any proposed structures would be similar to what has already been constructed in the area.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: The site is not designated as agricultural lands of long-term commercial significance, therefore, no measures are proposed at this time.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 71 single-family homesites are proposed.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. No existing housing units will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any: No measures to reduce or control housing impacts are proposed at this time. The proposed project does not eliminate any existing homes.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? The tallest height of any structure will be limited to what is allowed per the City of Richland Municipal code. The principal exterior building material will consist of wood siding.
- b. What views in the immediate vicinity would be altered or obstructed? No views will be altered or obstructed as part of this proposal.

- b. Proposed measures to reduce or control aesthetic impacts, if any: No measures are being proposed at this time. Height of structures will be controlled by the City of Richland Municipal code.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? The proposed project would create light from outside lighting on residential homes and streetlights during the evening hours.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? It does not appear from the applicant's knowledge that light or glare will create a safety hazard or interfere with surrounding views.
- c. What existing off-site sources of light or glare may affect your proposal? Streetlight glare from Steptoe Street, as well as headlight glare from vehicles travelling along the Steptoe and Center Parkway corridors could affect our proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any: All proposed lighting would be directed downward. Street lighting will be installed per the City of Richland standards.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? Claybell park is located approximately a half mile to the northwest of the proposed project. Also, there are many trails that have been created in the immediate area along with trails within the Amon Wasteway easement area that included in the Clearwater Creek development.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No, the proposed project would not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: There are no measures at this time to reduce or control impact to recreation. As noted above, the site does not displace any existing recreational uses.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. No, there are no existing structures on or near the proposed project area.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. Not to the applicant's knowledge. However, no professional studies have been conducted on proposed project site.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. None.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. No measures are proposed at this time.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The proposed project site would have direct access to Steptoe Street via Center Parkway. Steptoe Street connects to Clearwater Avenue to the south, and Gage Boulevard to the north.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? The nearest bus stop is located at Center Parkway and Deschutes Avenue approximately a half mile away.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Residents of the proposed project would have access to on-street parking as well as onsite (driveway and garage) parking at each individual homesite.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). It is not anticipated that the proposed project would

require new improvements of existing roads or streets. A trip generation memorandum was provided as part of the proposal and dated February 18, 2021. As noted in previous answers and in the traffic memorandum, the proposed project would reduce daily vehicle trips by more than 2,000.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? Per the traffic memorandum written by Charbonneau Engineering dated February 18, 2021, the projected vehicle trips per day for the proposed project will 670, with 53 AM peak hour trips and 70 PM peak hour trips.
- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No.
- h. Proposed measures to reduce or control transportation impacts, if any: Roads within the proposed project would be constructed per the City of Richland design and construction standards.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. Yes, the proposed project will result in the need for fire protection, police protection, schools, and other public service associated with housing.
- b. Proposed measures to reduce or control direct impacts on public services, if any. No measures are proposed at this time to reduce or control impacts to public services.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other irrigation
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Sewer, water, electrical, and refuse service will be provided by the City of

Richland. Irrigation will be provided by the Kennewick Irrigation District, natural gas will be provided by Cascade Natural Gas, and Telecommunications will be provided by Spectrum. All these services are stubbed into the proposed project boundaries.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Brian Thoreson

Position and Agency/Organization Regional Land Development Manager, Hayden Homes.

Date Submitted: 2/25/2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



MEMORANDUM

Date: February 18, 2021

To: Travis Johnson, PE
PLS Engineering
604 West Evergreen Blvd
Vancouver WA 98660

From: Frank Charbonneau, PE, PTOE

Subject: Trip Generation Assessment FL2112
Lot #9 Clearwater Creek Phase 3
North Center Parkway, Richland

As requested a trip generation assessment and trip accounting summary has been prepared for the proposed Clearwater Creek Lot #9 subdivision in Richland. The development is being planned for a total of 71 single-family housing units with a single site access connecting to North Center Parkway across from the stop controlled intersection at Meadows Drive South. The access approach to Clearwater Creek Lot #9 will be controlled by stop signing on the approach to North Center Parkway. A site plan furnished by PLS Engineering is attached to this memorandum.

The City of Richland has required that the trip generation for the 71 lot housing development be compared to a previous proposal to buildout Lot #9 with commercial facilities which typically generate much higher traffic volumes. With this finding documented and confirmed it will not be necessary to prepare a full traffic analysis report for the current housing plan.

In year 2015 a proposal to develop Lot #9 with 91,465 square feet of commercial space was identified and included as in-process traffic in the traffic analysis report for the Clearwater Creek Lot #1 study performed by Charbonneau Engineering for Hayden Homes. For reference purposes the in-process traffic flow map (titled Figure 4) for the commercial use is included in the appendix.

For the current housing development plan the following trip generation (shown in Table 1) has been calculated based on 71 single-family housing units. The calculations utilizing the latest ITE Trip Generation rates (10th edition, year 2017) determined that the site will generate a weekday ADT of 670 trips. In the peak hours the site will generate 53 AM trips and 70 PM trips.

Table 1 Trip Generation Summary - Clearwater Creek Lot #9 for 71 Housing Units

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Single-Family (#210)	71							
Generation Rate ¹		9.44	0.74	25%	75%	0.99	63%	37%
Site Trips		670	53	13	40	70	44	26

¹ Source: *Trip Generation*, 10th Edition, ITE, 2017, average rates.

Table 2 has been prepared to document the number trips that would be generated if Lot #9 was developed with 91,465 square feet of commercial building space as previously assessed in the year 2015 traffic report. It is noted that at the time the 9th edition ITE Trip Generation manual was applicable. Table 2a lists the trip generation based on the 10th edition ITE rates.

Table 2 Trip Generation for Clearwater Creek - Lot #9 Commercial Use - Year 2015 Proposal

ITE Land Use	Units (sq.ft.)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Shopping Center (#820)	91,465							
Generation Rate ¹		42.70	0.96	62%	38%	3.73	48%	52%
Total Driveway Trips		3,906	88	55	33	341	164	177
Pass-By Rate ²						34%		
Pass-By Trips						116	56	60
New Site Trips		3,906	88	55	33	225	108	117

¹ Source: *Trip Generation*, 9th Edition, ITE, 2012, average rates.

³ 34% based on *Trip Generation Handbook, 2nd Edition*, ITE, 2004.

Table 2a Trip Generation for Clearwater Creek - Lot #9 Com. Use - Yr 2015 Proposal w/10th Edition Rates

ITE Land Use	Units (sq.ft.)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Shopping Center (#820)	91,465							
Generation Rate ¹		37.75	0.94	62%	38%	3.81	48%	52%
Total Driveway Trips		3,453	86	53	33	348	167	181
Pass-By Rate ²						34%		
Pass-By Trips						118	57	61
New Site Trips		3,453	86	53	33	230	110	120

¹ Source: *Trip Generation*, 10th Edition, ITE, 2017, average rates.

³ 34% based on *Trip Generation Handbook, 2nd Edition*, ITE, 2004.

The proposed housing development on Lot #9 will generate less traffic than the previous commercial proposal on Lot #9. In summary there would be 2,783 fewer ADT trips with 33 fewer trips and 160 fewer trips in the AM & PM peak hours, respectively.

Based on these findings it is recommended that the City of Richland support the Lot #9 proposed subdivision without further transportation analysis.

If you should have any questions, please contact Frank Charbonneau, PE, PTOE at 503.293.1118 or email Frank@CharbonneauEngineer.com.

Attachments

- Clearwater Creek Site Plan (furnished by PLS Engineering)
- Figure 4, Lot #9 In-Process Traffic for Commercial Development (Charbonneau Engineering TIA, September 2015)

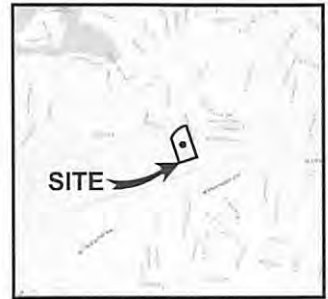
GENERAL NOTES

APPLICANT:
Hayden Homes
2464 SW Glacier Place, Suite 110
Redmond, OR 97756
Contact: Brian Thoreson
Ph: (509) 492-0153
E-mail: bthoreson@Hayden-Homes.com

CIVIL ENGINEER:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
pm@plsengineering.com

Clearwater Creek Phase 13

SEC. 01, T.8N., R.28E., W.M., City of Richland,
Benton County, Washington

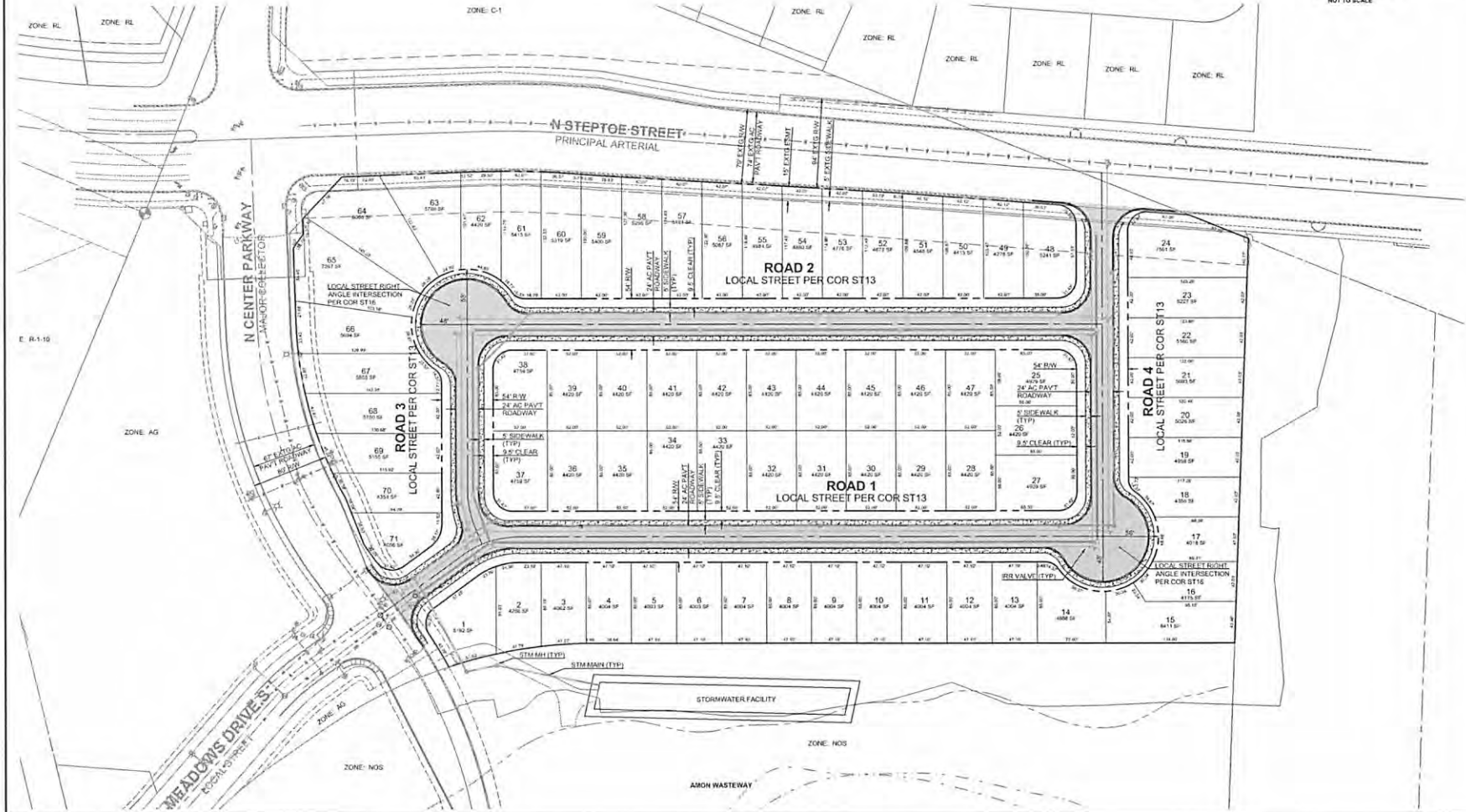


SITE

VICINITY MAP
NOT TO SCALE



Scale 1" = 50'



Clearwater Creek Phase 13

Conceptual Plat for:

A Subdivision located in the City of Richland, Washington

Revisions

Project No. 3131
SCALE: 1" = 50'
DESIGNED BY: JMT
DRAFTED BY: JSV
REVIEWED BY: TOL

2

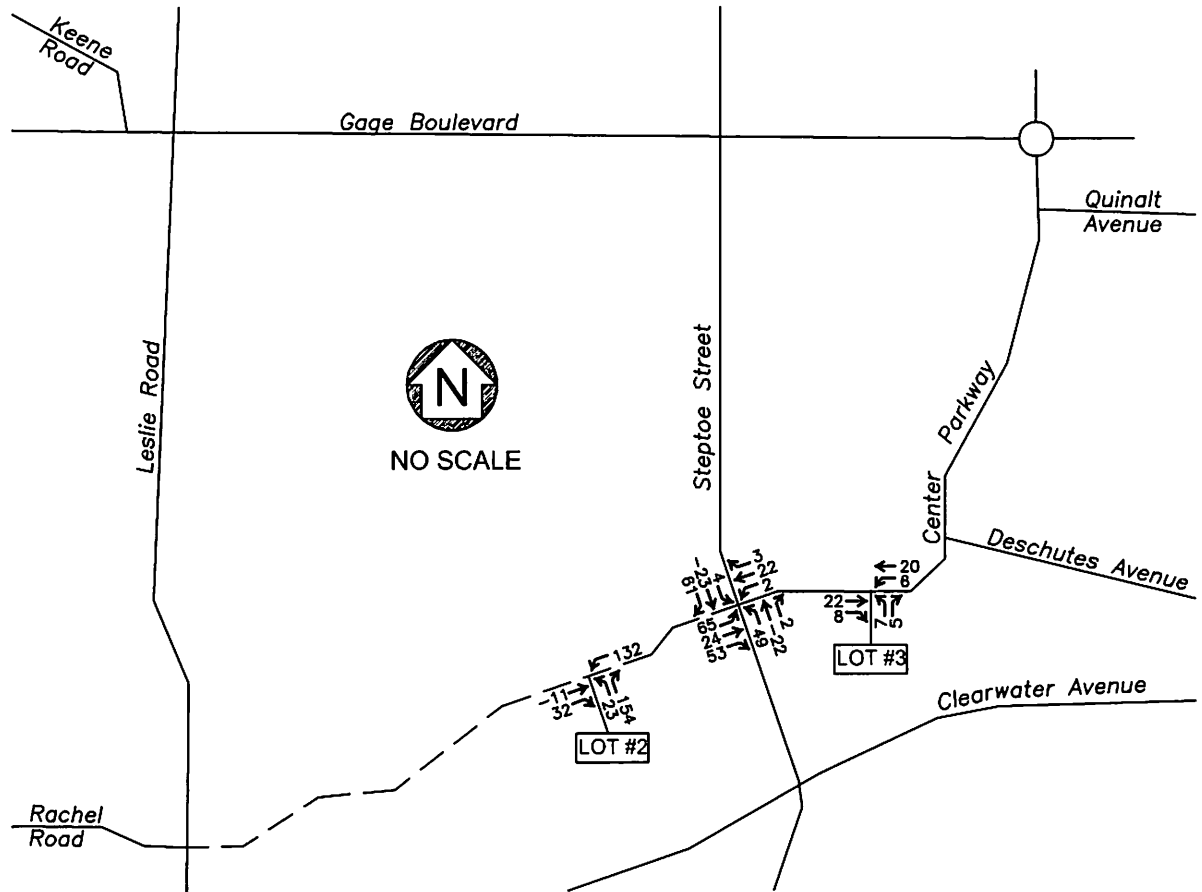
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PLS ENGINEERING

PLS ENGINEERING
1111 120th Ave SE, Suite 100
Burien, WA 98148
Phone: (206) 834-4339
Fax: (206) 834-4335

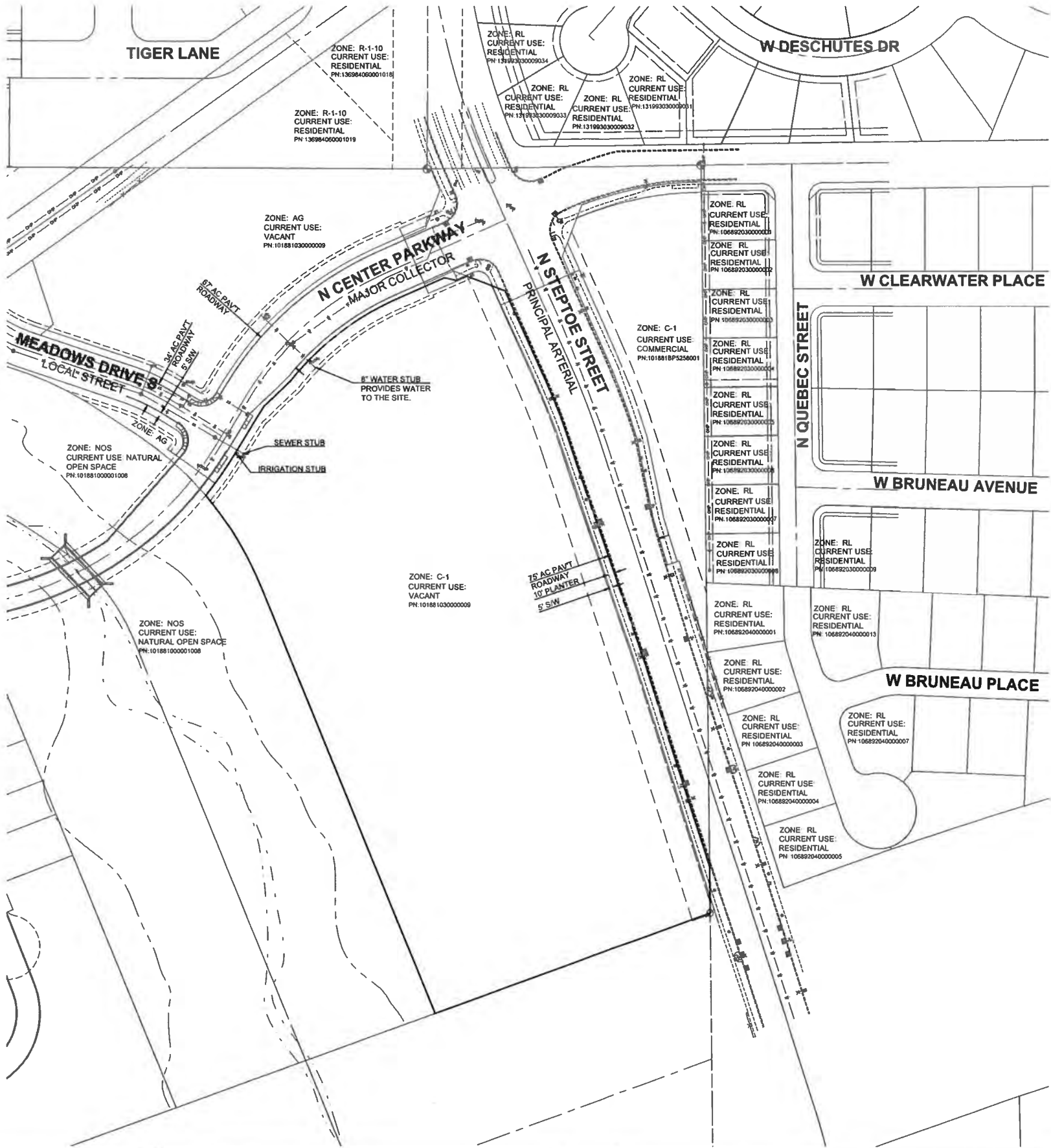
FILE NAME: 1536flow.dwg

PLOT DATE: 09.15.15



Clearwater Creek Phase 13

SEC. 01, T.8N., R.28E., W.M., City of Richland,
Benton County, Washington



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

APPLICANT:
Hayden Homes
2464 SW Glacier Place, Suite 110
Redmond, OR 97756
Contact: Brian Thoreson
Ph. (509) 492-0153
E-mail: bthoreson@Hayden-Homes.com

CIVIL ENGINEER:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
pm@plsengineering.com

SHORELINE:
There are no shorelines or critical areas
within 300' of the site.

