



Agenda
Board of Adjustment Meeting
Thursday, December 18, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

1. August 21, 2025 Board of Adjustment Meeting Minutes

Public Hearing Explanation:

New Business - Public Hearing:

2. 1319 Jubilee Street - Major Variance (PLN-T2-2025-00017)
- Ryan Nelson, Planner

Communications:

Adjournment

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.



BOARD OF ADJUSTMENT AGENDA ITEM COVERSHEET

Meeting Date: 12/18/2025

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject

August 21, 2025 Board of Adjustment Meeting Minutes

Department

Development Services

Recommended Motion

Move to approve the Meeting Minutes for August 21, 2025 Board of Adjustment meeting.

Summary

Meeting minutes for the August 21, 2025 Board of Adjustment Meeting are attached for review and consideration.

Attachments

I. 2025.08.21 Board of Adjustment Meeting Minutes - DRAFT

Fiscal Impact Summary None.



**MINUTES
BOARD OF ADJUSTMENT MEETING
THURSDAY, AUGUST 21, 2025
Richland City Hall – Council Chambers
625 Swift Boulevard**

Board of Adjustment Regular Meeting - 6:00 p.m.

Chair Raffa called the Board of Adjustment meeting to order at 6:00 p.m.

Welcome and Roll Call:

Attendance: Chair Raffa	Present
Vice-Chair Van Hoff	Present
Board Member Booker	Present
Board Member Bricker	Present
Board Member McKinley	Present

Also present were Planning Manager Stevens, Planner Nelson and Administrative Assistant II Kirkpatrick.

Approval of Agenda:

BOARD MEMBER MCKINLEY MOVED AND BOARD MEMBER BRICKER SECONDED THE MOTION TO APPROVE THE AGENDA. MOTION PASSED 5-0.

Approval of Minutes:

Chair Raffa presented the meeting minutes of the July 17, 2025 meeting.

BOARD MEMBER BRICKER MOVED AND BOARD MEMBER BOOKER SECONDED THE MOTION TO APPROVE THE MINUTES OF JULY 17, 2025 AS PRESENTED. MOTION PASSED 5-0.

Public Hearing:

Administrative Assistant II Kirkpatrick read the Public Hearing Explanation.

New Business

323 Seaside Court – Major Variance (PLN-T2-2025-00016)

Planner Nelson went over the staff report and the staff's recommendation referring to the site plan and zoning maps. The applicant requested a variance to construct a 5-foot by 14-foot handicap-accessible bathroom addition at the rear of the existing home. The proposed addition would encroach approximately five (5) feet into the required twenty-five (25) foot rear

yard setback in the R-1-10 zoning district (RMC 23.18.040), resulting in a reduced setback of twenty (20) feet.

With no questions currently for staff, Chair Raffa opened the public Hearing at 6:05 p.m. The applicant KT's Construction Services LLC spoke to the Board about the proposed project and offered to answer questions.

With no questions Chair Raffa closed public hearing at 6:08 p.m.

BOARD MEMBER MCKINLEY MOVED, AND BOARD MEMBER BRICKER SECONDED THE MOTION TO APPROVE THE APPLICATIONS AS PRESENTED. MOTION PASSED 5-0.

COMMUNICATIONS:

Planning Manager Stevens reminded the Board about the upcoming BCC Appreciation Dinner in September, sponsored by the city. He announced that a new Senior Planner will begin the day after Labor Day, bringing the Planning Department back to full staff. Mr. Stevens also provided a brief overview of his planning background. He noted there are no new items for next month; therefore, there will be no September meeting.

Member Booker asked that site plans be the most up to date in the published packet, as the one shown tonight had a few more details. The site plan shown in the meeting will be included with the minutes.

ADJOURNMENT:

Chair Raffa adjourned the meeting at 6:14 pm.

PREPARED BY:

Carly Kirkpatrick, Administrative Assistant II

APPROVED BY:

Justin Raffa, Chair



BOARD OF ADJUSTMENT AGENDA ITEM COVERSHEET

Meeting Date: 12/18/2025

Agenda Category: New Business - Public Hearing

Prepared By: Ryan Nelson, Planner

Subject

1319 Jubilee Street - Major Variance (PLN-T2-2025-00017)

Department

Development Services

Recommended Motion

Move that the Board of Adjustment Approve the variance request to RMC 23.38.070, authorizing an increase in height from six (6) feet to eight (8) feet for the wall located at 1319 Jubilee Street. This approval is based on the Findings of Fact and Conclusions of Law as stated above and is subject to the conditions of approval.

Summary

The applicant is requesting a variance from RMC Chapter 23.38.070 – Fences, to increase the existing estate wall along Keene Road to be increased from six (6) feet to eight (8) feet in height for the subject property. The site, 1319 Jubilee Street, is located parallel to Keene Road and the Keene Road Trail, south of Jubilee Street, southeast of Lambert Street, and northwest of Englewood Drive. According to the City's internal GIS, the site is approximately 12,220 square feet in size, which consists of a one-family detached dwelling, an in-ground swimming pool, and a detached accessory building. The parcel is relatively flat and is generally square. Parcels within the immediate vicinity are similarly sized and contain one-family detached dwellings and other similar detached accessory buildings.

Attachments

- I. PLN-T2-2025-00017 - 1319 Jubilee St - Full Staff Report

Fiscal Impact Summary None.

CITY OF RICHLAND
PLANNING DIVISION

625 Swift Boulevard, MS-35
Richland, WA 99352
(509) 942-7794



BOARD OF ADJUSTMENT
STAFF REPORT

File Number: PLN-T2-2025-00017
Prepared By: Ryan Nelson, Senior Planner

Meeting Date: December 18, 2025

General Information

Applicant: Daniel Jacobs

Property
Owner: Same as Applicant

Location: 1319 Jubilee Street, Richland, WA 99352

Parcel #: 127981070003005

Request: To allow for the height of the existing estate wall along Keene Road to be increased from six (6) feet to a maximum of eight (8) feet for the subject property.

Zoning: R-1-12 (Single-Family Residential – 12,000)

Legal Description: Section 27 Township 9 Range 28 Quarter NE Plat Subdivision
Cherrywood Estates, Phase Two, Block 3, Lot 5, Recorded 04/30/2007, AF# 2007-013312.

Adjacent Uses:
North: One-Family Detached Dwellings
East: One-Family Detached Dwellings
South: Keene Road Trail and Keene Road
West: One-Family Detached Dwellings

Reason for Request

The applicant is requesting a variance from RMC Chapter 23.38.070 – Fences, to increase the existing estate wall from six (6) feet to eight (8) feet in height.

Applicable Richland Municipal Code Review

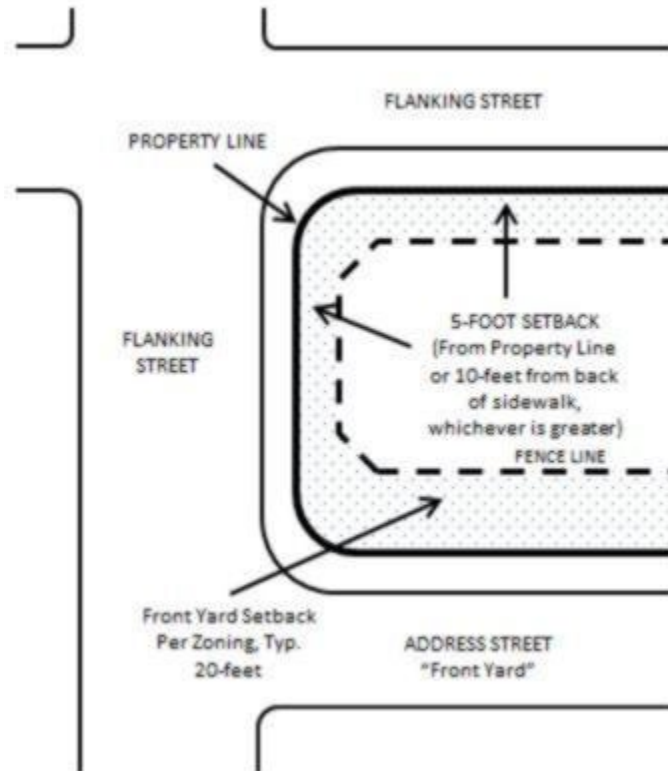
RMC Chapter 23.38.070 – Fences

Fences are permitted as follows:

-
- A. Open Fences (fences constructed of panels/sections with at least 50 percent open spaces such as non-slatted chain link, wrought iron, picket or rail fencing).
1. Six feet high, anywhere on the lot; provided, that they shall be no closer to a street right-of-way than the building setback line in the same zone, except as provided for in subsections (E) and (F) of this section.
 2. Four feet high, anywhere on the lot and within adjoining street right-of-way to within one foot behind sidewalk or five feet behind back of curb; provided, that they do not form sight obstructions at intersections or at curves.
 3. Open fences constructed in conjunction with public playgrounds, public utilities and other public installations shall be no closer than 10 feet to the curb line, but such fences may be any height necessary for safety and security.
- B. Other fences.
1. Six feet high, anywhere on the lot; provided, that they shall be no closer to the street right-of-way than the building setback line in the zone, except as provided in subsections (E) and (F) of this section.
 2. Three feet high, anywhere on the lot and within adjoining street right-of-way to within one foot behind sidewalk or five feet behind back of curb; provided, that they do not form sight obstructions at intersections, or at curves.
- C. Fence height shall be measured above the highest grade within two feet of the fence line.
- D. Fences and hedges shall be constructed and maintained in accordance with the requirements of Chapter 12.11 RMC, Intersection Sight Distance.
- E. Fences up to six feet high may be built inside the property line and adjacent to arterial streets on lots having access to other streets when provisions for other such fencing are included in approved subdivision plats in accordance with RMC 24.08.140 and 24.16.260 or when special approval is granted by the administrative official. When fences are constructed under this provision, the following requirements shall apply:
1. The adjacent strip of land between the fence and the back of the adjacent sidewalk shall be improved by the property owner concurrent with installation of fencing;
 2. The property owner shall provide a treatment plan for the strip of land as

part of the building permit application process;

3. The treatment plan shall provide for minimum treatment with grass, decorative rock, wood, bark, or any combination of such materials or similar materials in a manner that will minimize disturbance by natural elements or pedestrians. Xeriscaping with native plants and other low maintenance landscaping materials is encouraged;
 4. Fence installation and treatment of the strip of land shall be completed within six months after a permit is obtained;
 5. Trees or shrubs may be planted on or behind the centerline (fence side) of the strip of land and shall be continuously maintained in a manner that will not interfere with normal pedestrian and vehicular uses on the adjacent sidewalk and street;
 6. No vehicular access is allowed through any such fences except for occasional maintenance purposes;
 7. Where no sidewalk or curb is required on an arterial street or highway, any required landscape treatment need not extend further than seven and one-half feet toward the street from the fence; provided, however, that the administrative official may waive, wholly or in part, the requirement of landscape treatment after finding that special circumstances exist which justify such a waiver.
- F. For corner lots and lots with triple-street frontages, solid fencing on the flanking street over three feet in height and open fencing over four feet in height must be set back five feet from the property line or 10 feet from the back of the sidewalk if existing, whichever is greater. This is not applicable to the primary front yard (see diagram below).