STRUCTURES:
There are no existing structures on the site.

Vicinity Map for:

Clearwater Creek Phase 13

A Subdivision located in the City of Richland, Washington

Engineering - Surveying - Planning - 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH: (360) 944-6519 | Fax: (360) 944-6539

PLS ENGINEERING

Revisions

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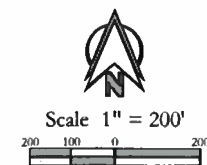
Project No. 3131
SCALE: H: 1" = 80'
V: N/A
DESIGNED BY: JMT
DRAFTED BY: JSV
REVIEWED BY: TQJ

1

2

Clearwater Creek Phase 13

SEC. 01, T.8N., R.28E., W.M., City of Richland,
Benton County, Washington



Topographic Map for:

Clearwater Creek Phase 13

A Subdivision Located in the City of Richland, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-0519 | Fax (360) 944-0539

PLS ENGINEERING

Revisions

1	
2	
3	
4	
5	
6	

Project No. 3131

SCALE: H: 1" = 200'
V: N/A

DESIGNED BY: TGJ

DRAFTED BY: JSV

REVIEWED BY: TGJ

2

2

EXHIBIT 7



Teresa Reents & Ken Hofstad
Reata Ridge Tract C

CPA2022-104

Z2022-103

Teresa Reents & Ken Hofstad
2853 Sunshine Ridge Road
Richland, WA 99352

2/24/2022

Mike Stevens
Planning Manager
Development Services
City of Richland
mstevens@ci.richland.wa.us

RE: Proposed Comprehensive Plan and Rezone Applications for Tract C of the Plat of Reata Ridge

Dear Mike:

Attached, please find the following documents necessary to change the land use designation and zoning of Tract C of the plat of Reata Ridge:

- a. Comprehensive Plan Amendment Application Form;
- b. Comprehensive Plan Amendment – Supplemental Sheets;
- c. Comprehensive Plan Amendment – Maps
- d. Rezone Application Form;
- e. Rezone Application Supplemental Sheets;
- f. Rezone Application Maps
- g. Environmental Checklist

Note that the rezone application and accompanying materials are identical to the materials that we submitted to your office last spring. They are included with this submittal for your convenience. According to the fee schedule found on the City website, the application fee for comprehensive plan amendments and rezones are \$1,305 and the fee for filing an environmental checklist is \$405. Fees for the rezone application were paid last year at the time the application was originally filed, so our assumption is that a total of \$1,710 is necessary to complete the filing of this application.

We believe our application is consistent with the submittal requirements set forth by the City. If you are in need of additional information or clarification, please advise us as soon as possible.

Thank you for your review of this application. We look forward to working with you toward approval of our application.

Sincerely,



Teresa Reents



Ken Hofstad



Comprehensive Plan Amendment Application

☐ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Reents, Hofstad, Rosas, Benavides, Bryant, Kluse, Leaumont, Corkill

Address: various - see attached supplemental sheet

Phone: 509.521.1055

Email: teresarealty@gmail.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Teresa Reents & Ken Hofstad

UBI#:

Contact: Teresa Reents

Address: 2853 Sunshine Ridge Road, Richland, WA 99352

Phone: 509.521.1055

Email: teresarealty@gmail.com

PROPERTY INFORMATION

Legal Description:

Tract C of the Plat of Reata Ridge, a portion of E1/2 of Sec. 4, T8N, R28E.W.M., Benton County, Washington

Parcel Number: 7 parcels: 10488403000-9000; -5007; -5011; -4001; -4005; -4010; -4011

Current Zoning: BMS

Current Land Use Designation: Badger Mountain South

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the City's comprehensive plan;
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include:**
 - a. The proposed element, chapter, section and page number of the comp. plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include:**
 - a. The current land use map designation for the subject parcel(s);
 - b. The land use map designation requested;
 - c. A complete legal description describing the combined area of the subject parcel(s);
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;

- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
- vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

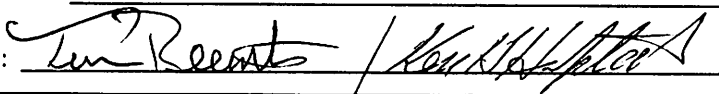
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Teresa Reents/Ken Hofstad

Applicant Signature:  Date 2-24-2022

SUPPLEMENTAL SHEET
REENTS/HOFSTAD ET AL. COMPREHENSIVE PLAN AMENDMENT APPLICATION
FOR TRACT C OF THE PLAT OF REATA RIDGE
February 2022

The following is a summary of the information required in the comprehensive plan amendment application form. (Item #1 is the application form itself.) The attached slides are also numbered correspond to the required elements listed on the application form.

2. The purpose of the proposed amendment:

Intent

The property owners petition to have a 12.9-acre open space tract (Tract C of the Plat of Reata Ridge) removed from its present land use classification of Civic (Parks, Trails and Open Space) as set forth under the provisions of the Badger Mountain South Subarea Plan (refer to slide 10a.1 and 10a.2) and into a land use classification of Low Density Residential. Accompanying this application is a petition to rezone the site from its open space classification under the Badger Mountain South Land Use and Development Regulations (LUDR) to R1-12 zoning, which is the same zoning as all the surrounding properties refer to slide 10.b) In effect, the request would remove the site from the LUDR and replace it with the City's standard land use designation and zoning.

Once these applications are approved, the property owners would complete a series of boundary adjustments to enlarge the back yards of the adjacent lots (refer to slide 10g). A narrow strip of property running along the center of the tract would be retained to provide for an informal walking path for the benefit of the Reata Ridge residents.

The proposed rezone acknowledges that retaining the site as open space does not and would not benefit the residents of Badger Mountain South. It provides for property owners to increase their lot sizes and still retain a smaller open space tract that can be developed with a private walking trail for the benefit of the Reata Ridge residents. This makes sense for both the residents of the Reata Ridge plat and is consistent with the proposed amendment to the LUDR that NorAm Investments has previously submitted to the City.

Ownership

Reents and Hofstad purchased Tract C and subsequently transferred ownership of portions of Tract C to adjacent residential lot owners as follows:

Owner Name	Parcel ID #	Mailing Address	Acreage*
Ken Hofstad & Teresa Reents	104884030009000	2853 Sunshine Ridge Rd Richland, WA 99352	10.74
Teresa Reents	104884030004007	2853 Sunshine Ridge Rd Richland, WA 99352	0.30
Jeremy & Yesica Rosas	104884030005007	2894 Karlee Drive Richland, WA 99352	0.23
Nicholas Benavides	104884030005011	2950 Karlee Drive Richland, WA 99352	0.23

David & Elizabeth Bryant	104884030004001	2931 Sunshine Ridge Rd Richland, WA 99352	0.36
Blake & Brittney Kluse	104884030004005	2877 Sunshine Ridge Rd. Richland, WA 99352	0.25
Jeffrey & Renee Leaumont	104884030004010	2831 Sunshine Ridge Rd. Richland, WA 99352	0.25
Tony Henson & Kelli Corkill	104884030004011	2829 Sunshine Ridge Rd. Richland, WA 99352	0.29
John & Lisa Demetreon	102884030004004	2889 Sunshine Ridge Rd. Richland, WA 99352	0.25
*Acreage reported consists only of lands included in the open space Tract C, not the adjoining residential lot.			

3. Describe how the amendment is consistent with Washington State Growth Management Act RCW 36.70A (the goals of the Act area listed in 36.70A.020):

The goals of the Washington State Growth Management Act (RCW 36.70A.020) are reprinted below with a brief statement identifying how the proposed comprehensive plan amendment relates to the GMA goal.

- (1) **Urban growth.** *Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

Response: The proposed comprehensive plan amendment would occur in an area that is entirely located within the Richland urban growth area, within an existing neighborhood that is served by an existing street network.

- (2) **Reduce sprawl.** *Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

Response: The proposed comprehensive plan amendment site is located within the City and surrounded by the existing fully developed Reata Ridge subdivision. The proposed amendment could not be reasonably described as sprawl.

- (3) **Transportation.** *Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.*

Response: The proposed comprehensive plan would not result in the development of any additional street extensions. In the future a walking path may be constructed from one end of the site to the other, providing an additional opportunity for a pedestrian route.

- (4) **Housing.** *Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

Response: The proposed comprehensive plan amendment would not impact housing affordability. No decrease in the land area available for housing would result from approval of the application.

- (5) **Economic development.** *Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient*

economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Response: The proposed comprehensive plan amendment would neither increase or decrease the amount of land available for the expansion or retention of businesses and so does not have an impact on this goal.

- (6) **Property rights.** *Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

Response: The proposal does not involve the taking of private lands for public purposes. However, denial of the application would preclude the reasonable use of private property by those individuals who have purchased portions of the site as an expansion to their back yards to enable the construction of accessory buildings, or recreational amenities such as swimming pools or for the expansion of lawns and/or landscaping.

- (7) **Permits.** *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

Response: The proposed comprehensive plan amendment has been filed in accordance with City regulations.

- (8) **Natural resource industries.** *Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.*

Response: The proposed comprehensive plan does not involve natural resource land or agricultural lands.

- (9) **Open space and recreation.** *Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*

Response: The proposed comprehensive plan amendment would eliminate 12.9 acres as public open space. Both the City and NorAm Investments, the developers of Badger Mountain South, have determined to focus their efforts to build parks, trails and other open space amenities in other locations. In fact, NorAm Investments sold this property to the applicants in 2017 for the very reason that they did not intend to develop the site for park use. The proposed amendment would provide for the private development of open space, through the expansion of adjacent lots. The central portion of the site would be retained for the future installation of a privately maintained walking path. The existing Badger Mountain South Subarea Plan designated this site as a part of the open space plan for the development of Badger Mountain South, but the location of the site is far removed from Badger Mountain South neighborhoods and lacks connection to Badger Mountain South trails and/or roads. Therefore, retaining the open space designation of the site would not benefit the residents of Badger Mountain South. The current property owners would benefit from the proposed plan amendment.

- (10) **Environment.** *Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

Response: The proposed comprehensive plan amendment would not negatively impact the environment. The site has been disturbed in the past and is surrounding by residential development. Consequently, it lacks natural vegetation and viable wildlife habit. The proposed plan amendment would not result in either impacts to air and water quality.

(11) **Citizen participation and coordination.** *Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

Response: The application was filed in accordance with existing City regulations, which will require public notification and hearings before both the Planning Commission and City Council.

(12) **Public facilities and services.** *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

Response: The proposed comprehensive plan amendment would not result in increased demands for City water, sewer or power. Some additional irrigation water use may be desired by those property owners who wish to expand their backyard lawns and/or landscaped areas. The Badger Mountain Irrigation District will have to approve any increased use of irrigation water.

(13) **Historic preservation.** *Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.*

Response: There are no historic structures on the site and no known sites of historical or archaeological significance

4. How the amendment is consistent with the adopted countywide planning policies.

The Benton County Wide Planning Policies most recently adopted by the Benton County Commission on February 7, 2017, are reprinted below with a brief statement identifying how the proposed comprehensive plan amendment relates to the adopted County Wide Planning Policies.

Policy 1: *The comprehensive plans of Benton County and each of the cities therein shall be prepared and adopted with the objective to facilitate economic prosperity by accommodating growth consistent with the 12 goals of the Growth Management Act.*

Response: A specific response as to how the application is consistent with the goals of the Growth Management Act is addressed in response to question #3 above.

Policy 2: *The County shall allocate future projected populations through the use of the latest population projections published by the Washington State Office of Financial Management (OFM). Allocation of future populations shall be based on the following distribution: City of Kennewick 40% of total county population; City of Richland 28% of total county population; Benton County 19% of total county population; City of West Richland 8% of total county population; City of Prosser 3% of total county population and City of Benton City 2% of total county population. The County, in consultation with the Cities will review the OFM population projection ranges (Low, Medium, and High) and allocation percentages whenever OFM publishes new GMA population projections.*

Response: The proposed comprehensive plan amendment would not have any direct impacts on population projections for either the County or the City and would not involve any changes to the population allocation formula.

Policy 3: *The locating of Urban Growth Areas within the County shall be accomplished through the use of accepted planning practices which provide sufficient land and service capacity, up to the determined need, to meet project populations at urban densities and service standards within the Cities, and urban densities for those portions of the County located within the urban growth areas.*

Response: The proposed comprehensive plan amendment would not alter population projections, urban densities or service standards and therefore does not impact this policy.

Policy 4: *That Urban Growth Areas of each City shall be based upon official and accepted population projections for minimum of 20 years. The gross undeveloped and underdeveloped acreage within the city limits and the Urban Growth Area shall be sufficient to meet all the land requirements, for the following: community and essential public facilities, population projection, commercial and industrial activities, employment projections, infill and to prevent inflation of land cost due to a limited land supply. (Note: The formula for identifying per capita land needs included in this policy has not been reprinted here.)*

Response: The proposed comprehensive plan amendment would not impact population projections, nor the amount of land allocated for various future land uses.

Policy 5: *That within the urban growth area, urban uses shall be concentrated in and adjacent to existing urban services or where they are shown on a Capital Improvement Plan to be available within 6 years.*

Response: The proposed comprehensive plan amendment occurs in an area where urban services and development already exist.

Policy 6: *That cities limit the extension of service district boundaries and water and sewer infrastructure to areas within each jurisdiction's urban growth area contained in their adopted Comprehensive Plan. Utility plans should attempt to reflect possible needs for 50 years.*

Response: The proposed comprehensive plan amendment does not involve the extension of service district boundaries and occurs in an area where existing utility infrastructure is already in place and is located inside the City urban growth area.

Policy 7: *Within each Comprehensive Plan, the Land Use Plan for urban growth areas shall designate urban densities and indicate the general locations of greenbelt and critical areas.*

Response: The proposed comprehensive plan amendment would not result in the change of any urban growth area boundaries or alter urban densities or impact critical areas. The amendment would change 12.9 acres of open space area from public use to private use but would still retain an existing open space area.

Policy 8: *Wherever possible, given consideration of all other variables, such as existing unused service infrastructure, the placement of an urban growth line into an area of existing commercial agriculture shall be avoided.*

Response: The proposed comprehensive plan amendment does not involve either the movement of an urban growth boundary or the conversion of commercial agricultural lands.

Policy 9: *The appropriate directions for the expansion of urban growth areas are those which are unincorporated land with existing service infrastructure and lands adjacent to corporate limits.*

Response: The proposed comprehensive plan amendment does not involve an expansion of an urban growth area boundary. The site is located within the existing urban growth area and falls within the corporate limits of the City of Richland.

Policy 10: *All policies within each jurisdiction's Comprehensive Plans shall be modified to be consistent with adopted Countywide Policies.*

Response: The proposed comprehensive plan amendment would not require the amendment of any policies within the City of Richland Comprehensive Land Use Plan.

Policy 11: *The County and Cities, along with public participation shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.*

Response: The proposed comprehensive plan amendment does not involve the siting of essential public facilities.

Policy 12: *Support the existing solid waste program that promotes and maintains a high level of public health and safety, protects the natural and human environment of Benton County and encourages public involvement by securing representation of the public in the planning process.*

Response: The proposed comprehensive plan amendment would not impact existing solid waste programs.

Policy 13: *Encourage and expand coordination and communication among all jurisdictions and solid waste agencies/firms in Benton and Franklin Counties in order to develop consistent and cost-effective programs that avoid duplication of effort and gaps in program activities.*

Response: The proposed comprehensive plan amendment would not impact existing solid waste programs.

Policy 14: *Maintain active County-City participation in the Regional Transportation Planning Organization in order to facilitate City, County and State coordination in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties.*

Response: The proposed comprehensive plan amendment would not impact existing City, County or regional transportation plans or result in any traffic increase on the existing street network.

Policy 15: *The County and Cities within shall work together to provide housing for all economic segments of the population. All jurisdictions shall seek to create the conditions necessary for the construction of affordable housing, at the appropriate densities within the cities and county. The following actions should be accomplished:*

- a. Jointly quantify and project total countywide housing needs by income level and housing type (i.e. rental, ownership, senior, farm worker housing, group housing.)*
- b. Establish a mechanism whereby the housing efforts/programs of each jurisdiction address the projected countywide need.*
- c. Address the affordable housing needs of very low, low and moderate income households, and special needs individuals through the Comprehensive Housing Affordability Strategy (CHAS).*
- d. Develop design standards for implementation within the Comprehensive Plan with special attention to be given to the residential needs of low to moderate income families.*

Response: The proposed comprehensive plan amendment would not impact housing needs as the existing land use designation does not provide for housing and the proposed land use designation is not intended to result in additional housing on the site.

Policy 16: *Urban growth areas may include territory located outside of a city if such territory may be characterized by urban growth or is adjacent to territory already characterized by urban growth. Within urban growth areas, only urban development may occur. (Note: the definition of “urban” included in the policy language has not been reprinted here.)*

Response: The proposed comprehensive plan amendment is in an area that is incorporated within the City of Richland and is already part of Richland’s Urban Growth Area. Therefore, the proposed amendment would not impact urban growth area boundaries.

Policy 17: *To encourage logical expansion of corporate boundaries into urban growth areas, and to enable the most cost efficient expenditure of public funds for the provision of urban services into newly annexed areas. The County and each City shall jointly develop and implement development, land division and building standards, and coordinated permit procedures for the review and permitting of new subdivision within Urban Growth Areas.*

Response: As the proposed comprehensive plan amendment site is located within the City, it does not impact City/County efforts to establish joint development standards.

Policy 18: *Consistent with the protection of public health, safety, welfare and the use of natural resources on a long-term sustainable basis, the ability of service capacity to accommodate demands, and the expressed desires of each community, Comprehensive Plans shall jointly and individually support the County and region’s economic prosperity in order to promote employment and economic opportunity for all citizens.*

Response: The proposed comprehensive plan amendment would not impact the region’s economic prosperity or affect the use of natural resources on a sustainable basis.

Policy 19: *The County and Cities have historically partnered with each other as well as with other organizations to achieve economic development throughout the region. It is the intention of the County and Cities to continue to actively pursue mutually beneficial partnerships that promote growth in all sectors of business and industry, including but not limited to areas of agriculture, agri-business, industrial, commercial, public schools, recreation and tourism. Key strategies will include promoting family wage jobs, increasing business formation, expansion and retention and creating jobs and financial investment to improve the economics of our communities. (Note: specific economic development policies a-g are not reprinted here.)*

Response: Neither the existing land use designation nor the proposed comprehensive plan amendment contemplate any economic related development of the site, so the application does not impact this policy.

Policy 20: *Capital Improvement Plans and Land Use Plans, shall conduct fiscal analyses which identify and refine the most cost effective use of regional and local public services. (Note: specific policies (a-c) to accomplish this goal have not been reprinted here.)*

Response: The proposed comprehensive plan amendment would not impact regional and local public services.

Policy 21: *Support the development of public schools in areas where utilities are present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety and the school locations are consistent with the analysis recommended by WAC 365-196-425(3)(b).*

Response: The proposed comprehensive plan amendment would not result in significant numbers of new housing units and therefore would not impact public schools.

Policy 22: *The Growth Management Act requires counties planning under the Act to adopt a countywide planning policy in cooperation with the cities located in the county. The countywide planning policy is to be a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this (GMA) chapter. The purpose for the Benton County Wide Planning Policies is to meet this requirement of the Act. This document is a tool that will provide the necessary guidance to achieve consistency during the updating of comprehensive plans for the county and the cities.*

Response: The proposed comprehensive plan amendment would not directly impact this County Wide Planning Policy.

5. How the amendment furthers the purpose of the City's comprehensive plan.

The goals and policies of the City's land use plan are reprinted below followed by a brief response describing how the application is consistent with the goals and policies.

LU Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 1: Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View areas.

Policy 2: Facilitate planned growth and infill developments within the City.

Response: The proposed comprehensive plan amendment would provide for adjacent property owners to expand their lot boundaries and would maintain a central corridor of open space to accommodate the future installation of a walking path. As such, the application is compatible with existing Reata Ridge development.

LU Goal 2: Establish land uses that are sustainable and create a livable and vibrant community.

Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.

Policy 3: Ensure that the intent of the land use and districts are maintained.

Response: The proposed comprehensive plan amendment will provide for the expansion of back yards for existing residents within the Reata Ridge plat. The amendment would be a benefit to those residents and so would help to maintain a livable and vibrant neighborhood.

LU Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.

Policy 2: Encourage higher residential densities especially in and near the Central Business District area.

Policy 3: Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.

Response: The proposed comprehensive plan amendment would enable existing low density residential lots to enlarge their lot boundaries. It would not expand the variety of lifestyle and housing opportunities available in the City but would enhance housing for the existing residents of Reata Ridge.

LU Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.

Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.

Policy 2: Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities, and other types for high- tech uses.

Policy 3: Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.

Policy 4: Encourage the use of buffers or transition zones between non- compatible land uses.

Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be used in industrial or commercial developments to mitigate the impacts on residential uses.

Policy 6: Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and the Port of Benton.

Response: The proposed comprehensive plan amendment only involves residential lands and does not have a direct impact on this goal relating to commercial/industrial lands.

LU Goal 5: Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

Policy 1: Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.

Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.

Response: The proposed comprehensive plan would provide for a walking path through the Reata Ridge neighborhood and so does promote the overall well-being of neighborhood residents. Reata Ridge does not have sidewalks so this path would provide a safe place for homeowners to walk and ride their bikes.

LU Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland.

Policy 1: Revitalize declining commercial areas by promoting clean, safe, and pedestrian- and bicycle-friendly environments.

Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.

Policy 3: Encourage infill development and redevelopment in the Central Business District. Public Facilities

Response: This proposed comprehensive plan amendment is not located near the Central Business District or other commercial areas, does not involve commercial, high density residential or mixed use zoning and so does not impact this goal.

LU Goal 7: Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.

Policy 1: Locate municipal facilities within their service areas and ensure the grouping of facilities within neighborhoods, whenever feasible.

Policy 2: Ensure that the scale, and location of public facilities are compatible with or buffered from existing and planned surrounding areas.

Policy 3: Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.

Policy 4: Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.

Response: The proposed comprehensive plan amendment would eliminate 12.9 acres of open space in a location that both the City and the Badger Mountain South developers have declined to make the financial investments needed to develop a public park. The conclusion is that the site is not appropriately sited to provide for efficient public open space. It is physically isolated from the Badger Mountain South neighborhoods that it is intended to serve.

LU Goal 8: Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses without infringing on private property rights.

Policy 1: Ensure that lands designated Urban Reserve remain in this holding category to serve future demand for land.

Policy 2: Apply the Agricultural designation in the Yakima River floodplain.

Policy 3: At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP.

Policy 4: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Policy 5: Define and identify mineral resource lands located within its boundaries that are not already compromised by on-site, immediate, or adjacent urban growth and that have long-term significance for the extraction of minerals on a commercially-viable basis.

Policy 6: Property and/or mineral rights owners should work with the City and appropriate agencies for protection of these sites. Designate mineral resource lands located in the City of Richland that meet the Criteria for Classification of Mineral Resources (WAC 365-190-070).

Policy 7: Ensure that land uses surrounding the Richland Airport are compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Coordinate with the Port of Benton to restrict land uses in airport areas that would create conflict or negatively impact the safe and effective airport operations.

Response: The unique circumstances addressed in these land use policies do not apply to this application, as the site is not used for agricultural production; is not near the waterfront; is without any known historical or archeological significance; is not a mineral resource area; or near the Richland Airport.

LU Goal 9: Within Island View, the City will implement a Single Family Overlay land use designation for clusters of property that are currently used as single family residences which have high probability of being redeveloped with non-residential land uses.

Policy 1: The city will use the Single Family Overlay concept only in those instances where the majority of property owners have expressed a preference for its use.

Policy 2: Areas designated as Single Family Overlay will be zoned for single- family residential uses, as identified in the city's R-2 Medium Density Residential zoning district.

Policy 3: Areas designated as Single Family Overlay will remain as such until property owner(s) bring forward a request to remove the overlay and change the zoning to the designation contained in the Island View Subarea Plan. In such cases, an amendment to the comprehensive plan is not necessary.

Policy 4: Applicants bringing forward a request to change the zoning of property designated Single Family Overlay should demonstrate that the land proposed for amendment is: a) large enough to support redevelopment for non-single family residential land uses; and b) will have sufficient access to City streets and utility systems to support redevelopment.

Policy 5: Whenever properties designated with the Single Family Overlay are rezoned for non-single family residential uses in accordance with Policy 4 above, the Single Family Overlay designation should be removed from the subject property.

Response: The site is not located within the Island View area, so these land use policies do not apply.

LU Goal 10: Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.

Policy 1: Monitor evolving state and federal statutory amendments and judicial precedent so that timely amendments or changes can be made in the process of implementing the comprehensive plan policies and development regulations.

Policy 2: Process comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all due process rights.

Policy 3: Process timely, fair, and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.

Response: The application has been prepared and filed in compliance with City regulations that are in place to facilitate a fair and open hearing process and provide the public with adequate notice.

Natural Environment NE Goal 1: Promote the protection, conservation, and restoration of natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use.

Policy 1: Use the critical areas ordinance, SMP, the state environmental policy act (SEPA), and other ordinances, as applicable, to designate and protect the critical areas and natural environment.

Policy 2: Consider the goals and policies of the SMP as part of this Comprehensive Plan. Encourage development of water-oriented recreational, cultural, and commercial facilities in certain Columbia River locations, consistent with the SMP and its criteria of no net loss of ecological functions, to enhance and diversify Richland's community recreational resources and its attractiveness to tourists.

Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.

Policy 4: Encourage the public and/or private acquisition of the prominent ridges in the south Richland area to preserve views, protect shrub- steppe habitat, and to provide public access. Consider the preservation of the ridges and hillside areas through various standards.

Policy 5: Develop an integrated pedestrian trail system to provide access through the City's important natural features, such as prominent ridges and rivershore areas and provide necessary trail linkages between these natural features.

Response: Shoreline policies do not apply to the site which is well removed from any rivershore area. Neither does this site include prominent ridges, shrub-steppe habitat, sensitive habitat areas or wildlife habitat areas. The site has not been identified as a critical area on City critical areas maps. The proposed plan amendment does provide for a future walking path across the site and so would provide for the expansion of pedestrian trails within the neighborhood.

Historic and Cultural Resources HP Goal 1: Preserve significant historic structures, districts, and cultural resources that are unique to Richland.

Policy 1: Encourage preservation and promotion of adaptive reuse of historic “Alphabet Homes” of Richland.

Policy 2: Coordinate with local tribes, federal, state and local agencies to protect historic and cultural resources.

Response: There are no structures on site and no known historic or cultural resources are present.

UD Goal 1: Create a physically attractive and culturally vibrant, pedestrian- and bicycle-friendly environment in the City.

Policy 1: Establish and enhance the positive attributes of residential, commercial, central business, and other districts with appropriate transition between them.

Policy 2: Encourage redevelopment and upgrade of suitable commercial areas.

Policy 3: Improve streetscape and connectivity for safe and pedestrian-friendly environments.

Policy 4: Promote public arts, museums, and interpretive centers in coordination with public plazas and community spaces that reflect the unique history and culture of Richland.

Response: The proposed plan amendment provides for a walking path across the site and so would make the Reata Ridge neighborhood more pedestrian friendly.

UD Goal 2: Revitalize commercial areas, such as areas in the Central Business District including the Uptown retail area and the Island View area.

Policy 1: Enhance the appearance, image, and design character of the Central Business District.

Policy 2: Ensure adequate public transit, bicycle, and pedestrian access in the commercial centers along with parking and landscaping.

Policy 3: Enhance the welcoming experience into the community through well- designed gateway features in prominent locations.

Policy 4: Design the public realm, including streetscapes, parks, plazas, and civic amenities for the community to gather and interact.

Policy 5: Provide continuity among adjacent uses by using cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.

Response: This Urban Design goal is not directly applicable to the proposed plan amendment.

UD Goal 3: Development through appropriate design, should protect natural features such as rivers, shorelines, ridgelines, steep slopes, and archaeological and historical resources.

Policy 1: Development should be sensitive to existing topography and landscape, and should minimize environmental impacts.

Policy 2: Hillside development should, as much as practical, blend with the natural shape and texture of the land.

Policy 3: Lighting should be designed so as to promote public safety as well as promote "Dark Sky" principals.

Response: The site of the proposed plan amendment does not contain shorelines, steep slopes or ridgelines and there are no known archeological or historical resources on site. Therefore, this Urban Design goal is not directly applicable to this proposed plan amendment.

UD Goal 4: Promote community beautification by enhancing public spaces and thoroughfares and encouraging private property beautification.

Policy 1: Improve the appearance of all city- owned space and major thoroughfares.

Policy 2: Promote programs to improve landscaping. Encourage xeriscaping and use of native plants.

Policy 3: Promote more attractive signage throughout the City, especially in commercial districts.

Response: The proposed plan amendment would provide for the private ownership of existing vacant land, thereby providing opportunities for landowners to make investments to beautify their private property.

6 Describe how the amendment is internally consistent with the City's comprehensive plan as well as other adopted city plans and codes:

Questions 3 – 5 (see above) describe how this application is consistent with the goals of the Growth Management Act, the Countywide Planning Policies and the goals of the City's Comprehensive Plan.

In addition, the Badger Mountain South Land Use and Development Regulations (LUDR) which are intended to implement the Badger Mountain South Subarea Plan contain specific plans for park and trail improvements for the Badger Mountain South community. (See Chapter 5 of the LUDR – Civic Space Standards.) While both the LUDR and the Subarea plan designate the site as part of the "Civic" land use designation, there is a disconnect between the land use designation and the specific LUDR standards. Park standards for landscaping and park facilities are set forth for the various neighborhoods within Badger Mountain South. No mention is made of the subject site and no improvements to this open space area are identified within the LUDR. In a similar fashion, the LUDR details trail standards and identifies general locations for future trail corridors. No trail corridor was planned to cross the subject site and no connection from the trail system to the site was called out in the LUDR.

The Badger Mountain South Subarea Plan includes goal and policy statements specific to parks, including the following:

Goal #1. Provide an integrated system of parks, recreation facilities, trails and open spaces as an asset that enhances the community's quality of life.

BMSP Objective 1.1 - Develop parks and open space that includes retaining existing drainage areas as natural open space, creating linear and other park types, and establishing a range of recreational opportunities that are linked by trails and walkways. [emphasis added]

BMSP Objective 1.2 - Integrate natural habitat into parks and trail systems through the use of native and other drought-tolerant plantings that support the local wildlife and conserves water. [emphasis added]

The plat of Reata Ridge was originally planned to be built around a golf course, and the subject site was to be part of the course. However, development plans changed, with the City's adoption of the subarea plan. Prior to the adoption of the subarea plan, the Reata Ridge plat was approved and developed under Benton County regulations. Prior to the subdivision of Reata Ridge, the site had been graded to accommodate the future golf course. This resulted in the alteration of the contour of the land and removal of native vegetation. Therefore, Goal #1, as cited above is not applicable and cannot be realized. There is no existing drainage area to retain and no natural vegetation to preserve. Whatever habitat existed prior to development has been significantly compromised. A review of the environmental impact statement prepared for the subarea plan does not identify any environmentally sensitive areas or conditions present on Tract C that would call for its preservation as a natural area.

In summary, the open space designation applied to the subject site is not intended to become a city park or a school site. Neither the subarea plan or the LUDR identify any park or trail improvements for the site at all. The prior disturbance of the site has significantly diminished its value as natural habitat. Finally, the fact that the Reata Ridge development was completed without the establishment of a homeowners' association means that there is no mechanism in place to maintain the property as common open space. This leaves the subject site without a legitimate use except as private open space. Use of the property as private open space would provide for the enjoyment and benefit of individual owners of the site and the land would continue to be left in an open space condition.

7. If applicable, how the project will meet concurrency requirements for transportation

Concurrency requirements are not applicable to this proposed comprehensive plan amendment.

8. Supplemental environmental review and/or critical areas review

The application includes a completed environmental checklist, which is attached.

9. Comprehensive Plan Text Amendment

This application does not contemplate any changes to the text of the plan.

10. Comprehensive Plan Map Amendment

The following slides are attached to the application:

- 10a. Existing Badger Mt. South Subarea Plan Land Use Map & Existing City Comprehensive Plan Land Use Map

- 10b. Requested Comprehensive Plan Land Use Designation
- 10c. Complete Legal Description of Subject Site
- 10d. Vicinity Map Showing Land Use, Roads and Utilities
- 10e. Topographical Map
- 10f. Current Zoning Map
- 10g. Map of Proposed Development

- 10h. An application to amend the City zoning map to reclassify the subject site to R-1-12 Single Family Residential zoning is attached.
- 10i. No development beyond the proposed boundary line adjustment and installation of a walking path is anticipated.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

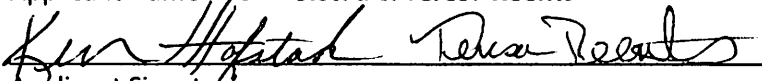
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agents(s) of the owners(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirement of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

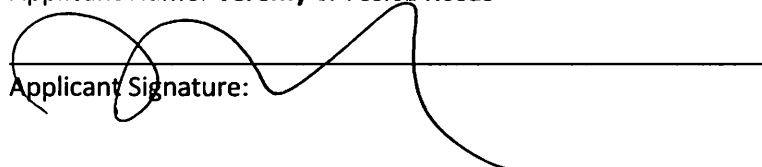
Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Name: Ken Hofstad & Teresa Reents


Applicant Signature:

2-23-2022
Date:

Applicant Name: Jeremy & Yesica Rosas


Applicant Signature:

2/28/2022
Date:

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

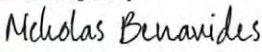
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agents(s) of the owners(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirement of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

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Applicant Name: **Nicholas Benavides**

DocuSigned by:

 Applicant Signature: BC02FE6729704A2...

02/25/2022

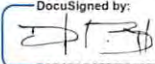
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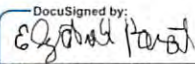
Applicant Name: **Blake & Brittney Kluse**


 Applicant Signature:

2/24/22
 Date:

Applicant Name: **David & Elizabeth Bryant**

DocuSigned by:

 Applicant Signature: 7C8888805DD0644C...