G. Barbed Wire and Electric Fences. The use of barbed wire and electrically charged fences is prohibited except as follows:

1. Such fences may be used in areas zoned for agricultural uses for the purpose of confining livestock.
2. Barbed wire fences may be used in general business C-3 district, business and industrial, zones around outdoor storage areas, and in any zone for security around public facilities.

When permitted, such fencing shall comply with all required zoning setbacks and, in any event, shall be located at or behind the property line.

Site Description

The site, 1319 Jubilee Street, is located parallel to Keene Road and the Keene Road Trail, south of Jubilee Street, southeast of Lambert Street, and northwest of Englewood Drive. According to the City's internal GIS, the site is approximately 12,220 square feet in size, which consists of a one-family detached dwelling, an in-ground swimming pool, and a detached accessory building. The parcel is relatively flat and is generally square. Parcels within the immediate vicinity are similarly sized and contain one-family detached dwellings and other similar detached accessory buildings.

Staff Analysis

Based on the submitted materials, the site plan shows the location of the existing estate wall and the location of the property boundaries. According to the applicant, the existing wall is six (6) feet tall and they would like to increase the height in order to reduce the road noise from the adjacent Keene Road.

After reviewing RMC Chapter 23.38.070, it appears that there is no direct code path to either constructing or increasing the height of an existing fence from six to eight feet without applying for a Major Variance. A similar request (File #BA2021-101) was approved in 2021 for properties located across Keene Road.

Public Notice

Application Date:	October 09, 2025
Notice of Application & Hearing Mailed:	November 21, 2025
Notice of Application & Hearing Posted:	November 24, 2025
Public Hearing Date:	December 18, 2025

A combined Notice of Application & Hearing was provided through posting of the property, mailing of notice to property owners within 100 feet of the site, publication in the *Tri-City Herald* and posting on the City's website.

Agency & Public Comments

As of the date of this report, staff has not received any written comments of concern regarding the proposed project from the public or any agencies. Agency comments can be found in Exhibit 4.

Staff Findings

The following are Staff's findings relative to the requirement for the granting of a variance as set forth in RMC Sections 23.70.110 – Variances – Applications and RMC 23.70.140 – Variances – Findings.

1. ***That special conditions and circumstances exist which are peculiar to the subject property and not applicable to other lands, structures, or buildings in the same zoning district.***

Applicant Response: The wall was originally built in the mid 2000s, when traffic along Keene was not nearly what it is now. Since then, traffic and noise have significantly increased, creating extremely unpleasant conditions for the homeowner whose property borders Keene Road. As cars are driving by, not only is the noise directly bouncing off of the home due to the inadequate height of the wall, but drivers on Keene can see into the backyard as well. Cars are in full view of homeowner from their backyard. This is an extreme lack of privacy, as well as a noise issue. With increase in development, such as the explosion of the Queensgate development which will soon grow substantially more with the addition of Costco, there will continue to be an increase in foot traffic and crime.

Note, the wording above was modified from BOA 2021-101 for the subject property

and to account for further traffic and noise developments that have happened since BOA 2021-101 was approved.

Staff Analysis: Over the years since the original estate wall was constructed, traffic along Keene Road has increased significantly, resulting in more traffic and noise. For the purposes of this report, the amount of increased traffic has not been calculated.

2. ***That literal interpretation of this title would deprive the applicant of rights commonly enjoyed by other properties in the district.***

Applicant Response: Applewood HOA, directly across Keene from the subject property, was granted variance BOA 2021-101, which allowed all homeowners with properties adjacent to Keene to increase the maximum height of block walls to 8'. Furthermore, other neighborhoods in close vicinity to the subject property, were found to have also been allowed to increase block wall heights to 8' by the city. From BOA 2021-101:

"The wall along Westcliffe Blvd is entirely above six feet, and reaches eight feet in spots. Although this wall was built as a result of a lawsuit, the city still allowed the extra height nonetheless. We feel the city should thus also allow the same for the homeowners only a few blocks away along Keene Road. Other block walls on the north side of Keene Rd have raised their block wall at or above eight (8) feet."

Staff Analysis: The literal interpretation of this title (Title 23) would deprive the applicant of rights commonly enjoyed by others within the vicinity of neighboring residential properties along Keene Road. By not approving the requested increase in fence height for an open or solid fence, as described in RMC Chapter 23.38.070, from six (6) feet to eight (8) feet, the amount of traffic noise and the decibel level along Keene Road will continue to increase with the expected population growth of the Tri-Cities region over the next twenty years.

3. ***That the special conditions and circumstances do not result from actions of the applicant.***

Applicant Response: No.

Staff Analysis: The special conditions and circumstances were not a result from actions of the applicant. Rather, the conditions and circumstances were a result of population growth within the City of Richland and surrounding area that caused the increase in vehicular and pedestrian traffic along Keene Road, which is classified as a "Principal Arterial" road.

4. ***That granting the variance will not confer a special privilege to the applicant that is denied others in the same use district.***

Applicant Response: From BOA 2021-101: "Other residences in the same district do not live along the main arterial route that is Keene Road. The properties bordering Keene road are suffering from unique and extremely unpleasant

conditions that other properties not bordering Keene do not have to deal with. Additionally, the previously mentioned examples of other walls that exceed six feet show that other properties are indeed NOT being denied this privilege."

Staff Analysis: Granting the variance will not confer a special privilege to the applicant as the proposed fence height would be similar in height with other residential properties along the Keene Road corridor.

5. *Additional information provided by the applicant.*

Per the Washington State Department of Transportation (WSDOT), to prevent a substantial amount of noise a homeowner should consider the following (these two bullet points are the most applicable):

-Blocking the line of sight to the noise source will usually result in a 5-decibel reduction.

-Increasing the height of the barrier will provide additional noise reduction until the fence fully blocks the line of sight to the roadway. Beyond that, the noise reductions from additional height are minimal.

Furthermore, if this variance is granted, the homeowner would be responsible to obtain a city no-cost permit and follow building guidelines regarding footing engineering and aesthetics approved by the HOA Architectural Control Committee.

Staff Analysis: The proposed fence height would block the line of sight to the noise source and it would provide a reduction in noise. However, the homeowner would need to apply for a "Residential Structure other than Building" permit through the City's online permitting portal, as any fence between six and eight feet in height requires a permit. Fences at or below six feet in height, do not require any permit from the City.

Conclusion

Staff supports the proposed fence height extension from the existing 6-foot to an 8-foot height as the application appears to meet all the requirements for a Major Variance request.

Suggested Conclusions of Law

1. The Board of Adjustment has jurisdiction to hold a public hearing and issue a decision for the proposed Zoning Variance.
2. The proposed variance for a bathroom addition is consistent with the goals and policies of the City's Comprehensive Plan.
3. The Board of Adjustment is able to grant the proposed variance request for the additional fence height as the requested variance is the minimum necessary to make reasonable use of the property and is consistent with the general purpose and intent

of the Code.

4. Literal interpretation of the ordinance would deny the applicant of rights commonly enjoyed by other properties in the district.

Suggested Finding of Fact

1. The property owner, Daniel Jones, has applied for a Major Variance, to allow for a increase in height for the existing estate wall from six (6) feet to eight (8) feet.
2. The subject property is located at 1319 Jubilee Street.
3. The subject site is bordered by other residential uses.
4. The subject site is approximately 12,222 square feet in size.
5. The lot is generally square-shaped.
6. The subject site currently has an existing one-family detached dwelling, an in-ground swimming pool, a detached accessory building, and a six (6) foot block wall at the back of the property.
7. Richland Municipal Code Chapter 23.38.070 imposes a six (6) foot height limitation for any fences constructed within the City. There are exceptions within Title 23 for a taller fence height, but those exceptions are mostly for non-residential uses.
8. Pursuant to RMC 23.70.060 the Board of Adjustment is the authorized review body for Major Variance review proceedings.
9. The site is designated as Low-Density Residential by the City's Comprehensive Plan.
10. The site is not located within the jurisdiction of the City's Shoreline Master Program, nor does it contain any critical areas regulated by RMC 22.10.
11. All public notification requirements have been met.
12. No comments of concern from public agencies were received during the comment period.
13. No comments from the public were received during the comment period.
14. Requirements for granting variances are set forth in Richland Municipal Code (RMC) Sections 23.70.110 – Variances – Applications and 23.70.140 – Variances – Findings.
15. The requested variance is the minimum necessary to continue reasonable use of the property.

16. Literal interpretation of the ordinance does deny the applicant rights commonly enjoyed by other properties in the district.

Recommended Motion

I move that the Board of Adjustment **APPROVE** the variance request to RMC 23.38.070, authorizing an increase in height from six (6) feet to eight (8) feet for the wall located at 1319 Jubilee Street. This approval is based on the Findings of Fact and Conclusions of Law as stated above and is subject to the following conditions of approval:

Conditions of Approval

1. Obtain a building permit for the construction of the proposed fence.
2. The proposed fence will need an engineered design to accompany the permit application.
3. Submit a site plan showing the location of the proposed fence with the building permit.