DocuSigned by:

6CFCD0D118748C...

02/25/2022

Date:

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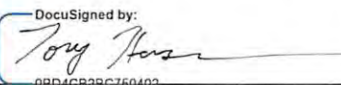
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Applicant Name: **Jeffrey & Renee Leaumont**


Applicant Signature:

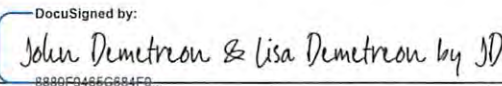
2/25/22
Date:

Applicant Name: **Tony Henson & Kelli Corkill**

DocuSigned by:

9BD4CB28C750402...
Applicant Signature:

02/25/2022
Date:

Applicant Name: **John & Lisa Demetreon**

DocuSigned by:

8890F9485G684F0...
Applicant Signature:

02/25/2022
Date:

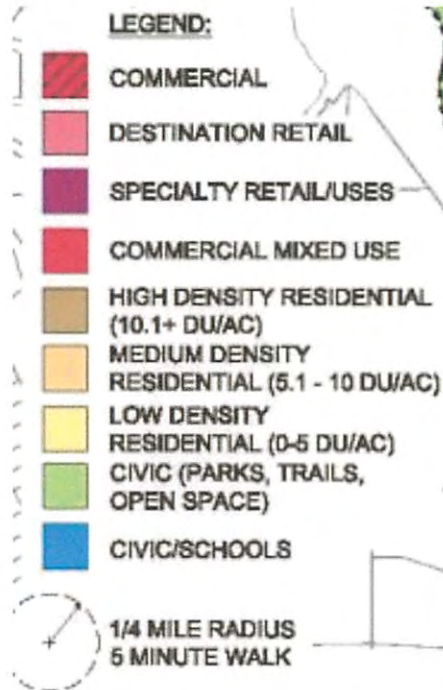
Reents/Hofstad Comprehensive Plan Amendment

Badger Mountain South Subarea Plan

Existing Land Use Plan

10a. Current Land Use Map Designation

Slide 1

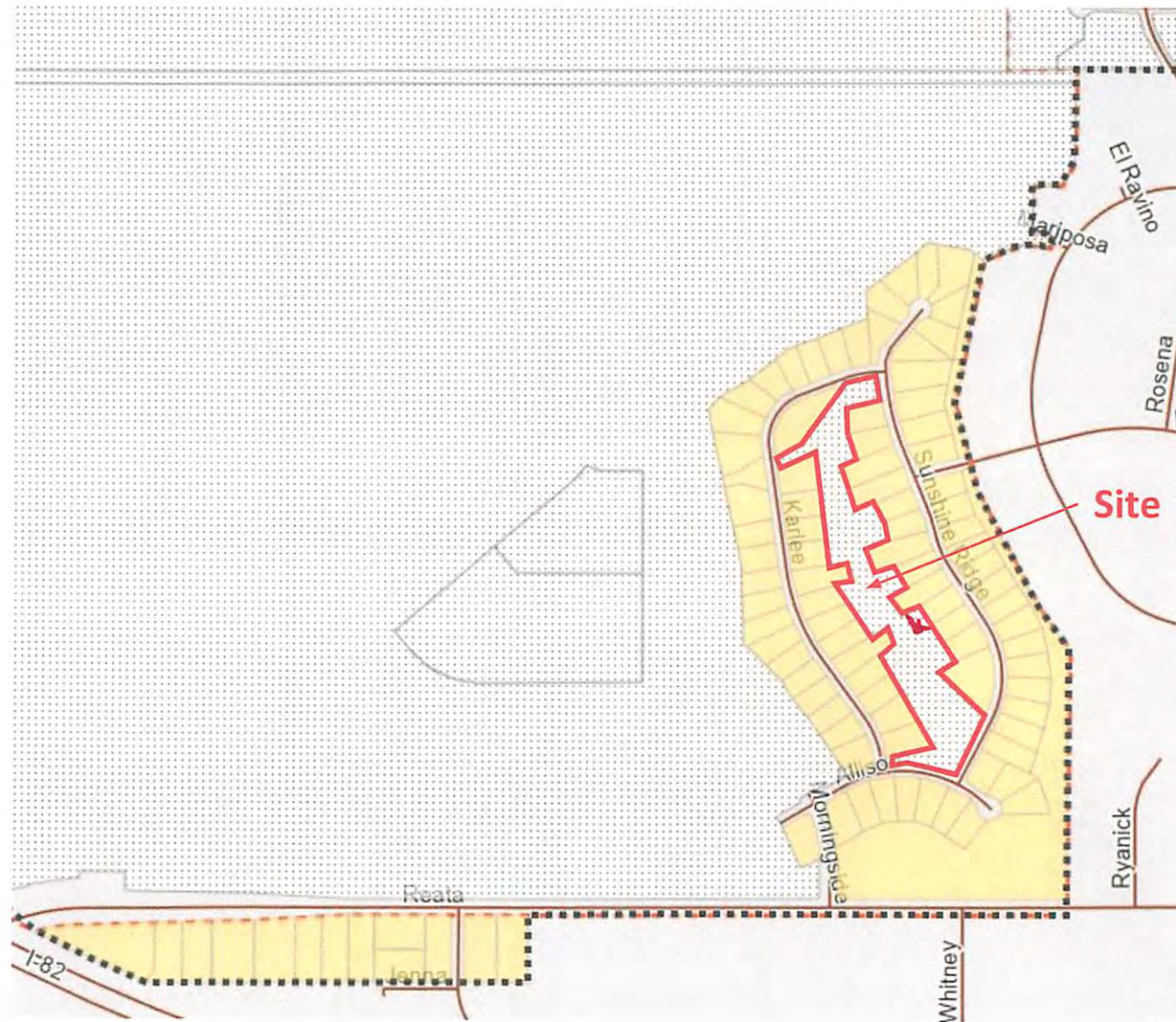


10a. Current Land Use Designation Slide 2

Reents/Hofstad Comprehensive Plan Amendment City Comprehensive Plan Existing Land Use Plan

Parcel Land Use Type

-  AGR - Agriculture
-  BC - Business Commerce
-  BMS - Badger Mountain South
-  BRP - Business Research Park
-  CBD - Central Business District
-  COM - Commercial
-  CR - Commercial Recreation
-  DOS - Developed Open Space
-  GCOM - General Commercial
-  HDR - High Density Residential
-  IND - Industrial
-  LDR - Low Density Residential
-  MDR - MDR - Medium Density Residential
-  NOS - Natural Open Space
-  PBF - Public Facility
-  RES-OFF - Multifamily Residential Office
-  RR - Retail Regional
-  UBR - Urban Reserve
-  URD - Urban Recreation District
-  WTF - Waterfront

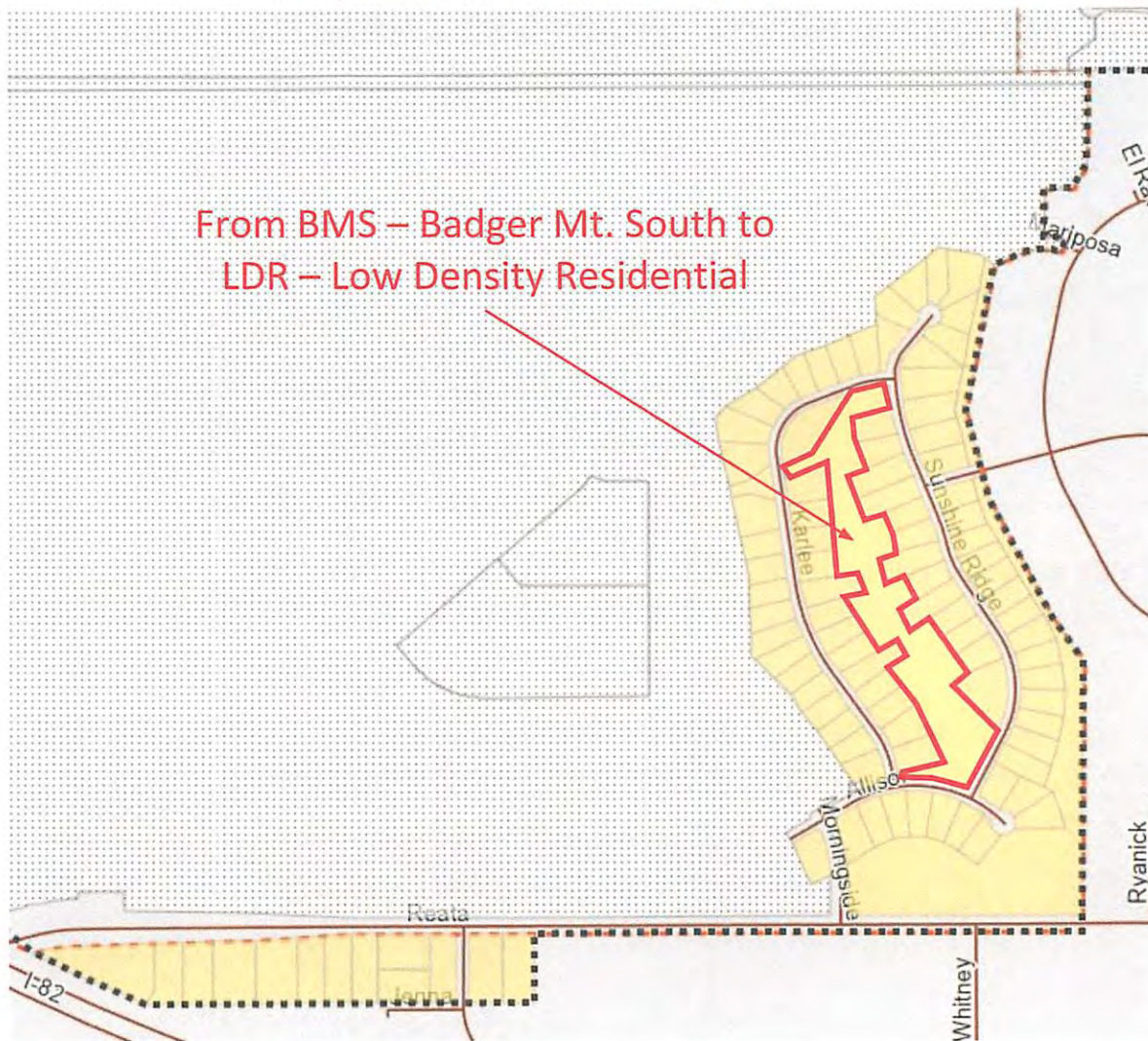


10b. Requested Land Use Map Designation

Proposed Land Use Designation

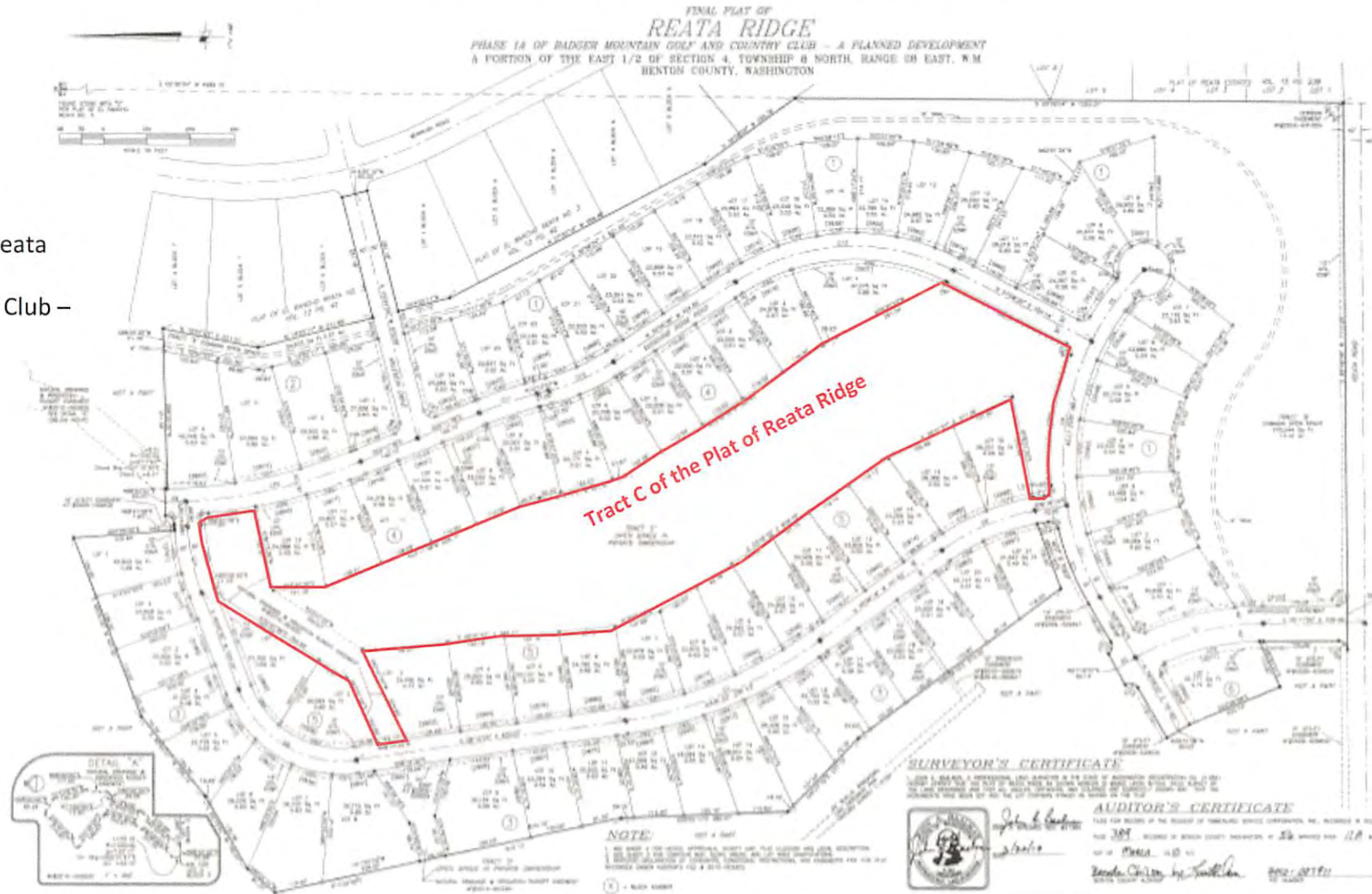
Parcel Land Use Type

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-  WTF - Waterfront



Reents/Hofstad Comprehensive Plan Amendment

Tract C of the Final Plat of Reata Ridge, Phase 1A of Badger Mountain Golf and Country Club – a Planned Development



10d. Vicinity Map

Slide 1 – Land Use/Roads

Notes:

- All lots within the plat of Reata Ridge have been developed with single family residences.
- Properties to the east of the plat of Reata Ridge are located in unincorporated Benton County and also consist of single family residences.
- Land to the west and north of Reata Ridge is currently in agricultural production and will be converted into urban uses as the Badger Mountain South plan is implemented.
- Roads within the plat of Reata Ridge and East Reata Road are classified as local streets.
- The City of Richland critical areas maps do not identify any critical areas that may exist on site.

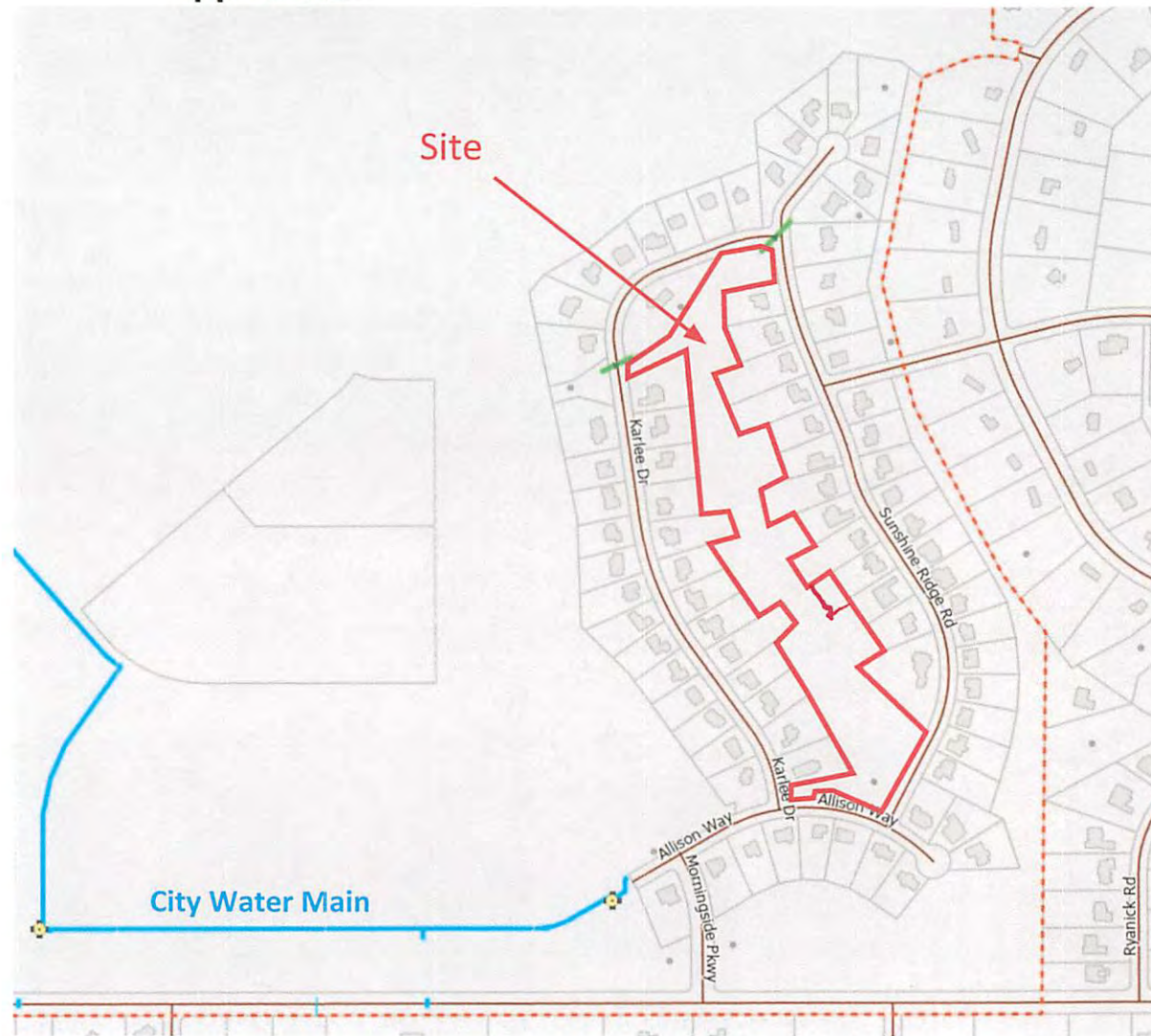


Reents/Hofstad Comprehensive Plan Application

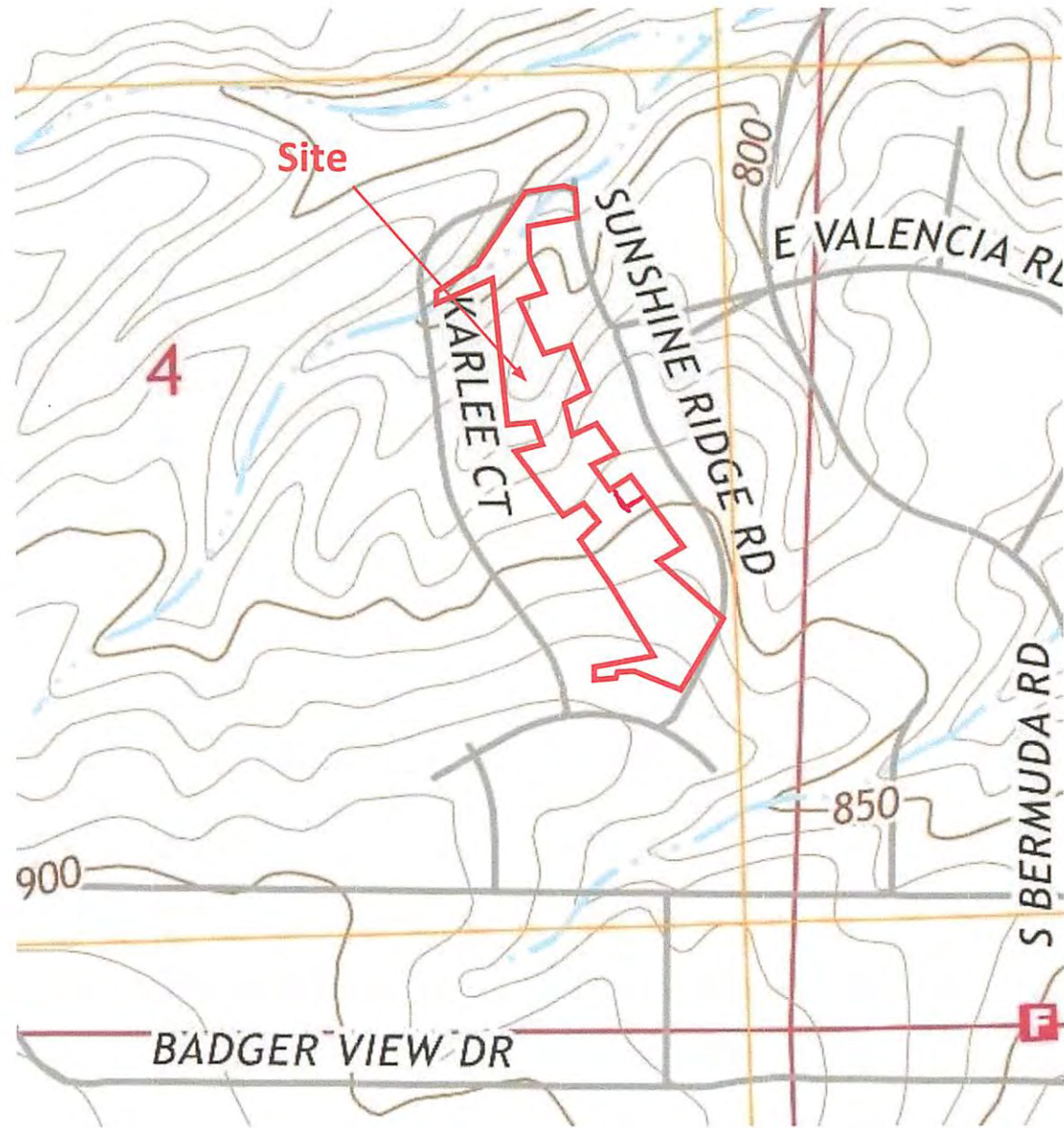
10d. Vicinity Map Slide 2 - Utilities

Notes:

- City water serves the plat of Reata Ridge. Individual lots are served by Badger Mountain Irrigation Dist.
- Residences within Reata Ridge are served by individual septic tank systems, not public sewer.
- Power is provided by Benton County PUD, not City of Richland.
- Irrigation water is provided by the Badger Mountain Irrigation District.



10e. Topographical Map
Slide 1



10e. Elevation Map
Slide 2

Reents/Hofstad Comprehensive Plan Amendment



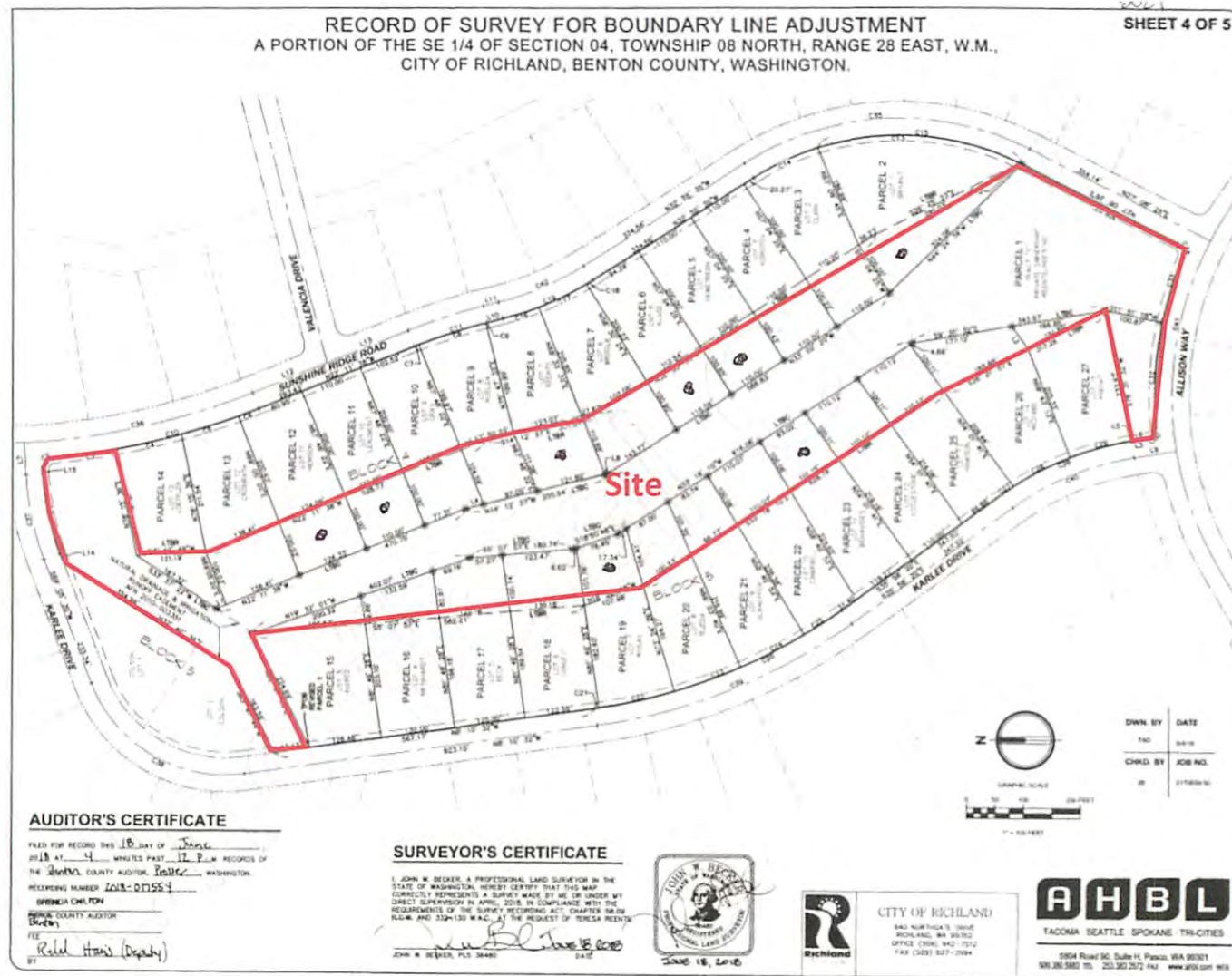
Reents/Hofstad Comprehensive Plan Amendment

10g. Proposed Development

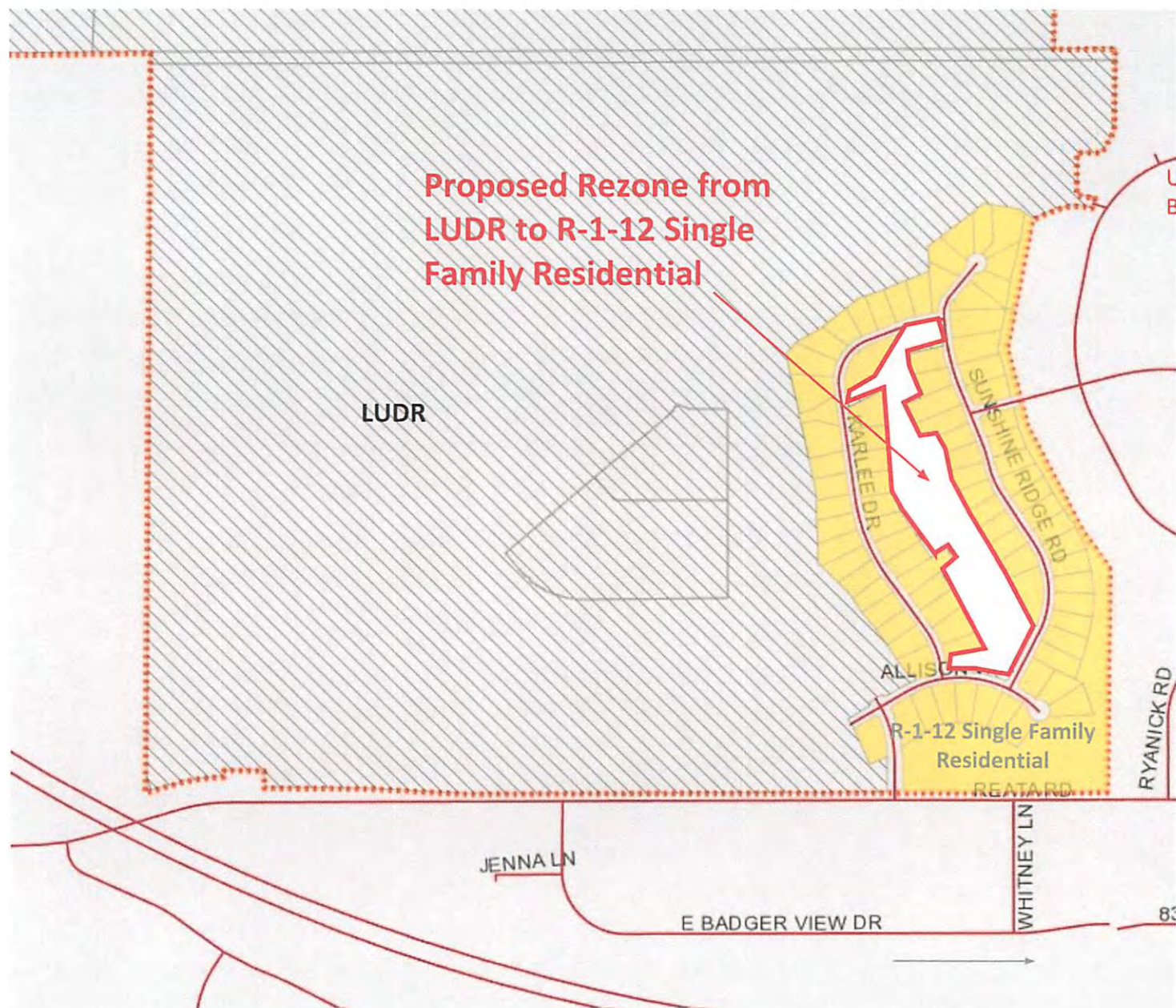
Note:

- Proposed development to consist of series of boundary line adjustments, enabling adjacent lot owners to expand the size of their back yards.
- A central corridor would remain available for future installation of a walking path.
- No improvements to streets, storm drainage, systems, water supply, sanitary sewer are proposed.
- No changes to traffic or circulation patterns are proposed.

• parts already sold



10h. Proposed Rezoning





*Copy of Application submitted 2021
for Rezone

Zoning Map Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Reents, Hofstad, Rosas, Benavides, Bryant, Kluse, Leaumont, Henson, Corkill

Address: various - see attached supplemental sheet page 1

Phone:

Email:

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Teresa Reents & Ken Hofstad

UBI#:

Contact: Teresa Reents

Address: 2853 Sunshine Ridge Rd, Richland WA 99352

Phone: 509-521-1055

Email: teresarealty@gmail.com

DESCRIPTION OF WORK

The proposal calls for the conversion of an approximately 12.9-acre tract of land from an open space designation under the Badger Mountain South Master Plan Land Use and Development Regulations (LUDR), removing it from the provisions of the LUDR and changing the zoning to R1-12 Single Family Residential. A separate application to remove the property from the LUDR is being submitted to the City.

PROPERTY INFORMATION

Parcel #: 8 parcels: 10488403000-9000; -5007; -5011; -4001; -4005; -4007; -4010; -4011

Legal Description: Tract C of the Plat of Reata Ridge; a portion of E1/2 of Sec 4, T8N, R28E, WM, Benton County WA

Current Zoning: LUDR

Current Comp Plan: Badger Mtn South

Requested Zoning: R1-12

Current Use: open space

Proposed Use: Expansion of Residential Lots

Area of Property: 12.9 acres

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Any hardship that may result in the event the rezone is not granted:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Identify impacts on the environment and public safety:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

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Applicant Printed Name: Reents, Hofstad, Rosas, Benavides, Bryant, Kluse, Leaumont, Henson, Corkill

Applicant Signature: See attached supplemental pages 5 & 6 for Multiple Owner Signatures Date January, 2021

SUPPLEMENTAL SHEET
REENTS/HOFSTAD ET AL. ZONING MAP AMENDMENT APPLICATION
FOR TRACT C OF THE PLAT OF REATA RIDGE
January 2021

INTENT

The property owners petition to have a 12.9-acre open space tract (Tract C of the Plat of Reata Ridge) removed from the provisions of the Badger Mountain South Land Use and Development Regulations (LUDR) and to place R1-12 zoning on the property, which is the same zoning as all the surrounding properties. A series of boundary adjustments would then be completed to enlarge the back yards of the adjacent lots (refer to Figure 1.) A narrow strip of property running along the center of the tract would be retained to provide for an informal walking path for the benefit of the Reata Ridge residents.

The proposed rezone acknowledges that retaining the site as open space does not and would not benefit the residents of Badger Mountain South. It provides for property owners to increase their lot sizes and still retain a smaller open space tract that can be developed with a private walking trail for the benefit of the Reata Ridge residents. This makes sense for both the residents of the Reata Ridge plat and for the development of Badger Mountain South.

OWNERSHIP

Reents and Hofstad purchased Tract C and subsequently transferred ownership of portions of Tract C to adjacent residential lot owners (refer to Figure 2) as follows:

Owner Name	Parcel ID #	Mailing Address	Acreage*
Ken Hofstad & Teresa Reents	104884030009000	2853 Sunshine Ridge Rd Richland, WA 99352	10.74
Teresa Reents	104884030004007	2853 Sunshine Ridge Rd Richland, WA 99352	0.56
Jeremy & Yesica Rosas	104884030005007	2894 Karlee Drive Richland, WA 99352	0.23
Nicholas Benavides	104884030005011	2950 Karlee Drive Richland, WA 99352	0.23
David & Elizabeth Bryant	104884030004001	2931 Sunshine Ridge Rd Richland, WA 99352	0.36
Blake & Brittney Kluse	104884030004005	2877 Sunshine Ridge Rd. Richland, WA 99352	0.25
Jeffrey & Renee Leaumont	104884030004010	2831 Sunshine Ridge Rd. Richland, WA 99352	0.25
Tony Henson & Kelli Corkill	104884030004011	2829 Sunshine Ridge Rd. Richland, WA 99352	0.29
*Acreage reported consists only of lands included in the open space Tract C, not the adjoining residential lot.			

DESCRIPTION OF WORK

The proposal calls for the conversion of an approximately 12.9-acre tract of land from an open space designation under the Badger Mountain South Master Plan Land Use and Development Regulations

(LUDR), removing it from the provisions of the LUDR and changing the zoning to R1-12 Single Family Residential. A separate application to remove the property from the LUDR is being submitted to the City.

THE UNIQUE CHARACTERISTICS, IF ANY, OF THE PROPERTY OR CIRCUMSTANCES OF THE OWNER

To adequately describe the unique characteristics of this property, some understanding of its history is required.

The site was included as a part of the Badger Mountain South Planned Development project approved by Benton County in the early 2000's, several years prior to its annexation into the City of Richland. The project had been initiated years earlier but languished until environmental review and design alterations were completed. The version of the plan approved by the County was for a golf course with single family homes and some multi-family units abutting the golf course fairways. In fact, Tract C was originally intended as a golf hole surrounded by a single-family residential subdivision (the plat of Reata Ridge). Developer NorAm Investment, Inc. abandoned their plans for the golf course and pursued a different development plan with the City of Richland now known as the Badger Mountain South Master Planned Community. NorAm Investments, Inc. completed an annexation of approximately 1,600 acres into the City, including both the plat of Reata Ridge and the subject open space Tract C. Final approval of the plat of Reata Ridge was granted by Benton County months before the annexation took place, creating the open space Tract C and the 77 lots within the plat that have been subsequently developed with single family homes (refer to Figure 3).