Exhibit List

1. Application Materials
2. Vicinity and Related Maps
3. Public Notice & Affidavits
4. Agency Comments

Exhibit 1



City of Richland
 625 Swift Blvd
 Richland WA 99352
 (509) 942-7794

Plan Snapshot Report

Plan Type: Type 2	Plan #: PLN-T2-2025-00017	App Date: 10/09/2025
Work Class: T2 - Major Variance	District: City of Richland	Exp Date: 02/06/2026
Status: In Review		Completed: NOT COMPLETED
Description: TO MATCH THE APPROVED VARIANCE BOA 2021-101.VARIANCE TO RMC 23.38.070 IN ORDER ALLOW THE HEIGHT OF THE EXISTING ESTATE WALL ALONG KEENE ROAD TO BE INCREASED TO A MAXIMUM OF EIGHT (8) FEET." FOR THE SUBJECT PROPERTY.		Approval Expire Date:

Parcel: 127981070003005	Main	Address: 1319 Jubilee St Richland, WA 99352	Main	Zone:
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Property Owner Daniel Jacobs 1319 Jubilee St RICHLAND, WA 99352 Mobile: (509) 460-8789	Applicant Daniel Jacobs 1319 Jubilee St RICHLAND, WA 99352 Mobile: (509) 460-8789
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Plan Custom Fields

<p>What unusual conditions exist on your property.</p>	<p>The wall was originally built in the mid 2000s, when traffic along Keene was not nearly what it is now. Since then, traffic and noise have significantly increased, creating extremely unpleasant conditions for the homeowner whose property borders Keene Road. As cars are driving by, not only is the noise directly bouncing off of the home due to the inadequate height of the wall, but drivers on Keene can see into the backyard as well. Cars are in full view of homeowner from their backyard. This is an extreme lack of privacy, as well as a noise issue. With increase in development, such as the explosion of the Queensgate development which will soon grow substantially more with the addition of Costco, there will continue to be an increase in foot traffic and crime.</p> <p>Note, the wording above was modified from BOA 2021-101 for the subject property and to account for further traffic and noise developments that</p>	<p>have happened since BOA 2021-101 was approved.</p> <p>Were these conditions No. caused directly by you.</p>
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PLAN SNAPSHOT REPORT (PLN-T2-2025-00017)

How does code deprive you rights enjoyed by others

Applewood HOA, directly across Keene from the subject property, was granted variance BOA 2021-101, which allowed all homeowners with properties adjacent to Keene to increase the maximum height of block walls to 8'. Furthermore, other neighborhoods in close vicinity to the subject property, were found to have also been allowed to increase block wall heights to 8' by the city. From BOA 2021-101:

"The wall along Westcliffe Blvd is entirely above six feet, and reaches eight feet in spots. Although this wall was built as a result of a lawsuit, the city still allowed the extra height nonetheless. We feel the city should thus also allow the same for the homeowners only a few blocks away along Keene Road. Other block walls on the north side of Keene Rd have raised their block wall at or above eight (8) feet."

Does this variance create a special privilege.

From BOA 2021-101:

"Other residences in the same district do not live along the main arterial route that is Keene Road. The properties bordering Keene road are suffering from unique and extremely unpleasant conditions that other properties not bordering Keene do not have to deal with. Additionally, the previously mentioned examples of other walls that exceed six feet show that other properties are indeed NOT being denied this privilege."

Other considerations.

Per the Washington State Department of Transportation (WSDOT), to prevent a substantial amount of noise a homeowner should consider the following (these two bullet points are the most applicable):

- Blocking the line of sight to the noise source will usually result in a 5-decibel reduction.

- Increasing the height of the barrier will provide additional noise reduction until the fence fully blocks the line of sight to the roadway. Beyond that, the noise reductions from additional height are minimal.

Furthermore, if this variance is granted, the homeowner would be responsible to obtain a city no-cost permit and follow building guidelines regarding footing engineering and aesthetics approved by the HOA Architectural Control Committee.



Pre-Application Conference Waiver

PROPERTY OWNER INFORMATION Contact Person

Owner: Daniel Jacobs
Address: 1319 Jubilee St, Richland, WA 99352
Phone: 509-460-8789 Email: jacobs.w.daniel@gmail.com

APPLICANT/CONTRACTOR INFORMATION (if different) Contact Person

Company: UBI#
Contact:
Address:
Phone: Email:

PROPERTY INFORMATION

Parcel #: 127981070003005
Legal Description: Section 27 Township 9 Range 28 Quarter NE Plat Subdivision CHERRYWOOD ESTATES, PHASE TWO, Block 3, Lot 5, RECORDED 04/30/2007, AF# 2007-013312.

TYPE II APPLICATIONS	
<input type="checkbox"/>	Flood Plain Variance
<input type="checkbox"/>	Critical Areas & Resource Lands Variance/Viable Use
<input type="checkbox"/>	Binding Site Plan
<input type="checkbox"/>	Administrative Variance
<input type="checkbox"/>	Other:

TYPE III APPLICATION	
<input type="checkbox"/>	Non-residential Shoreline Substantial Development
<input type="checkbox"/>	Residential Shoreline Substantial Development
<input type="checkbox"/>	Shoreline Variance/Conditional Use
<input type="checkbox"/>	Conditional Use
<input type="checkbox"/>	Subdivision
<input type="checkbox"/>	Rezone (site specific)
<input type="checkbox"/>	Vacation/Alteration of a Subdivision
<input checked="" type="checkbox"/>	Variance

I understand the waiver of a pre-application conference increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

Applicant Printed Name: Daniel Jacobs
Applicant Signature: Date 10/9/2025



Benton County Property Search

290630
1319 JUBILEE ST

JACOBS DANIEL W & KATO REINA
1319 JUBILEE ST
RICHLAND, WA 99352

Total Market Value
\$698,300

KEY INFORMATION

Parcel # / Geo ID	127981070003005		
Use Code	11 Single Unit		
Township	09	Section	27
Range	28	Legal Acres	0.28
Neighborhood	160016	Subdivision / Section	-
Land Size Acres	0.2800	Land Size Sq Foot	12,222
Legal Description	Section 27 Township 9 Range 28 Quarter NE Plat Subdivision CHERRYWOOD ESTATES, PHASE TWO, Block 3, Lot 5, RECORDED 04/30/2007, AF# 2007-013312.		
Taxing District	R3	Exemption	None

ASSESSMENT DETAILS

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$613,300
Land Homesite Value	\$85,000
Land Non-Homesite Value	\$0
Market Value	\$698,300
Assessed Value	\$698,300
Taxable Value	\$698,300

BUILDINGS DETAILS

RESIDENTIAL BUILDING (1)

Living Area (sqft)	2,793 sqft
Condition	3
Bedrooms	3.00
Bathrooms	3.00
Half Bathrooms	-
Foundation	Crawl/Concrete Perimeter Piers
Exterior Wall	Stucco
Roof Covering	Comp Shingle
HVAC	Heat pump
Fireplace	1.00

IMPROVEMENTS

TYPE	DESCRIPTION	CLASS	YEAR BUILT	AREA
ATTGAR	AttGar	40	2008	777.0
CovPatio	Concrete Porch	40	2008	140.0
CovPatio	Concrete Porch	40	2008	596.0
MA-2 Sty	Main Area	40	2008	2793.0
POOL	Pool	40	2009	480.0
SHED	SHEDGP 03	40	2009	260.0

LAND

LAND TYPE	SOIL TYPE	AG USE	PRIMARY USE	LAND SIZE ACRES	LAND SIZE SQ FOOT
9	None	-	11	0.2800	12222.00

SALES

SALE DATE	SALE PRICE	DEED BOOK AND PAGE	DEED BOOK ID	DEED TYPE	GRANTOR	GRANTEE	EXCISE #
12/01/2021	\$645,000	-	2021-054670	SWD	-	JACOBS DANIEL W & KATO REINA	165272
04/27/2009	\$409,900	09K01642	2009-012267	SWD	STRIZHAK, PETROVICH P & YELENA	PARADISE BETTY F	-
06/25/2007	\$47,000	07K03755	2007-020668	SWD	ALLPRO INC,	STRIZHAK PETROVICH P & YELENA S	-

TAXING JURISDICTION

PID: 290630

Owner: JACOBS DANIEL W & KATO REINA

% Ownership: 100.0000000000

Total Last Certified Value: \$790,300

Total Levy: \$7,261

LEVY CODE	DESCRIPTION	LEVY RATE	APPRAISED VALUE	TAXABLE VALUE	ESTIMATED TAX
RICH	RICHLAND	1.7581796528	\$790,300	\$790,300	\$1389.49
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1382492291	\$790,300	\$790,300	\$109.26
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$790,300	\$790,300	\$19.76
CNYVET	COUNTY VETERANS	0.0112500001	\$790,300	\$790,300	\$8.89
COUNTY	COUNTY	0.7490000524	\$790,300	\$790,300	\$591.93
KENNHOSP	KENNEWICK HOSPITAL	0.0798820492	\$790,300	\$790,300	\$63.13
PTKEN	PORT OF KENNEWICK	0.2009832054	\$790,300	\$790,300	\$158.84
SD400	SCHOOL DIST 400 DEBT SERVICE	1.1749453353	\$790,300	\$790,300	\$928.56
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.6784430599	\$790,300	\$790,300	\$536.17
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.1032036108	\$790,300	\$790,300	\$1662.16
STATE	STATE SCHOOL	1.4743934020	\$790,300	\$790,300	\$1165.21
STATE2	STATE SCHOOL PART 2	0.7936316745	\$790,300	\$790,300	\$627.21
	Total	9.1871612716		Total	\$7,261

There are currently, no local ballot measures

ROLL VALUE HISTORY

YEAR	IMPROVEMENTS	LAND MARKET	CURRENT USE	TOTAL APPRAISED	TAXABLE VALUE
2025	\$705,300	\$85,000	\$0	\$790,300	\$790,300
2024	\$648,570	\$85,000	\$0	\$733,570	\$733,570
2023	\$591,340	\$85,000	\$0	\$676,340	\$676,340
2022	\$511,560	\$85,000	\$0	\$596,560	\$596,560