Following annexation, NorAm Investments, Inc. worked with the City to develop the Badger Mountain South Subarea Plan, which was implemented by the Land Use and Development Regulation (LUDR), a separate code that superseded standard zoning regulations for the lands included within Badger Mountain South. Since the lots within the Reata Ridge plat had mostly been developed, they were excluded from the provisions of the LUDR. However, as NorAm Investment had retained ownership of the subject open space Tract C, it was included in the LUDR and designated as open space.

NorAm Investments later sold Tract C to Teresa Reents and Ken Hofstad, who intended to allow the adjacent lot owners within the Reata Ridge to adjust their lot boundaries and increase the size of their back yards while still retaining a smaller open space tract within the center portion of the parcel. However, lot owners who purchased the additional square footage to add onto their lots have been unable to obtain building permits for fencing, backyard pools or sheds as the LUDR regulations in place on the open space do not provide for such improvements.

The outcome of these actions has resulted in the private ownership of an open space Tract C that cannot be put to beneficial use by the owners. Nor can it be developed with open space amenities. While included within the Badger Mountain South LUDR, there are no plans for trails, parks or other improvements specified for this property. (Refer to Figure 4.) Also, there is not a Reata Ridge homeowners association in place that could take on the responsibility for development and maintenance of park facilities on this land.

ANY HARDSHIP THAT MAY RESULT IN THE EVENT THE REZONE IS NOT GRANTED

If the zone change request is denied, the property will remain in private ownership but without any use. Neither NorAm Investments (the original property owner) nor the City have expressed any interest in developing park facilities within this open space Tract C. The residents of Reata Ridge lack a

homeowner's association that could possibly develop and maintain private park facilities. Prior to its current open space designation, the land was farmed and then later graded for future golf course construction. The result of these prior disturbances is that no native vegetation or animal habitat exists that is worthy of preservation. Neither are there any natural features such as wetlands or vistas present to preserve. The result of all these factors is that Tract C has been created which has no appropriate use and does not satisfy public needs for park facilities or natural land preservation goals. In fact, the current open space designation prevents the property owners from making improvements on the property such as fencing, sheds, pools or similar facilities that are typically associated with residential back yards.

THE MANNER IN WHICH THE PROPOSED REZONE CONFORMS TO PATTERNS IN ADJACENT ZONES

The proposed rezone would place R1-12 Single Family Residential zoning on the site, which is the same zoning that exists within the Reata Ridge plat that surrounds the open space Tract C. (See Figure 5.)

BENEFICIAL OR ADVERSE EFFECTS THE GRANTING OR DENIAL OF THE REZONE WOULD HAVE ON ADJACENT OR SURROUNDING ZONES

The beneficial effects of the rezone to the adjacent lots are clear. The adjacent lot owners would be able to purchase additional square footage to increase the size of their backyards and would be able to utilize the space as allowed under R1-12 zoning regulations, with landscaping, fencing, sheds, pools and similar structures. A smaller parcel of land located within the center portion of the existing open space Tract C would still be available for use by the adjacent residents. There would be no known adverse effects to surrounding or nearby properties that would result from the granting of the rezone request.

The adverse effects of denial of the rezone would leave the property owners with open space regulations that prevent them from making use of their properties. Further denial of the rezone would provide no benefit to the surrounding or nearby properties.

ANY BENEFICIAL OR ADVERSE EFFECTS THE GRANTING OR DENIAL OF THE REZONE WOULD HAVE IN RELATION TO THE OVERALL PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AND THIS TITLE

The Badger Mountain South Sub Area Plan calls for generous amounts of open space for the purpose of parks and trails to be developed throughout the planning area. In fact, the purpose statement of the LUDR (Section 1B1.h) reads as follows: "*Conserve areas for parks, trails and open spaces by establishing a connected open space network.*" Section 5H of the LUDR provides such a plan for a trail layout to serve the Badger Mountain South area. (Refer to Figure 4.) However, the plan does not include any trail connection to the subject site. In fact, the open space Tract C is far removed from any trails or other public facilities called for in the Badger Mountain Sub Area plan. The isolation of the open space Tract C from the residents of Badger Mountain South renders the tract undesirable as an open space amenity. Therefore, the denial of the rezone would have no beneficial effect on the overall purpose and intent of the comprehensive plan.

The rezone would serve the overall purpose of the plan in that it would align the zoning of open space Tract C with all the surrounding properties within the Reata Ridge plat.

THE BENEFITS OR DETRIMENTS ACCRUING TO THE CITY WHICH WOULD RESULT FROM THE GRANTING OR DENIAL OF THIS SPECIAL PERMIT

In some locations throughout the City there are common open space tracts within subdivisions that are under the ownership of homeowner's associations. At times, some of these properties are not maintained and can become repositories of refuse and/or noxious weeds which can create fire hazards. Taxes on properties that no entity takes responsibility for are sometimes left unpaid. While this is *not* currently the case with Tract C, retaining a large undeveloped property with no beneficial uses allowed to the adjacent owners could result in a lack of maintenance to the detriment of both the neighborhood and the City.

Conversely, approval of the rezone would allow the property owners to expand their back yards, adding improvements that would increase both their enjoyment of the property and the City's tax base.

WHETHER THE PROPOSED REZONE REPRESENTS A BETTER USE OF THE LAND FROM THE STANDPOINT OF THE COMPREHENSIVE PLAN THAN THE ORIGINAL ZONE

The plat of Reata Ridge is designated as Low Density Residential under the Badger Mountain South Sub Area Plan. The proposed rezone of Tract C would be entirely consistent with this land use designation and would serve to enhance the existing lots by allowing property owners to increase their existing lot sizes. This action would increase the value of the properties located within the plat. If denied, the property owners surrounding Tract C are left with adjacent land that they can not use.

WHETHER THE PROPOSED REZONE REPRESENTS SPOT ZONING AND WHETHER A LARGER AREA SHOULD BE CONSIDERED

The proposed rezone would match the existing zoning that is present in all the properties adjacent to the open space Tract C. It would result in R1-12 Single Family Residential zoning throughout the entire plat of Reata Ridge and therefore could not be considered a spot zone.

IDENTIFY IMPACTS ON THE ENVIRONMENT AND PUBLIC SAFETY

The proposed rezone would not result in an increase in density within the plat of Reata Ridge. In fact, it would provide opportunity for existing homeowners to increase the size of their properties wherever their lots border the open space Tract C. The open space Tract C has been disturbed in the past through farming and grading for use as a golf course hole. As such, it does not contain any natural habitat, features or amenities worthy for preservation. Therefore, there are no impacts on the environment that would result from the proposed rezone.

In terms of public safety, converting much of the property into yards that will be maintained by the adjacent homeowners will improve the value of the properties without increasing the demand or cost of public services. In fact, the land incorporated into the adjacent lots will likely be improved with landscaping and other amenities typical of residential backyards. Doing so would reduce the potential hazard of wildfire that could occur on an untended open space tract.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

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Applicant Name: **Ken Hofstad & Teresa Reents**

Applicant Signature:

Date:

Applicant Name: **Jeremy & Yesica Rosas**

Applicant Signature:

Date:

Applicant Name: **Nicholas Benavides**

Applicant Signature:

Date:

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Applicant Name: **David & Elizabeth Bryant**

Applicant Signature:

Date:

Applicant Name: **Blake & Brittney Kluse**

Applicant Signature:

Date:

Applicant Name: **Jeffrey & Renee Leaumont**

Applicant Signature:

Date:

Applicant Name: **Tony Henson & Kelli Corkill**

Applicant Signature:

Date:

FIGURE 1

Proposed Boundary
Line Adjustments
from Open Space
Tract into Adjacent
Residential Lots

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT A PORTION OF THE SE 1/4 OF SECTION 04, TOWNSHIP 08 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

SHEET 4 OF 5

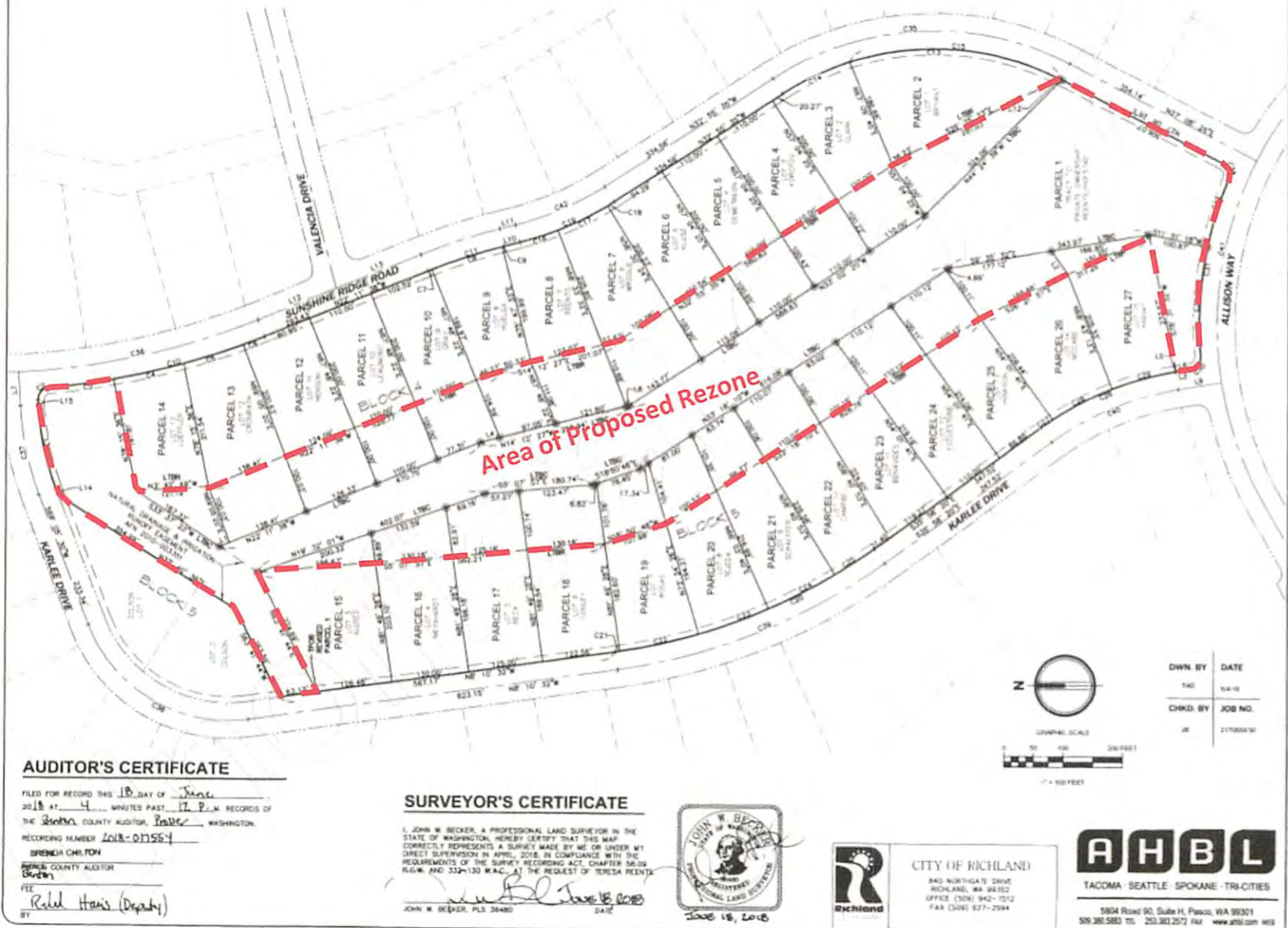


FIGURE 2
Ownership

Ownership of Tract C

1. Hofstad/Reents
2. Rosas
3. Benavides
4. Bryant
5. Kluse
6. Leaumont
7. Corkill



FIGURE 3
Final Plat of
Reata Ridge

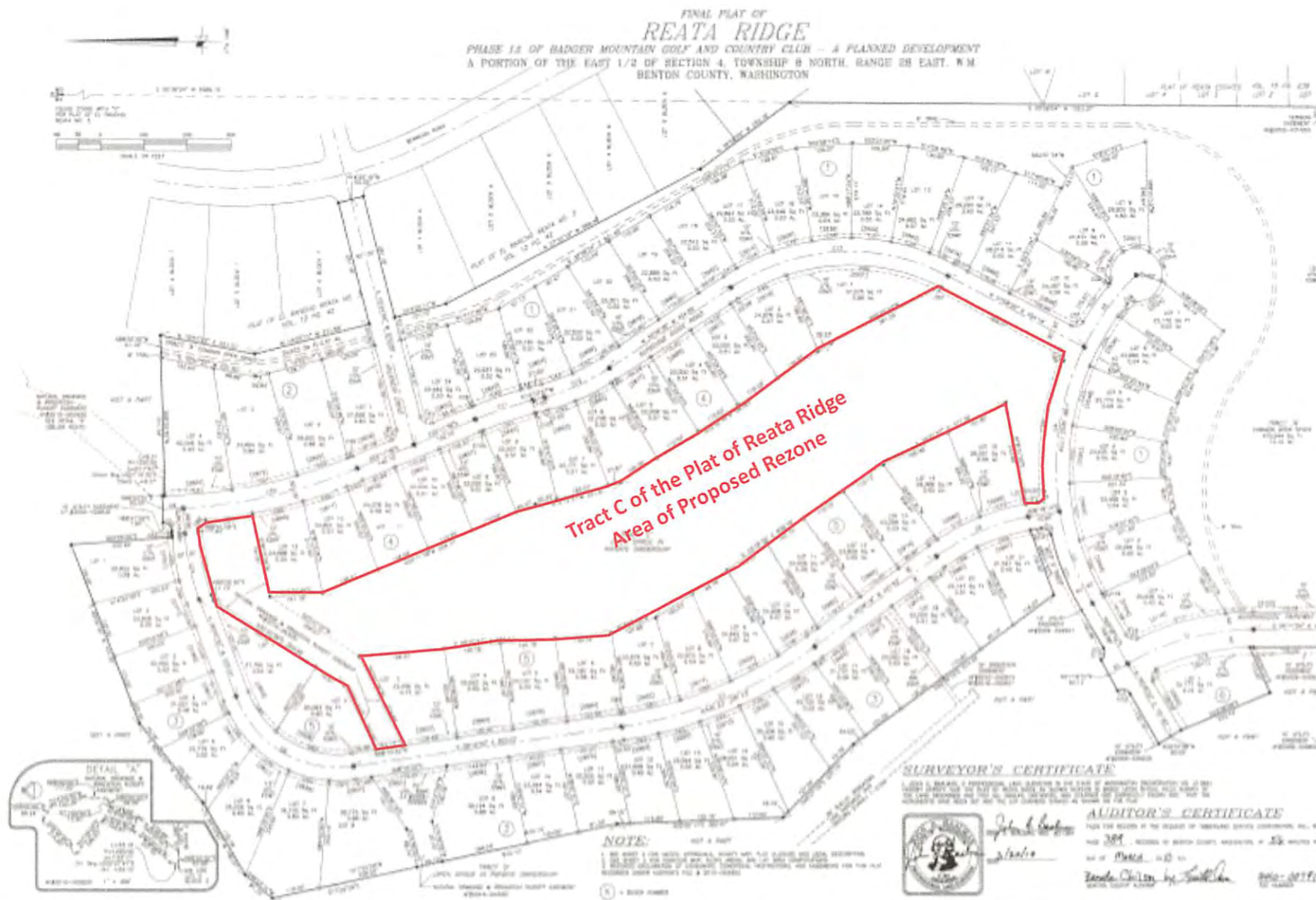


FIGURE 4:
Excerpt from
the Badger
Mountain
South LUDR

5.G TRAILS INTRODUCTION

The Illustrative Plan for Trail Layout and Trail Types identifies the location of the proposed trail system in Badger Mountain South. Four types of trails will be built within the community – Urban Trails located within the commercial centers, paved Primary and City Primary Trails for multi-uses, soft-surface Secondary Trails for walking and jogging, and an Equestrian Trail connection located at the eastern edge of the community that will link to an existing equestrian trail. At full buildout the project will include approximately 10 miles of trails and walking paths, and will provide connection locations for future development.

Two Trail Types are located in the Greenway Parks: City Primary Trails and Secondary Trails. These trails are intended to be the cross-community trail system that links all neighborhoods within Badger Mountain South. The City Primary Trail meanders within the Greenway Parks, sometimes near the adjoining streets, but primarily away from the streets and within the Greenway Park itself. Secondary Trails act as connector trails which link one side of the Greenway Park to the other or to the City Primary Trail.