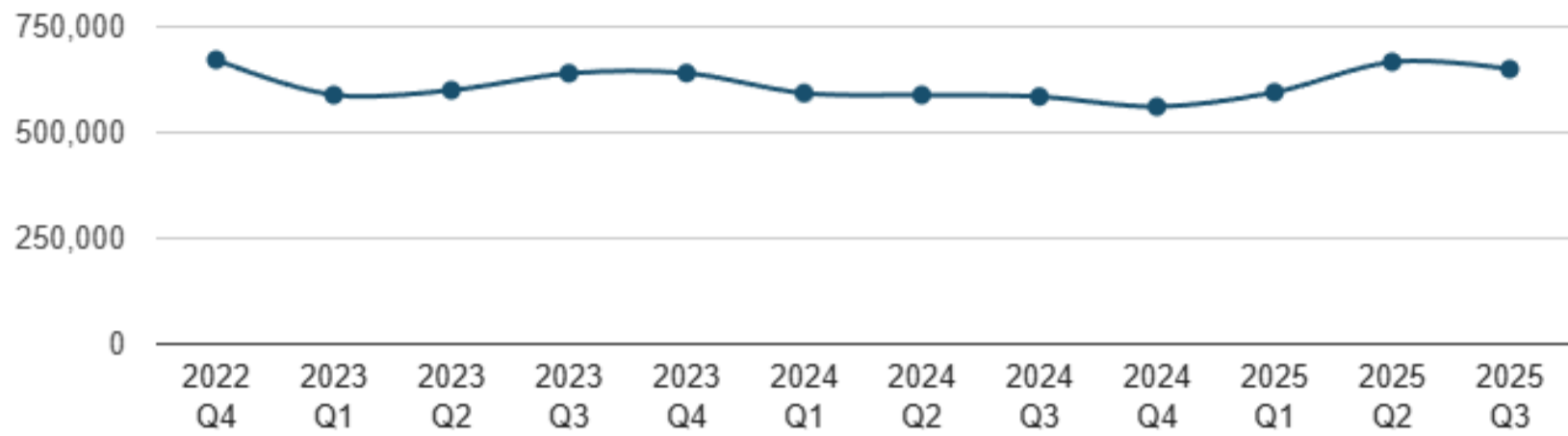
LINKED OWNERS

OWNER NAME	DESCRIPTION
No items to display	

PERMITS

ISSUE DATE	STATUS	DESCRIPTION	COMPLETE DATE
04/11/2017	CLOSE	SFD	06/15/2017
04/11/2017	CLOSE	SFD	-
05/04/2020	CLOSE	-	09/28/2020

MEDIAN RESIDENTIAL HOUSE PRICE



RESIDENTIAL ASSESSED VALUES

Low
\$89,630

Median
\$505,220

High
\$1,388,800

RES. SALES BY TYPE

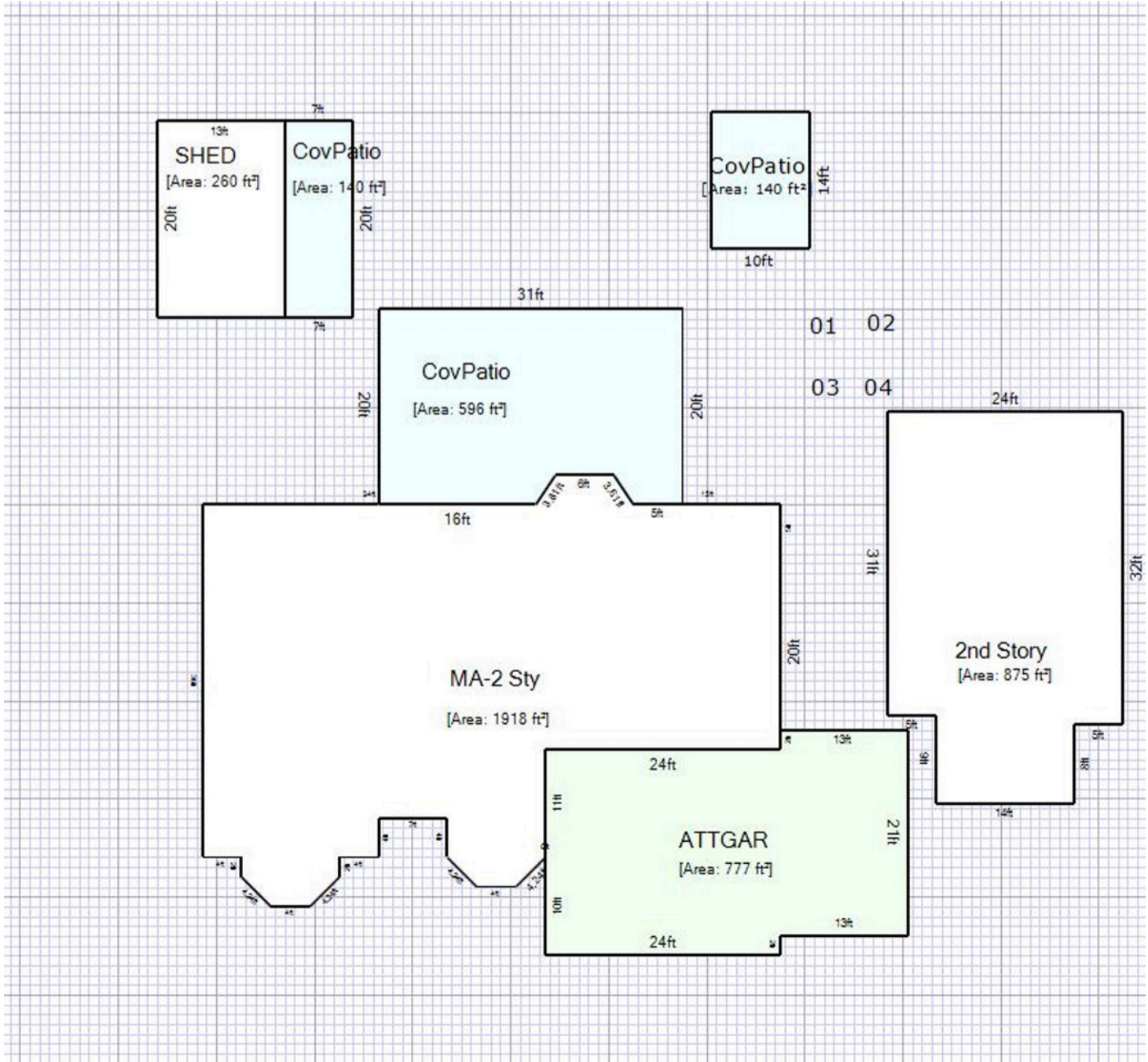


RESIDENTIAL SALE PRICES

Lowest Sale
\$419,900

Average Home Price
\$632,400

Biggest Sale
\$1,200,000



Order No. **BF22350**



510 N. COLORADO ST., STE B, KENNEWICK, WA 99336
Phone: 509-783-0661 Fax: 509-783-2256

Limited Liability Certificate

Order No. **BF22350**

Prepared for:

Daniel Jacobs

THIS IS A REPORT AS OF **October 16, 2025**, COVERING THE PROPERTY HEREINAFTER DESCRIBED. THE INFORMATION CONTAINED HEREIN IS MADE SOLELY FOR THE PURPOSE OF DETERMINING THE STATUS OF THE PROPERTY DESCRIBED HEREIN, IS RESTRICTED TO THE USE OF THE ADDRESSEE, AND IS NOT TO BE USED AS A BASIS FOR CLOSING ANY TRANSACTION AFFECTING TITLE TO SAID PROPERTY.

VESTED IN:

Daniel W. Jacobs, who acquired title as an unmarried person, and Reina Kato, who acquired title as an unmarried person

Benton Franklin Title Company

A handwritten signature in black ink, appearing to read "Mark D. Smith", is written over a horizontal line.

Authorized Signatory

LEGAL DESCRIPTION

Lot 5, Block 3, [CHERRYWODD ESTATES, PHASE TWO](#), according to the plat thereof recorded in Volume 15 of Plats, Page 326, records of Benton County, Washington.

EXCEPTIONS:

1. **LAST HALF OF GENERAL TAXES FOR 2025 OWING IN THE SUM OF \$3,395.48. TAX ACCOUNT NO. 1-2798-107-0003-005. (FULL YEAR GENERAL TAXES WERE IN THE AMOUNT OF \$6,791.03) FIRST HALF TAXES ARE DELINQUENT MAY 1; LAST HALF TAXES ARE DELINQUENT NOVEMBER 1.**
2. **UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY BADGER MOUNTAIN IRRIGATION DISTRICT.**
3. **UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY CHERRYWOOD ESTATES HOMEOWNERS ASSOCIATION.**
4. **EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;
RECORDED: SEPTEMBER 23, 1960
RECORDING NO.: [443781](#)
IN FAVOR OF: CASCADE NATURAL GAS CORPORATION
FOR: NATURAL GAS PIPELINE**
5. **EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED;
FROM: GLACIER PARK COMPANY
RECORDED: OCTOBER 24, 1990
RECORDING NO.: [90-18065](#)
FOR: MINERALS**

THE PRESENT OWNERSHIP OR ENCUMBRANCES UPON THE ESTATE OR INTEREST REFERRED TO IN THIS EXCEPTION ARE NOT INCLUDED HEREIN AND NO INVESTIGATION HAS BEEN MADE THERETO.

6. **NOTES AS CONTAINED ON THE FACE OF SAID PLAT.**
7. **EASEMENTS DELINEATED ON THE FACE OF SAID PLAT.**
8. **COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS;
RECORDING NO.: [2005-003828](#)**

NOTE: SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN MODIFIED BY INSTRUMENT;

RECORDING NO.: [2007-030215](#), [2010-016983](#), [2010-020811](#) AND [2018-030931](#)

9. **DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: DANIEL W. JACOBS AND REINA KATO
TRUSTEE: BENTON FRANKLIN TITLE
BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SUMMIT FUNDING, INC.