TRAIL LEGEND

- CITY PRIMARY TRAIL
- PRIMARY TRAIL
- SECONDARY TRAIL
- EQUESTRIAN TRAIL
- URBAN TRAIL

5.H ILLUSTRATIVE PLAN FOR TRAIL LAYOUT AND TRAIL TYPES

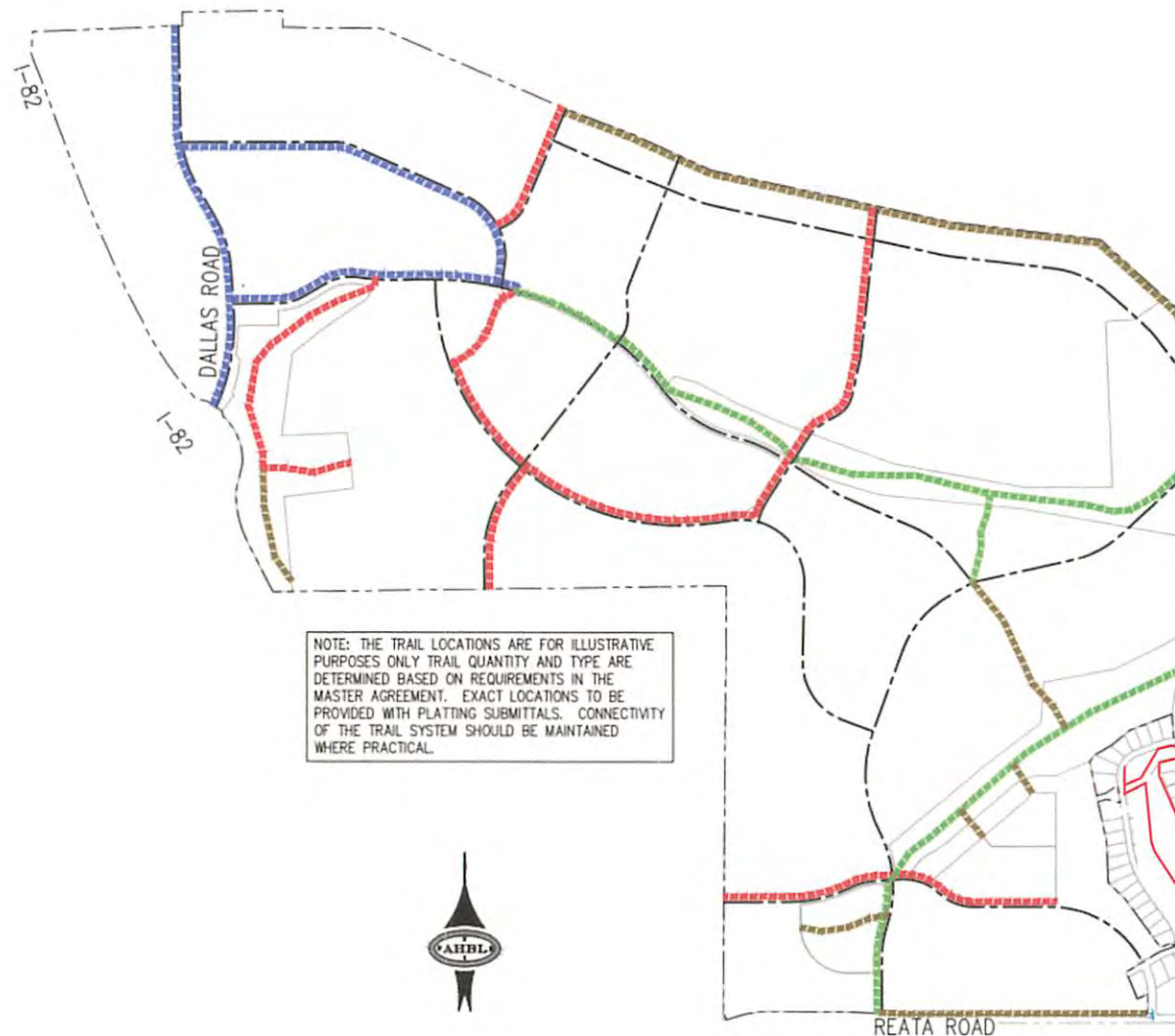
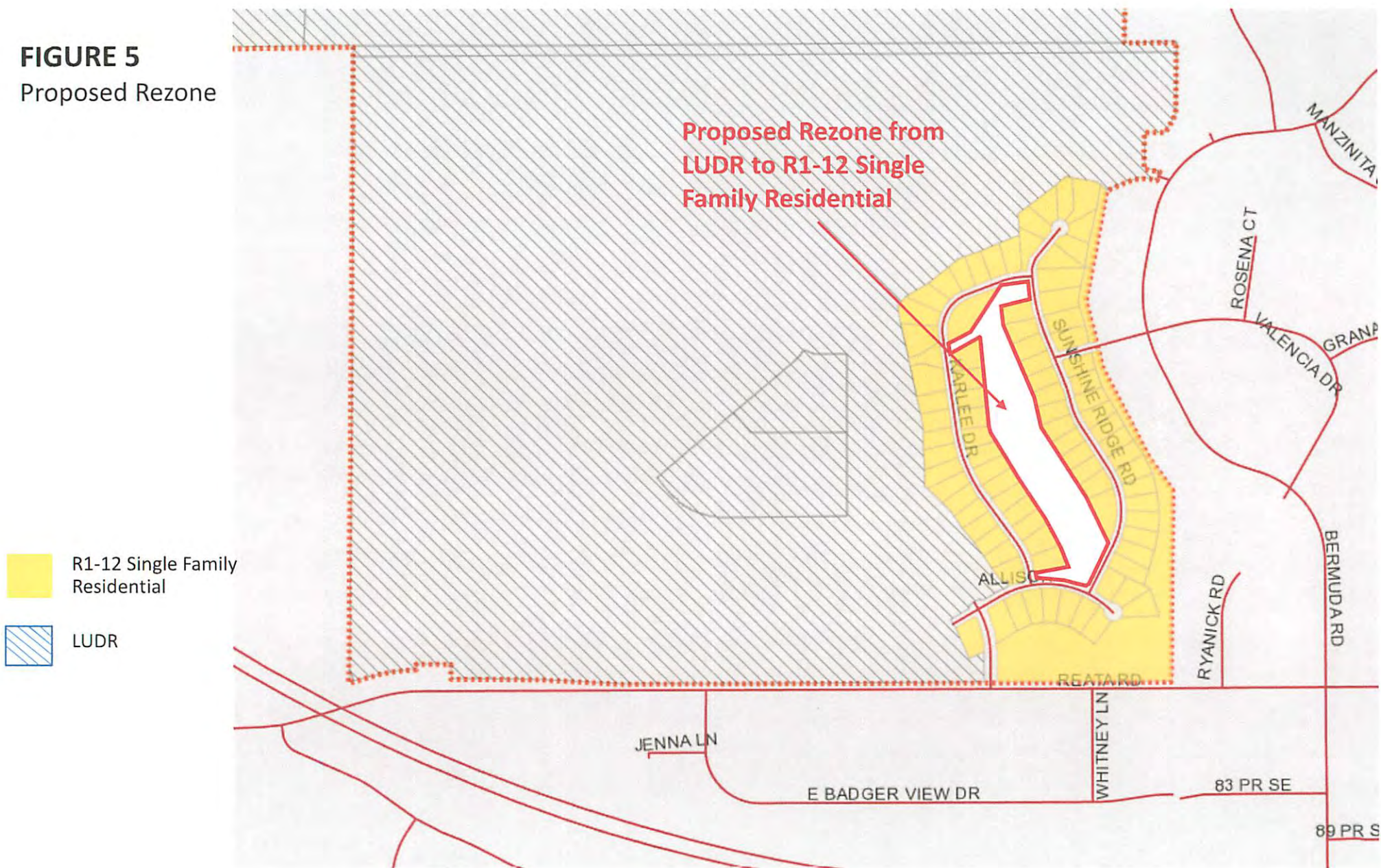


FIGURE 5
Proposed Rezone



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Comprehensive Plan and Rezone for Tract C of the Plat of Reata Ridge

2. Name of applicant:

Ken Hofstad and Teresa Reents

3. Address and phone number of applicant and contact person:

*2853 Sunshine Ridge Road,
Richland, WA 99352
509.521.1055*

4. Date checklist prepared:

February 22, 2022

5. Agency requesting checklist:

City of Richland Development Services

6. Proposed timing or schedule (including phasing, if applicable):

Anticipating approval of the comprehensive plan and rezone applications by end of 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Boundary line adjustments transferring portions of Tract C into adjacent residential lots and the future construction of a walking path.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Applicant to remove Tract C from the provisions of the Badger Mountain South Land Use and Development Regulations is currently under review by the City.

10. List any government approvals or permits that will be needed for your proposal, if known.

Comprehensive Plan Amendment and rezone.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Change in the land use designation in the comprehensive plan from open space to Low Density Residential and corresponding change in zoning from Civic to R-1-12 Low Density Residential on a 12.9 acre parcel. Intent is to provide for adjacent residential lot owners to expand their lots through a series of boundary line adjustments

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Tract C of the Plat of Reata Ridge. Site is located east of Karlee Drive and west of Sunshine Ridge Road.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

Less than 10%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Silt

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Future walking path is the only impervious surface proposed and would be no more than 4% of the area contained on the site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Compliance with existing dust and erosion control regulations.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None are needed.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
Not applicable.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
Not applicable.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No discharges would be generated by the proposal.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
Not applicable

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
No runoff anticipated over existing conditions.

2) Could waste materials enter ground or surface waters? If so, generally describe.
No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None are needed

4. Plants

a. Check the types of vegetation found on the site:

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

x grass

___pasture

___crop or grain

___Orchards, vineyards or other permanent crops.

___wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___water plants: water lily, eelgrass, milfoil, other

X other types of vegetation: **sagebrush, cheatgrass**

b. What kind and amount of vegetation will be removed or altered?

Only vegetation removal would be to accommodate walking path. Additionally as homeowners expand their backyards, existing vegetation would be removed for residential landscaping.

c. List threatened and endangered species known to be on or near the site.

None known to exist on site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed

e. List all noxious weeds and invasive species known to be on or near the site.

None known to exist on site.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, heron, eagle, **songbirds**, other:

mammals: deer, bear, elk, beaver, other: **small rodents, coyotes**

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None known to exist on site.

c. Is the site part of a migration route? If so, explain.

The site is part of the Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed

e. List any invasive animal species known to be on or near the site.

None known to exist on site.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

None proposed.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

1) Describe any known or possible contamination at the site from present or past uses.

None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:
None are proposed.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise typically associated with single family residences.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Proposal would not result in increased noise levels.

- 3) Proposed measures to reduce or control noise impacts, if any:

None are proposed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site is undeveloped. Adjacent properties on all sides of the site are developed with single family homes.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site and all of the Reata Ridge plat were formerly used as agricultural lands, though none of the land was designated as agricultural land of long term commercial significance.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

There are no structures on site

- d. Will any structures be demolished? If so, what?

Not applicable

- e. What is the current zoning classification of the site?

The site is designated as "Civic Space" under the Badger Mountain South Land Use & Development Regulations. It is assessed as undeveloped land and is fully taxed, not taxed as open space.

f. What is the current comprehensive plan designation of the site?

Open space under the Badger Mountain South Subarea Plan.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

No one would work or reside on the site.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None are needed

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None are needed

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No measures are proposed.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None are needed

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed

b. What views in the immediate vicinity would be altered or obstructed?

As no structures are proposed, no views would be altered.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

None are proposed

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

Lights from adjacent residential lots

- d. Proposed measures to reduce or control light and glare impacts, if any:

None are needed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No existing recreational uses would be displaced.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposed walking path would provide Reata Ridge residents with a safe place to walk.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None are known to exist on site. Site was previously disturbed with former agricultural use and mass grading of the site was completed when the site was planned to be converted into a golf course. Given the previous disturbance of the site and the fact that no additional disturbance of the site is proposed, except for a walking path, no professional studies were undertaken.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If cultural resources are discovered during the installation of a walking path, work on the project shall be stopped and the City of Richland would be notified within 24 hours of discovery.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Site contains frontage along Karlee Drive, Sunshine Ridge Road and Allison Way.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

None

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

None proposed.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None are needed

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Full range of utilities serving adjacent residential homes is present in the vicinity.

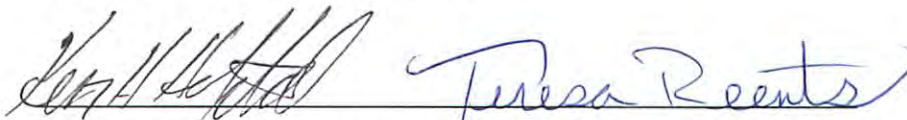
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are needed, except as lot owners expand the size of their lots, they may desire to irrigate additional area. In order to do so, approval from the Badger Mountain Irrigation District will be required.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Name of signee Ken Hofstad & Teresa Reents

Position and Agency/Organization Applicants (owners)

Date Submitted: February 23, 2022

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal does not involve the construction of structures, storage of toxic or non-toxic substances, discharges to water or production of noise.

Proposed measures to avoid or reduce such increases are:

None are needed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal would have minimal impacts to plants or animals and no impact to fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None are proposed.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal would not deplete energy resources and would not impact natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None are proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The site is not located within an identified environmentally sensitive area or critical area is not in or near a park, a wilderness, a river, a floodplain or a threatened or endangered species habitat. There are no known cultural or historic sites and the site is not been designated as prime farmland.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None are proposed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The site is far removed from any shoreline area. It would not result in additional development and so would result in minimal land use impacts.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None are proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal would not increase transportation demands or demands for public services and utilities. A possible exception is that adjacent lot owners increasing the size of their parcels may desire to increase the amount of their lot that is irrigated.

Proposed measures to reduce or respond to such demand(s) are:

Land owners wishing to increase their irrigation usage would have to gain approval from the Badger Mountain Irrigation District.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No known conflicts exist.

EXHIBIT 8



2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

November 21, 2022

Mike Stevens, Planning Manager
City of Richland – Development Services
625 Swift Blvd., MS-35
Richland, WA 99352

Subject: Review Comments for City of Richland 2022 Comprehensive Plan & Development Regulations Update

Dear Mr. Stevens:

The Kennewick Irrigation District has received your Comprehensive Plan Amendment Docket and Associated Rezones. KID provides the following comments regarding file number CPA2022-103 & Z2022-102 submitted by Hayden Homes, LLC – Clearwater Creek.

1. Irrigation water is available for this Development.
 - a. A crossing of the Amon Wasteway and improvements to existing KID pump facilities may be required to provide irrigation service to this Development.
2. Please note that permanent structures are not allowed within irrigation easements.
3. Please protect all existing irrigation facilities.

If you have any questions regarding these comments, please contact me at the address/phone number listed above.

Sincerely,

Daniel Tissell, P.E.
Assistant Engineering Manger

cc: LB\correspondence\File 1-8-28
Applicant via mail – Brian Thoreson, Hayden Homes, LLC., 2464 SW Glacier PL. Ste. 110, Redmond, OR 97756



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 2/4/2025

Agenda Category: Items of Business

Strategic Priority 3 - Focused Development

Subject:

Ordinance No. 2025-05, Amending Richland Municipal Code Title 23: Zoning Regulations and the City's Official Zoning Map to Conform to the Updated 2017 Comprehensive Plan (First Reading)

Department/Office
Development Services

Ordinance/Resolution Number:
2025-05

Document Type:
Ordinance

Recommended Motion:

Give first reading to Ordinance No. 2025-05, amending Richland Municipal Code Title 23: Zoning Regulations and the City's Official Zoning Map to conform to the updated 2017 Comprehensive Plan.

Summary:

In coordination with the 2022 Comprehensive Plan updates (considered under Ordinance No. 2025-04 on this same agenda), the City is obligated to implement changes to its development regulations as part of the annual update process. Accordingly, Ordinance No. 2025-05 considers two (2) applications to amend the City's Official Zoning Map consistent with the 2022 updates to the Comprehensive Plan Land Use Map.

Amendments to the Official Zoning Map are RMC 19.20.010 Type IV permit applications requiring open-record public hearings by the Planning Commission and City Council. The Planning Commission conducted a public hearing on December 14, 2022, after which it recommended approval of both proposed amendments to City Council. City Council will hold an open-record public hearing on February 4, 2025 prior to deliberation on this item.

The Planning Commission material generated in connection with the 2022 Comprehensive Plan amendments process is applicable to both ordinances (2025-04 and 2025-05) and is viewable under the staff report for Ordinance No. 2025-04.

Staff recommends approval of Ordinance No. 2025-05 for first reading.

Fiscal Impact: None.

Attachments:

I. Ordinance No. 2025-05

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
625 Swift Boulevard, MS-07
Richland, WA 99352

ORDINANCE NO. 2025-05

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,
AMENDING RICHLAND MUNICIPAL CODE TITLE 23: ZONING
REGULATIONS AND THE OFFICIAL ZONING MAP OF THE
CITY OF RICHLAND TO CHANGE ZONING ON CERTAIN
PARCELS OR PORTIONS OF PARCELS TO CONFORM TO THE
UPDATED COMPREHENSIVE PLAN OF THE CITY OF
RICHLAND.**

WHEREAS, this area-wide rezone includes reclassifying all, or portions of, parcels as indicated in Section 1 herein and depicted in the attached **Exhibit A**; and

WHEREAS, on April 26, 2022, Richland City Council held a workshop to review the proposed 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, on May 17, 2022, Richland City Council passed Resolution No. 2022-74, authorizing the 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, the Richland Planning Commission held a duly advertised public hearing on December 14, 2022 to accept testimony from anyone wishing to speak for or against the proposed changes to the Richland Comprehensive Plan or existing development regulations; and

WHEREAS, at the conclusion of the December 14, 2022 Planning Commission public hearing, the Planning Commission directed staff to prepare Findings of Fact and Conclusions of Law supporting the Planning Commission's decision to recommend approval of three (3) of the four (4) applications to City Council, and directing that findings be prepared to exclude File No.

CPA2022-102 (City View – COR Economic Development Division) from a favorable recommendation for approval by the Planning Commission; and

WHEREAS, on January 25, 2023, the Richland Planning Commission adopted Findings of Fact and Conclusions of Law recommending City Council approval of three (3) of the four (4) proposed amendments as evidenced in the Planning Commission’s meeting minutes; and

WHEREAS, the Richland Planning Commission did not recommend approval of CPA2022-102 (City View – COR Economic Development Division); and

WHEREAS, on February 4, 2025, Richland City Council held a duly advertised public hearing to consider the proposed amendments and the recommendation of the Planning Commission. All testimony from anyone wishing to speak for or against the changes was accepted, after which Council deliberated on the proposed changes; and

WHEREAS, Richland City Council reviewed the application materials, staff report, and comments concerning the proposed rezoning action; and

WHEREAS, concurrent with this Ordinance No. 2025-05, Richland City Council approved Ordinance No. 2025-04 to amend the City of Richland Comprehensive Plan to change the land use designations for two (2) sites that were recommended for zoning map change approval by the Planning Commission; and

WHEREAS, Richland City Council finds the proposed amendments to be in compliance with the Comprehensive Plan of the City of Richland as amended by Ordinance No. 2025-04 and area-wide rezone criteria of the Richland Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Change in Zones. To implement the 2022 amendments to the Comprehensive Plan of the City of Richland as adopted by Ordinance No. 2025-04, the property listed below is rezoned as follows:

- Parcel No. 1018-810-3000-0009 (10.43a) is rezoned from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S) (Hayden Homes application; **Exhibit A** – Pg. 1).
- Parcel No. 1048-840-3000-9000 and portions of Parcel Nos. 1048-840-3000-4011, 1048-840-3000-4010, 1048-840-3000-4007, 1048-840-3000-4005, 1048-840-3000-5007, 1048-840-3000-5008, 1048-840-3000-5011, 1048-840-3000-5013, 1048-840-3000-4001 and 1048-840-3000-5003 are rezoned from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12) (Theresa Reents application; **Exhibit A** – Pg. 2).