AMOUNT: \$516,000.00
DATED: November 23, 2021
RECORDED: December 03, 2021
AUDITOR'S FILE NO.: [2021-054671](#)**

END OF EXCEPTIONS

NOTES:

- A. LIABILITY IS LIMITED TO THE CHARGE MADE FOR THIS CERTIFICATE.**
- B. BADGER MOUNTAIN IRRIGATION DISTRICT FOR 2025 IN THE SUM OF \$365.63, ARE PAID IN FULL. TAX ACCOUNT NO. 1-2798-107-0003-005. (FIRST HALF ARE DELINQUENT MAY 1. LAST HALF ARE DELINQUENT NOVEMBER 1.)**

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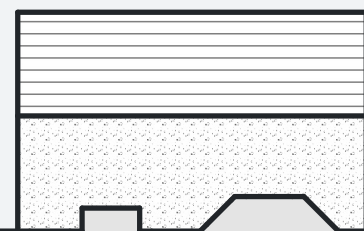
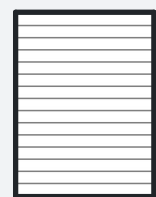
CMU WALL

100

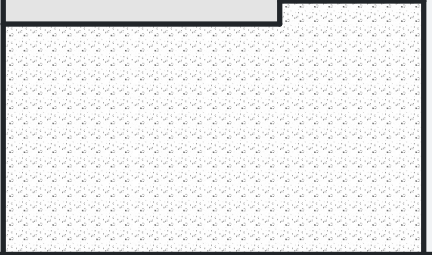
120

POOL HOUSE

POOL



HOUSE



JUBILEE ST

NOTES:

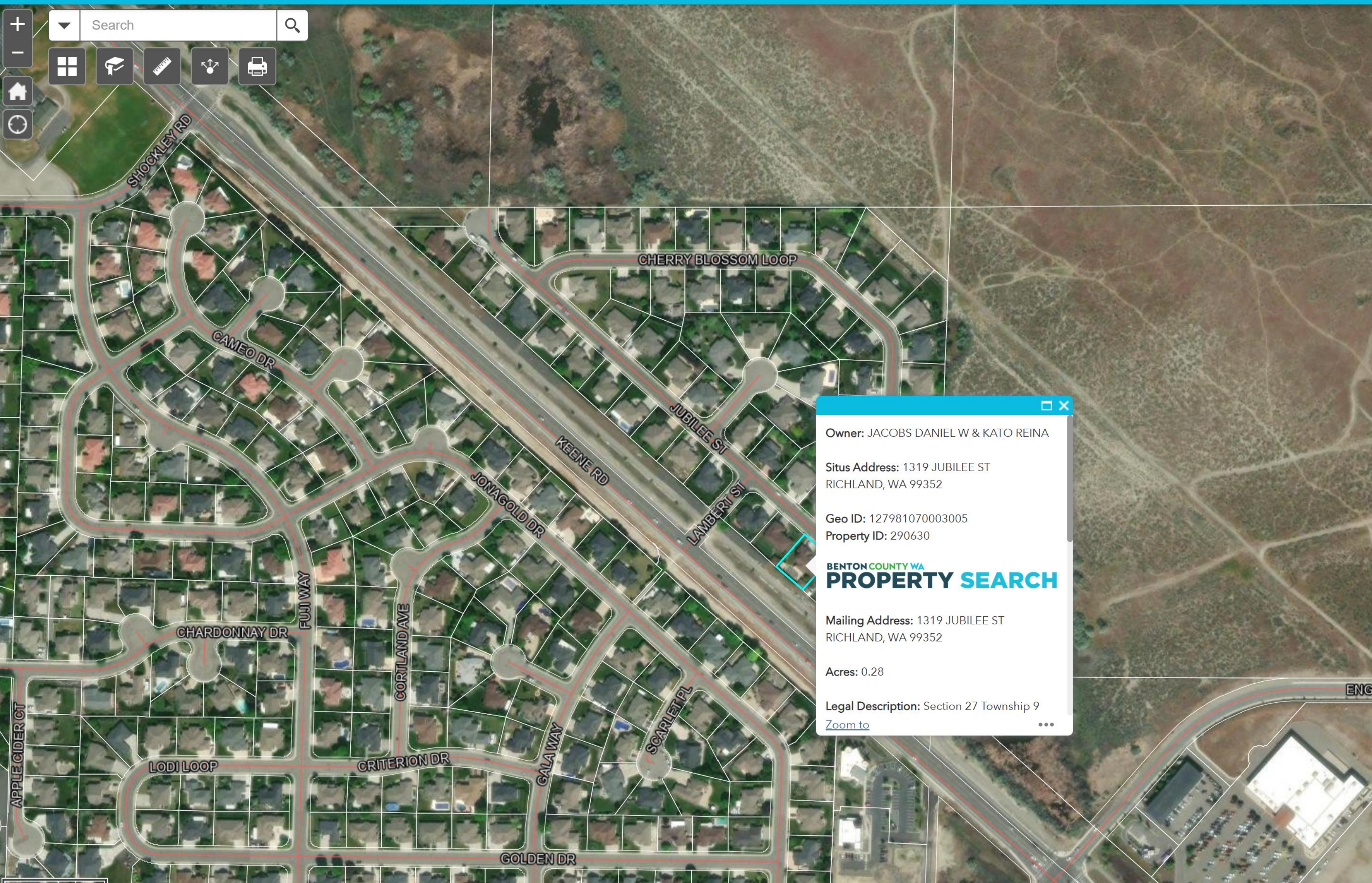
- ▶ SEEKING VARIANCE FROM RMC 23.38.070 UNDER RMC 23.70
- AUTHORIZE CMU WALL TO INCREASE TO EIGHT (8) FEET IN HEIGHT
- ▶ SIMILAR APPROVED VARIANCE: BA2021-101
- ▶ PROPERTIES WITHIN 100 FOOT OF DISTANCE, PER RMC 23.70.120:
 - 1310 JUBILEE ST
 - 1311 JUBILEE ST
 - 1327 JUBILEE ST
 - 1318 JUBILEE ST
 - 403 CHERRY BLOSSOM LOOP

DESIGNED BY: Daniel Jacobs		1319 Jubilee St		A	1
DATE: 8/25/2025				B	_____
CHECKED BY:		Site Plan		C	_____
DATE:				D	_____
SIZE: Arch B			E	_____	
SCALE: 1 : 200	WEIGHT (kg): N/A	DRAWING NUMBER: A1		F	_____
				G	_____
			H	_____	
			I	_____	



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Search

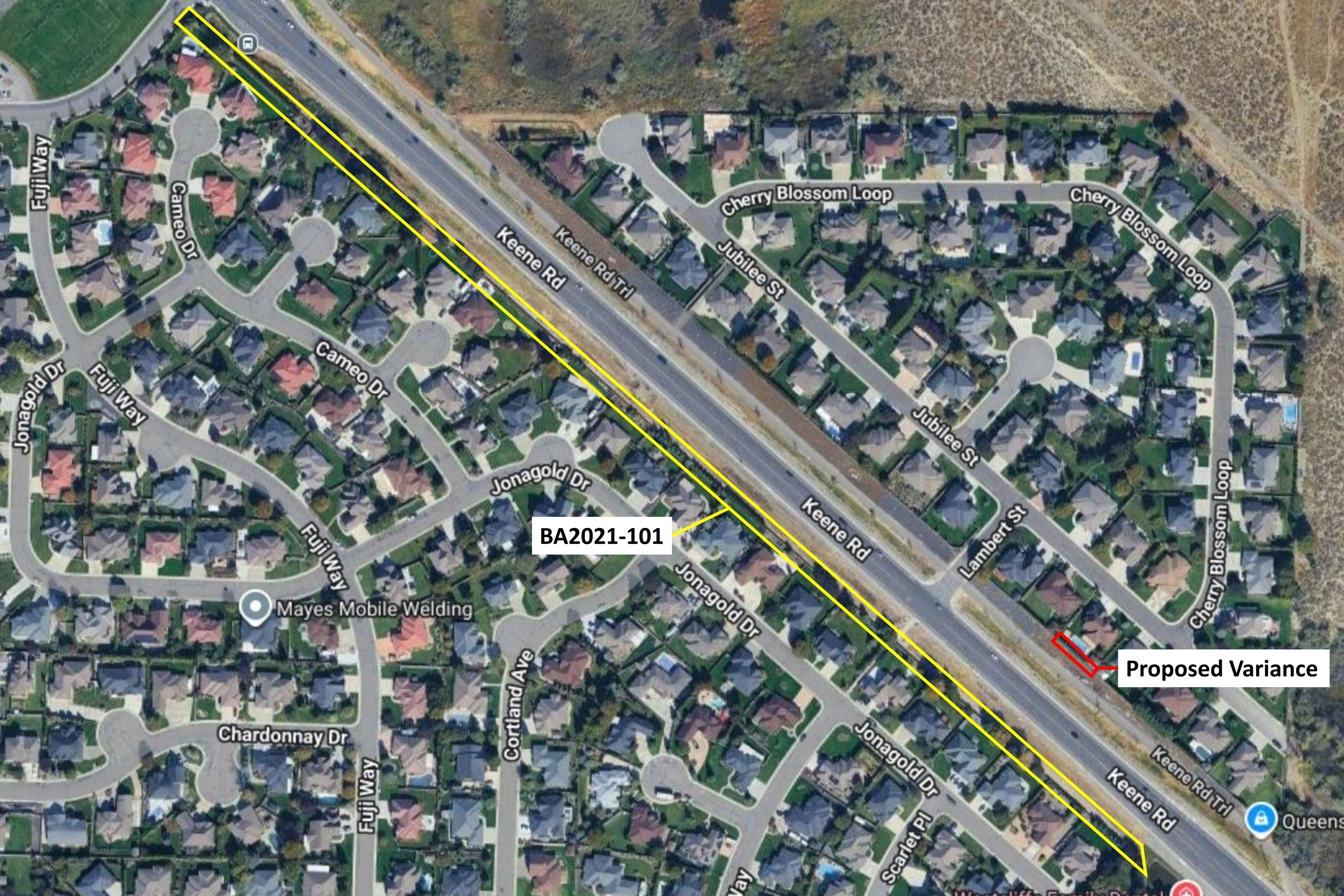


🗲 ✕

Owner: JACOBS DANIEL W & KATO REINA
Situs Address: 1319 JUBILEE ST
 RICHLAND, WA 99352
Geo ID: 127981070003005
Property ID: 290630

BENTON COUNTY WA
PROPERTY SEARCH

Mailing Address: 1319 JUBILEE ST
 RICHLAND, WA 99352
Acres: 0.28
Legal Description: Section 27 Township 9
[Zoom to](#) ⋮



BA2021-101

Proposed Variance

Fuji Way

Cameo Dr

Keene Rd

Keene Rd Trl

Cherry Blossom Loop

Jubilee St

Cherry Blossom Loop

Jonagold Dr

Fuji Way

Cameo Dr

Jonagold Dr

Keene Rd

Jubilee St

Lambert St

Cherry Blossom Loop

Mayes Mobile Welding

Chardonnay Dr

Fuji Way

Cortland Ave

Jonagold Dr

Jonagold Dr

Scarlet Pl

Keene Rd

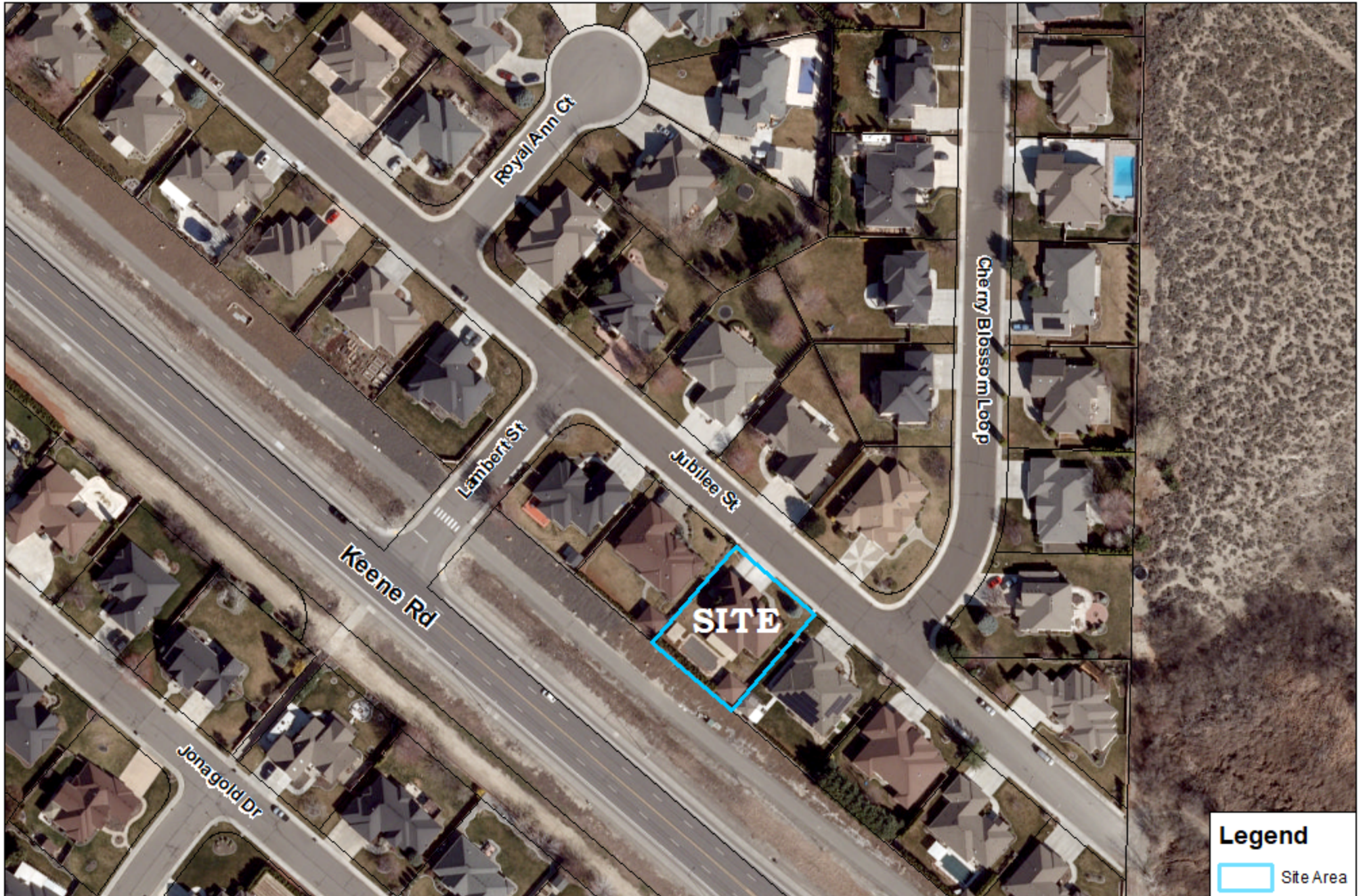
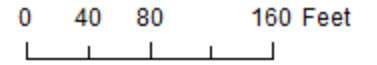
Keene Rd Trl

Queens

Vicinity Map

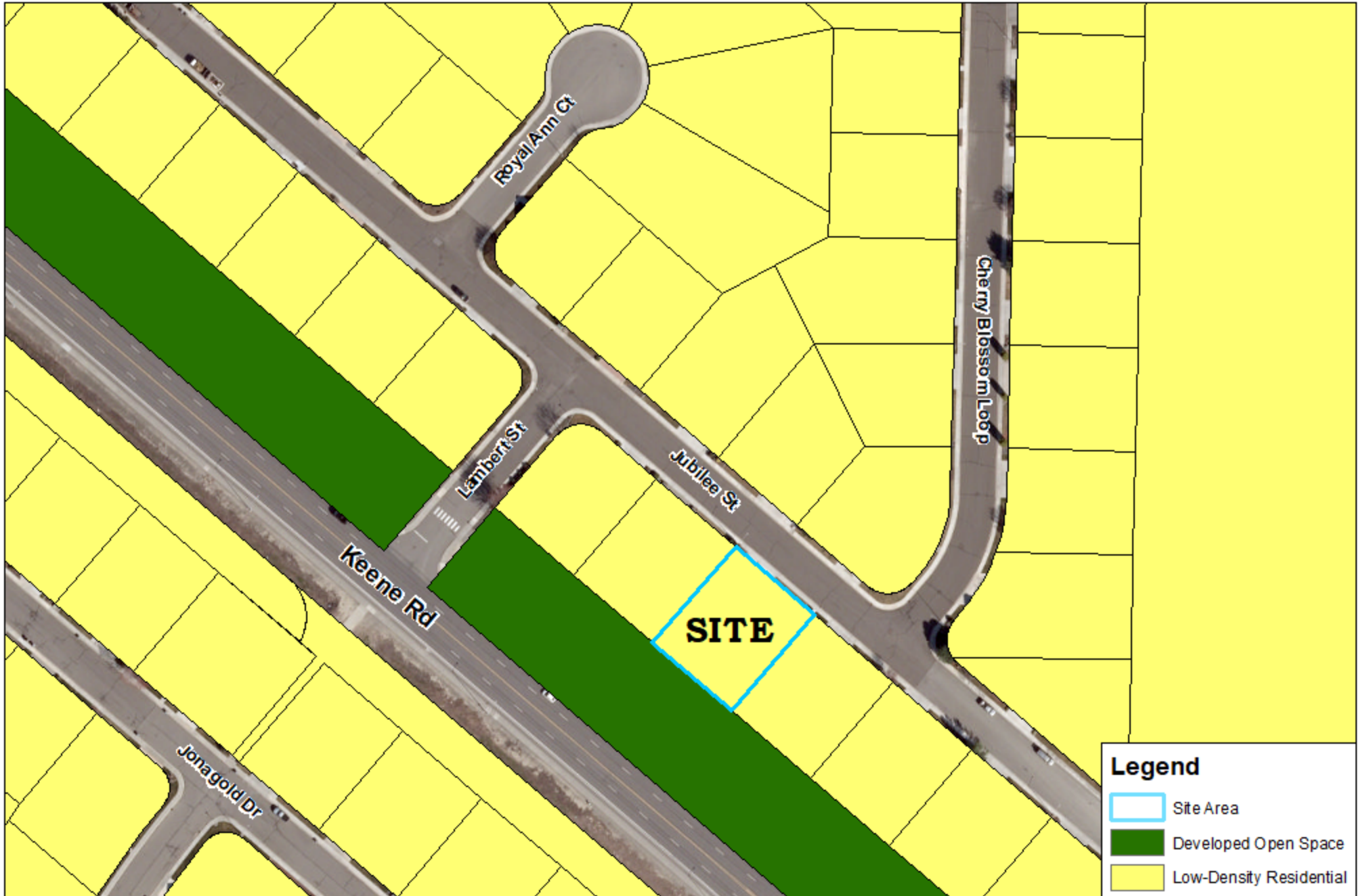
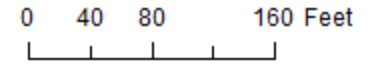
Item: 1319 Jubilee St - Major Variance
Applicant: Daniel Jacobs
File #: PLN-T2-2025-00017

Exhibit 2



Land Use Map

Item: 1319 Jubilee St - Major Variance
Applicant: Daniel Jacobs
File #: PLN-T2-2025-00017