Section 2. Title 23 of the Richland Municipal Code and the Official Zoning Map of the City of Richland, as adopted by RMC 23.08.040, are hereby amended by amending Sectional Map Nos. 20 and 23, which are two (2) of a series of maps constituting said Official Zoning Map of the City of Richland, as shown on the attached **Exhibit A** and bearing the number and date of passage of this Ordinance, and by reference made a part of this Ordinance and of the Official Zoning Map of the City of Richland.

Section 3. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this Ordinance and the attached amended Sectional Map Nos. 20 and 23 (**Exhibit A**), duly certified by the City Clerk as a true copy.

Section 4. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 5. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 6. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

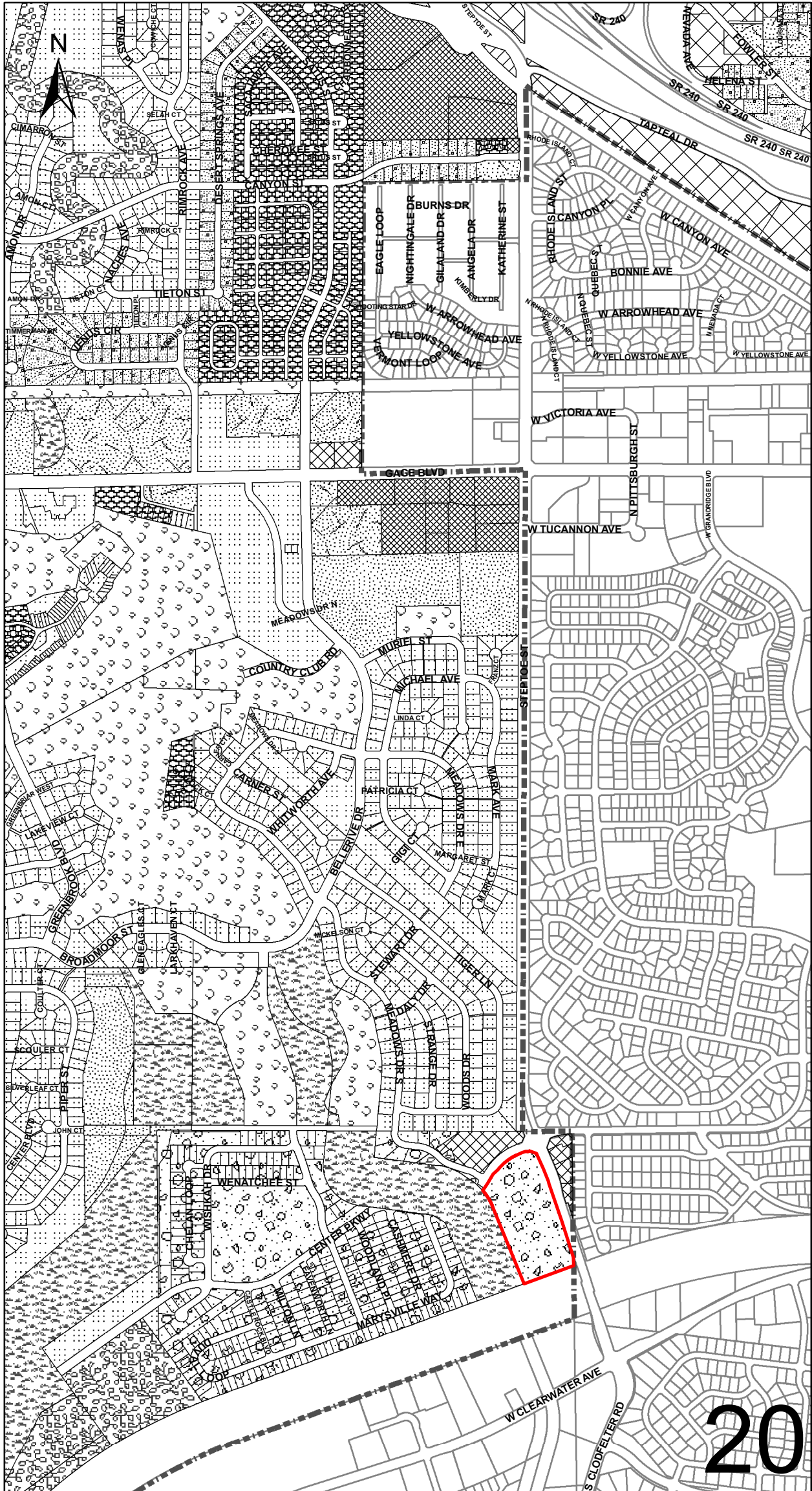
Heather Kintzley, City Attorney

First Reading: _____

Second Reading: _____

Date Published: _____

EXHIBIT A - Pg. 1 to Ordinance No. 2025-05; Passed 02/___/2025
Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S)





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 2/4/2025

Agenda Category: Items of Business

Strategic Priority I - High Performance Government

Subject:

Ordinance No. 2025-06, Vacating a Portion of Gay Road Right-of-Way (First Reading)

Department/Office
Public Works

Ordinance/Resolution Number:
2025-06

Document Type:
Ordinance

Recommended Motion:

Give first reading to Ordinance No. 2025-06, vacating a portion of Gay Road right-of-way.

Summary:

The City owns the right-of-way for Gay Road between State Route 240 and Snyder Street located on undeveloped land owned by LCR, Limited Liability Co. and addressed as 1991 and 2001 Snyder Street (parcel nos. 1340-810-0001-9000 and 1340-810-0000-3000). The right-of-way, as described in Exhibit A and depicted on Exhibit B to Ordinance No. 2025-06, is no longer needed for public street purposes since no pavement surface currently exists, and the segment of street is not needed to support future street system connectivity. In recognition of the City vacating this right-of-way, the property owner agrees to the placement of a pedestrian access easement on its property to facilitate pedestrian movement between the Vantage Pathway adjacent to SR-240 and the Horn Rapids Athletic Complex on Snyder Street. The easement will be filed concurrently with this vacation ordinance.

On January 7, 2025, Richland City Council adopted Resolution No. 2025-02, setting February 4, 2025 at 6:00 p.m. in the City Hall Council Chambers for a public hearing as required by state law. On January 20, 2025, notice was published that a public hearing would be held as described.

Staff recommends approval of Ordinance No. 2025-06 for first reading.

Fiscal Impact: None.

Attachments:

I. Ordinance No. 2025-06

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
625 Swift Boulevard, MS-07
Richland, WA 99352

ORDINANCE NO. 2025-06

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,
VACATING A PORTION OF GAY ROAD RIGHT-OF-WAY.**

WHEREAS, the City owns the right-of-way for Gay Road between State Route 240 (SR-240) and Snyder Street located on undeveloped land located at 1991 and 2001 Snyder Street (parcel nos. 1340-810-0001-9000 and 1340-810-0000-3000) and owned by LCR, Limited Liability Co.; and

WHEREAS, the right-of-way, as described in **Exhibit A** and depicted on **Exhibit B**, is no longer needed for public street purposes since no pavement surface currently exists, and the segment of street is not needed to support future street system connectivity; and

WHEREAS, in recognition of the City vacating this right-of-way, the property owner agrees to recordation of a pedestrian access easement on its property to facilitate pedestrian movement from the Vantage Pathway adjacent to SR-240 to the Horn Rapids Athletic Complex on Snyder Street; and

WHEREAS, on January 7, 2025, Richland City Council adopted Resolution No. 2025-02, setting February 4, 2025 at 6:00 p.m. in the City Hall Council Chambers as the time and place for a public hearing as required prior to a right-of-way vacation action; and

WHEREAS, notice was duly published on January 19, 2025 that a public hearing would be held on February 4, 2025 to take public testimony on the proposed right-of-way vacation action; and

WHEREAS, on February 4, 2025, a public hearing was held by Richland City Council to receive public testimony.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. The Gay Road right-of-way, as legally described in **Exhibit A** and depicted on **Exhibit B**, is hereby vacated.

Section 2. A pedestrian access easement encumbering either parcel no. 1340-810-0001-9000 or parcel no. 1340-810-0000-3000 shall be recorded in the public records of Benton County, Washington concurrently with the filing of this Ordinance.

Section 3. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached exhibits, duly certified by the Clerk as a true copy.

Section 4. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 5. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 6. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: _____

Second Reading: _____

Date Published: _____

EXHIBIT A
Legal Description

THAT PORTION OF THAT PUBLIC ROAD RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 152 OF DEEDS, PAGE 204, RECORDS OF BENTON COUNTY, WASHINGTON, SITUATE IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 28 EAST. WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON. SAID RIGHT-OF-WAY BEING A STRIP OF LAND 60.00 FEET IN WIDTH WITH 30.00 FEET OF SAID WIDTH LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°40'16" WEST 1338.89 FEET ALONG THE NORTH LINE OF SAID SECTION 34; THENCE SOUTH 0°55'57" WEST 30.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF SNYDER STREET AND THE POINT OF BEGINNING;

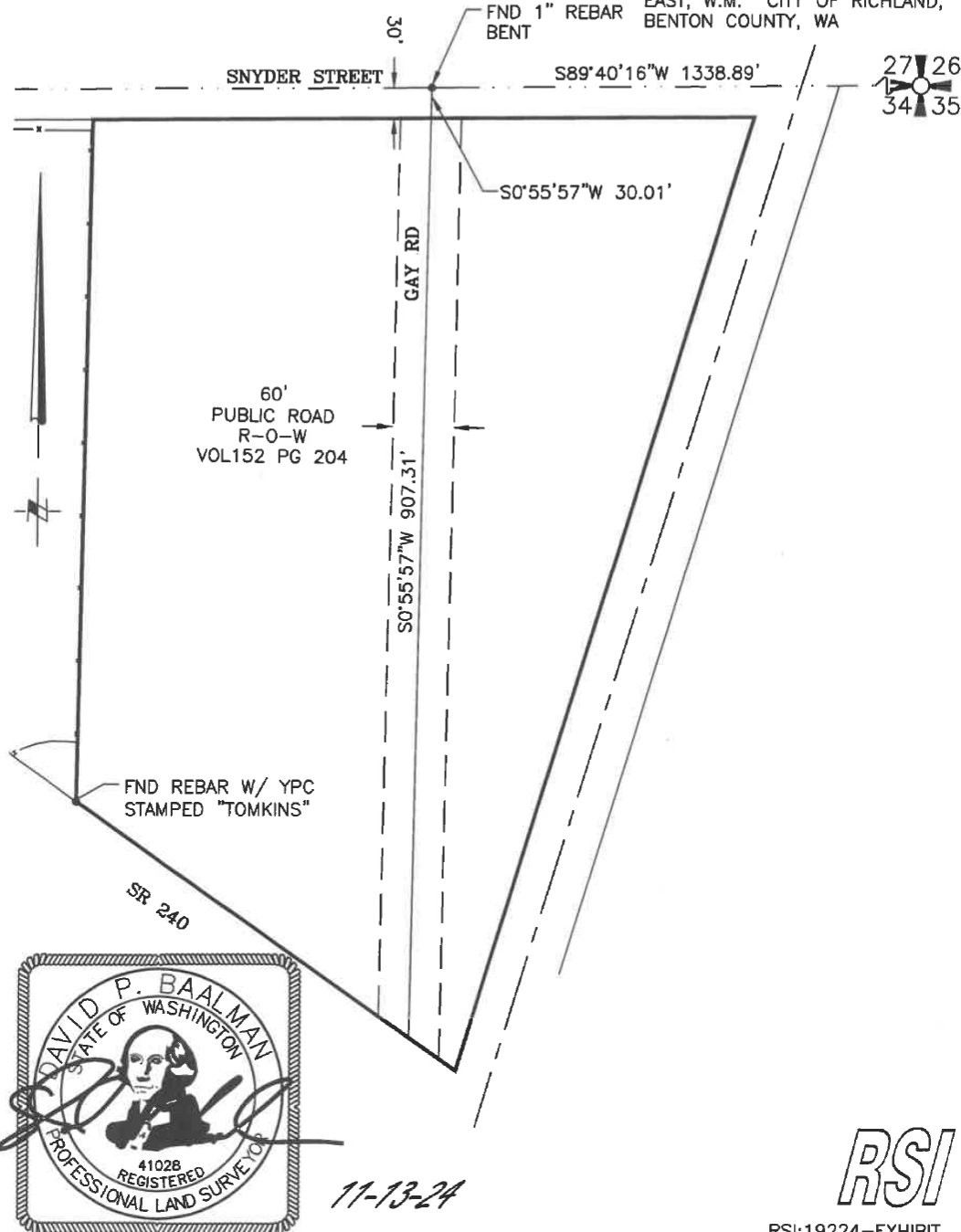
THENCE CONTINUING SOUTH 0°55'57" WEST 907.31 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF STATE ROUTE 240 AND THE TERMINUS OF SAID DESCRIBED CENTERLINE.

THE SIDELINES OF SAID STRIP TO BE SHORTENED OR LENGTHENED TO TERMINATE AT THE SOUTHERLY RIGHT-OF-WAY MARGIN OF SNYDER STREET AND AT THE NORTHERLY RIGHT-OF-WAY MARGIN OF STATE ROUTE 240.

EXHIBIT B
Depiction

EXHIBIT MAP

LOCATED IN THE NW 1/4 OF
THE NE 1/4 OF SECTION 34
TOWNSHIP 10 NORTH, RANGE 28
EAST, W.M. CITY OF RICHLAND,
BENTON COUNTY, WA



RSI

RSI:19224-EXHIBIT



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 2/4/2025

Agenda Category: Items of Business

Strategic Priority 1 - High Performance Government

Strategic Priority 2 - Financial Sustainability

Subject:

Resolution No. 2025-22, Amending the 2025-2030 Transportation Improvement Program related to the SR-240/Aaron Interchange Improvements Project

Department/Office
Public Works

Ordinance/Resolution Number:
2025-22

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2025-22, authorizing that the 2025-2030 Six-Year Transportation Improvement Program is hereby amended to incorporate modifications to the SR-240/Aaron Drive Complete Streets Improvement Project as attached in Exhibit A.

Summary:

RCW 35.77.010 requires local jurisdictions to prepare and adopt a perpetual six-year Transportation Improvement Program (TIP). On June 4, 2024, Richland City Council approved Resolution No. 2024-76 adopting the 2025-2030 TIP. Updates to existing transportation projects are required to be adopted into the TIP in order to receive federal or state funding. The SR-240/Aaron Drive Complete Streets Improvement Project, which reconfigures the highway interchange to resolve a significant traffic choke point in the City and improves pedestrian accessibility, successfully received Move Ahead Washington (MAWA) grant funds from the Washington State Legislature to be administered by the Washington State Department of Transportation (WSDOT).

Adding and modifying projects on the 2025-2030 TIP requires Council action which will facilitate WSDOT processes and release of funding. As required by state law, Richland City Council held a public hearing on February 4, 2025 to receive public input on the proposed amendment to the 2025-2030 TIP to continue the required steps in project delivery.

The City's best interests are served by amending the 2025-2030 TIP to allow receipt of MAWA grant funds in support of the SR-240/Aaron Drive Complete Streets Improvement Project.

Staff recommends adoption of Resolution No. 2025-22.

Fiscal Impact: None.

Attachments:

I. Resolution No. 2025-22

RESOLUTION NO. 2025-22

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING AN AMENDMENT TO THE 2025-2030 SIX-YEAR
TRANSPORTATION IMPROVEMENT PROGRAM FOR THE
SR-240/AARON DRIVE COMPLETE STREETS IMPROVEMENTS.**

WHEREAS, RCW 35.77.010 requires local jurisdictions to prepare and adopt a perpetual six-year Transportation Improvement Program (TIP); and

WHEREAS, on June 4, 2024, Richland City Council adopted Resolution No. 2024-76, approving and adopting the 2025-2030 TIP; and

WHEREAS, updates to existing transportation projects are required to be adopted into the TIP in order to receive federal or state funding; and

WHEREAS, the SR-240/Aaron Drive Complete Streets Improvement Project, which reconfigures the highway interchange to resolve a significant traffic choke point and improve pedestrian accessibility, successfully received Move Ahead Washington (MAWA) funds from the Washington State Legislature to be administered by the Washington State Department of Transportation (WSDOT); and

WHEREAS, adding and modifying projects on the 2025-2030 TIP requires Council action which will facilitate WSDOT processes and the release of funding; and

WHEREAS, as required by state law, Richland City Council held a public hearing on February 4, 2025 to receive public input on the proposed amendment to the 2025-2030 Transportation Improvement Program; and

WHEREAS, the City's best interests are served by amending the 2025-2030 TIP to continue the required steps in delivery of the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the 2025-2030 Six-Year Transportation Improvement Program is hereby amended to incorporate modifications to the SR-240/Aaron Drive Complete Streets Improvement Project as attached in **Exhibit A**.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

This space intentionally left blank.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of February, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Six Year Transportation Improvement Program
From 2025 to 2030

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
02	1	SR-240/Aaron Drive Complete Streets Improvements SR240 SR240 EB Ramp to I-182 EB Ramp Construct grade separated eastbound ramp from EB SR240 to EB I-182. Reconstruct existing SR240/Aaron Dr intersection. Construct pedestrian facilities to cross SR-240.	WA-12909	06/04/24	06/04/24	02/04/25	2024-76	03		0.890	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025		0	OTHER	2,800,000	0	2,800,000
S	PE	2025		0	MAW	1,000,000	0	1,000,000
P	CN	2028		0	OTHER	36,000,000	0	36,000,000
Totals				0		39,800,000	0	39,800,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	1,000,000	1,000,000	1,800,000	0	0
CN	0	0	0	36,000,000	0
Totals	1,000,000	1,000,000	1,800,000	36,000,000	0