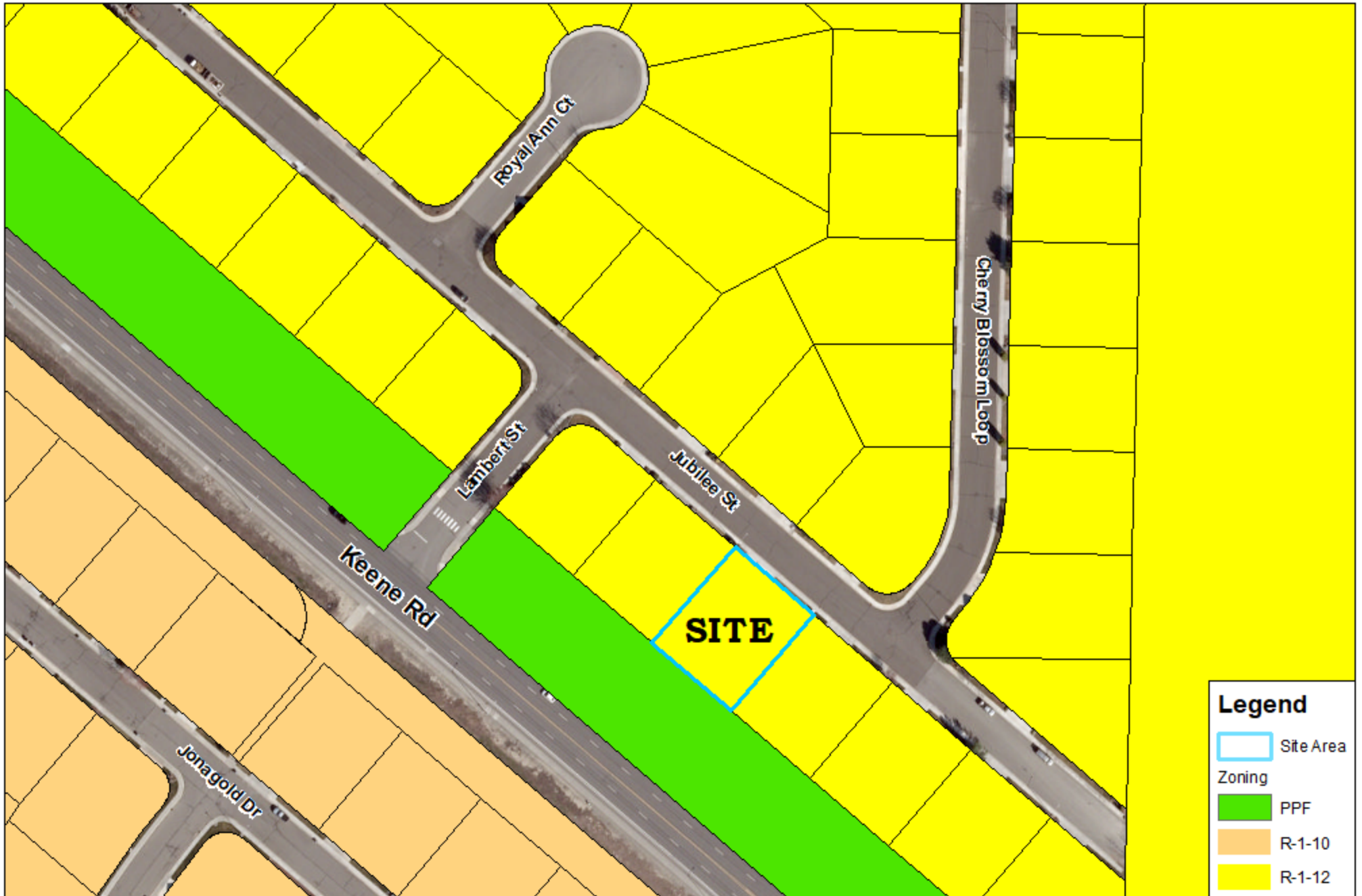


Zoning Map

Item: 1319 Jubilee St - Major Variance
Applicant: Daniel Jacobs
File #: PLN-T2-2025-00017

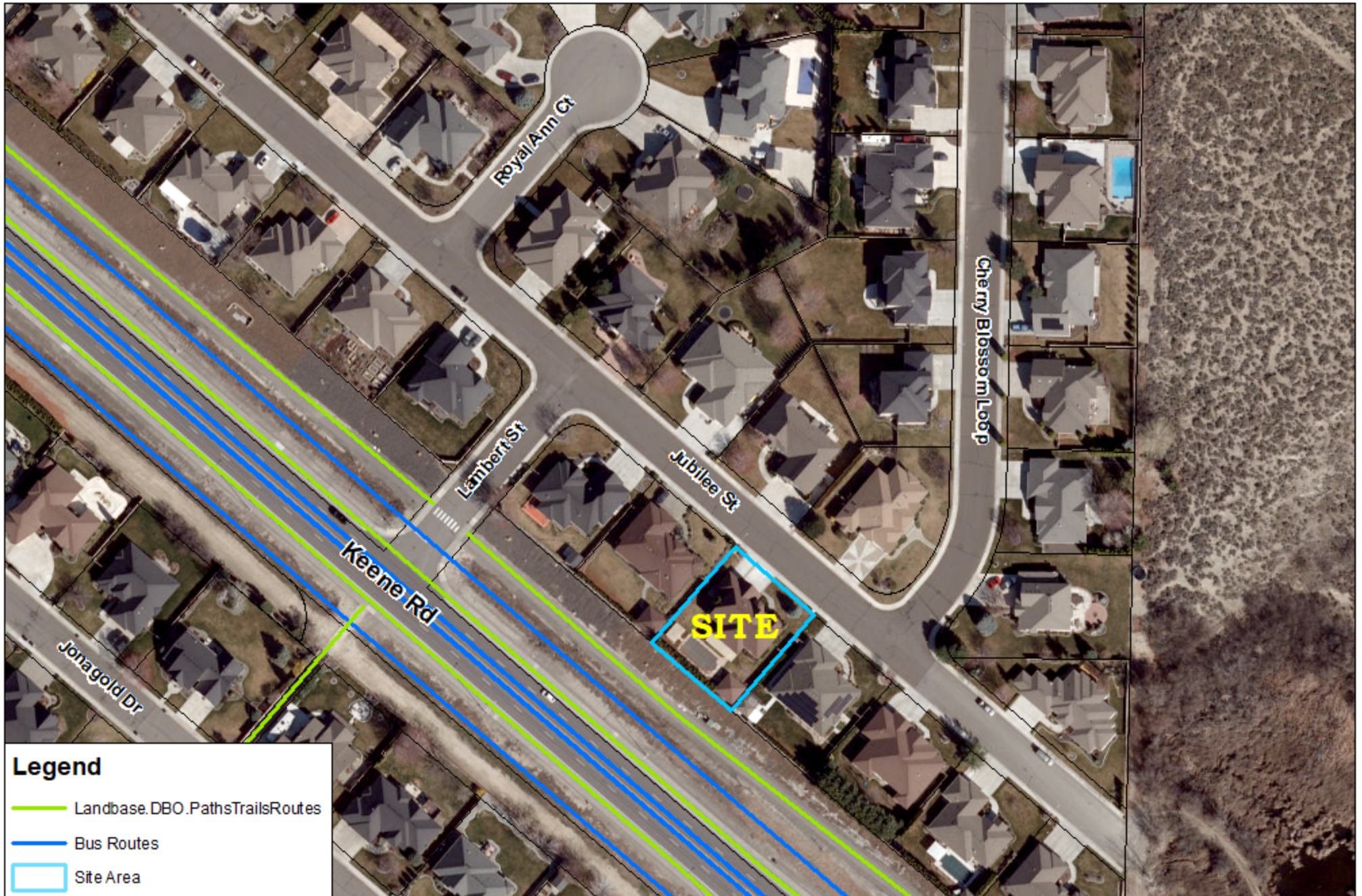
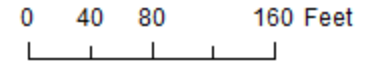


0 40 80 160 Feet



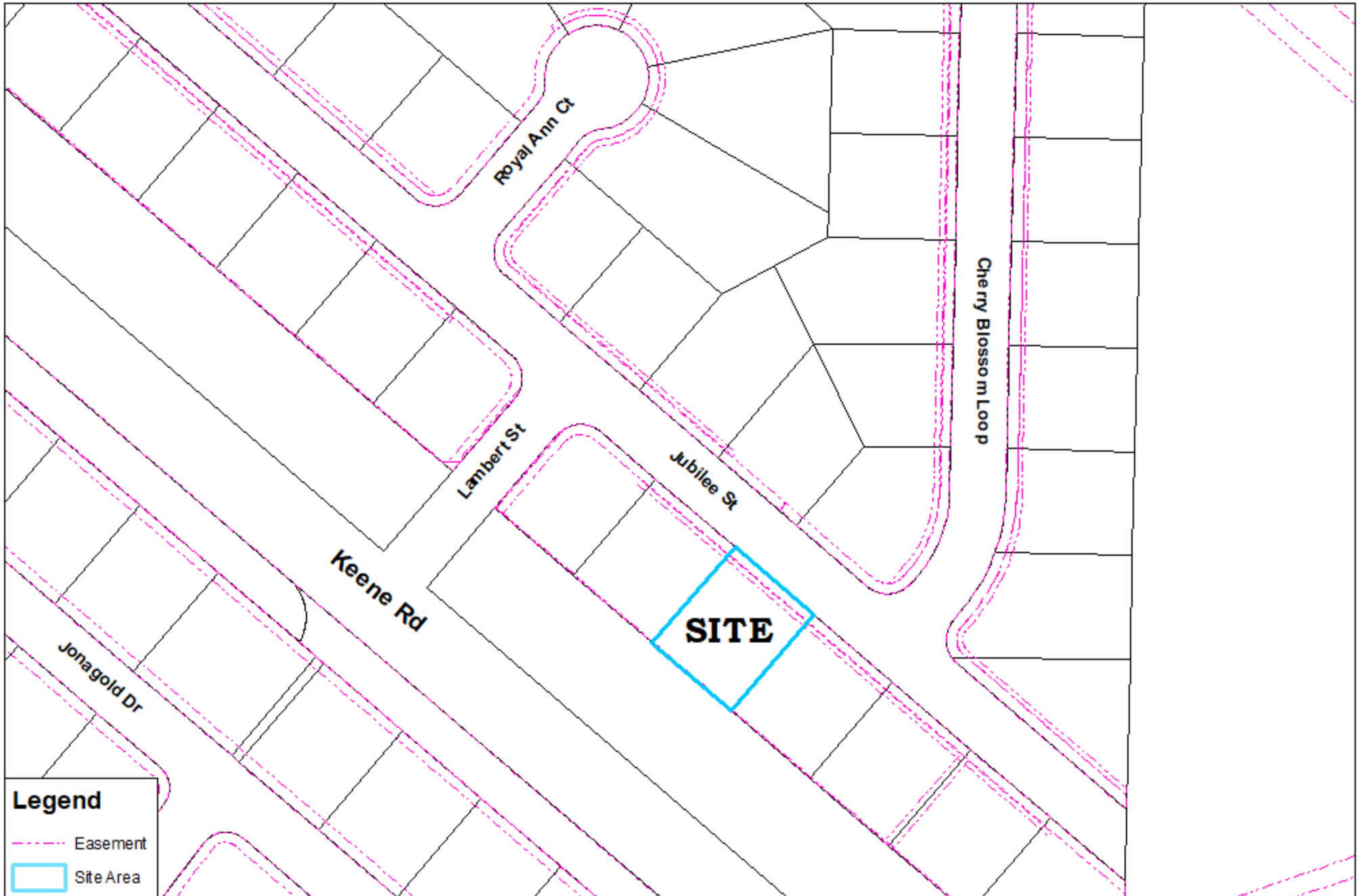
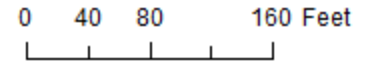
Transportation Map

Item: 1319 Jubilee St - Major Variance
Applicant: Daniel Jacobs
File #: PLN-T2-2025-00017



Easement Map

Item: 1319 Jubilee St - Major Variance
Applicant: Daniel Jacobs
File #: PLN-T2-2025-00017

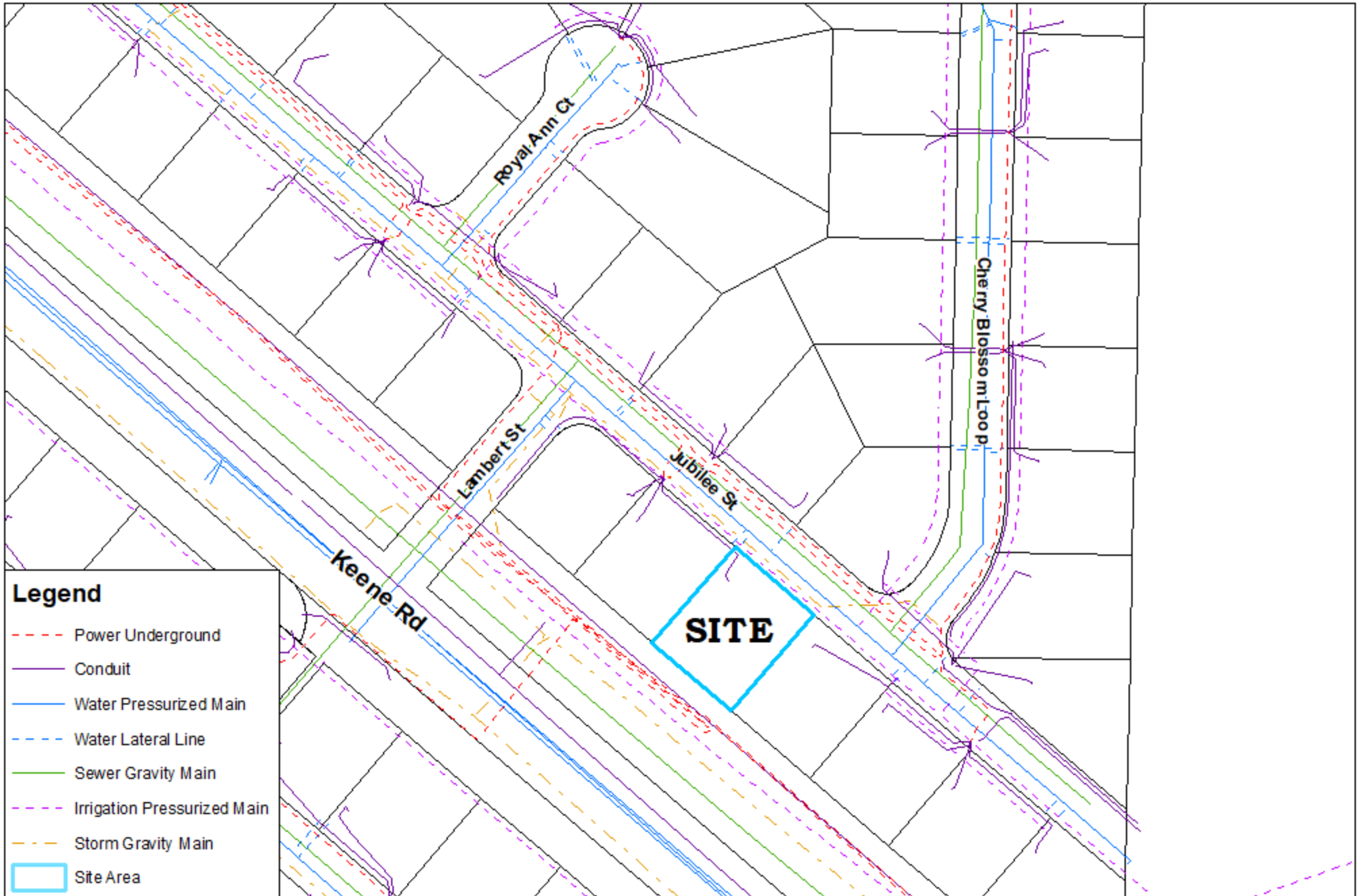


Utility Map

Item: 1319 Jubilee St - Major Variance
Applicant: Daniel Jacobs
File #: PLN-T2-2025-00017



0 40 80 160 Feet



CITY OF RICHLAND
PLANNING DIVISION

625 Swift Boulevard, MS-35
Richland, WA 99352
(509) 942-7794



CITY OF RICHLAND
NOTICE OF APPLICATION AND PUBLIC HEARING
(PLN-T2-2025-00017)

Notice is hereby given that Daniel Jacobs, property owner, has applied for a major variance to allow for the height of the existing estate wall along Keene Road to be increased to a maximum of eight (8) feet for the subject property. Additional information can be found on this webpage: <https://www.richlandwa.gov/business/land-use>.

Project Site: The project site is located at 1319 Jubilee Street (Assessor Parcel Number 127981070003005).

Public Hearing: The Richland Board of Adjustment will conduct a public hearing and review of the application at 6:00 p.m., Thursday, December 18, 2025, at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is not subject to environmental review.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Ryan Nelson, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us.

Comment Period Begins: November 23, 2025
Comment Period Ends: December 18, 2025 @ 5:00pm

Written comments must be received no later than 5:00 p.m. on Wednesday, December 10th, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

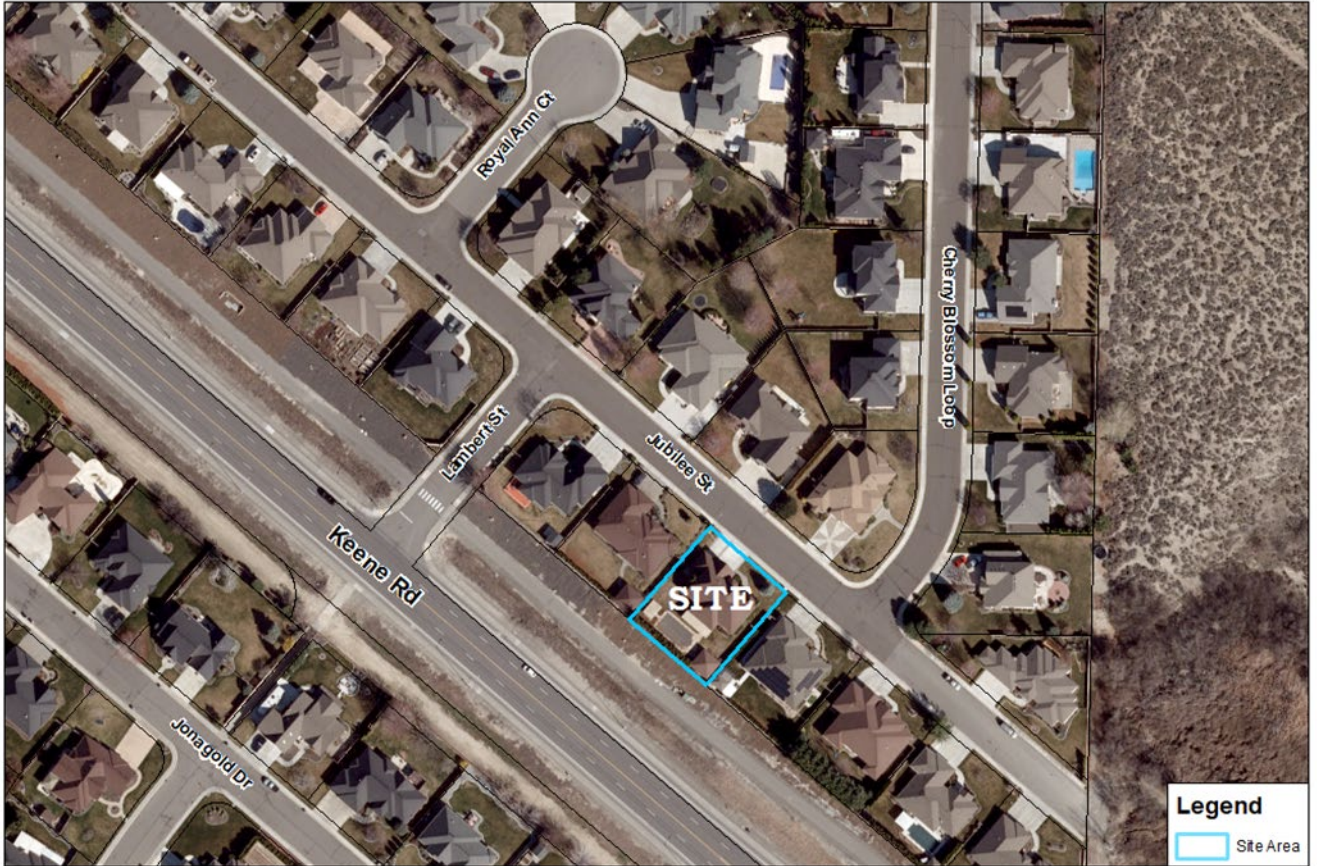
Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning and Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

**Vicinity
Map**

Item: 1319 Jubilee St - Major Variance
Applicant: Daniel Jacobs
File #: PLN-T2-2025-00017



0 40 80 160 Feet



Please publish the following:

Type of Legal Ad:	Notice of Application, Public Hearing
Date(s) of Publication:	Sunday, November 23, 2025
Richland's TCH Account:	AP36823
For Invoice Text Box on TCH Invoice (Richland MUNIS Description)	PLN-T2-2025-00017
For PO Box on TCH Invoice (Richland Account No. - MUNIS)	D2586000 4401
Attention:	Jen Anderson (TC)

**CITY OF RICHLAND
NOTICE OF APPLICATION AND PUBLIC HEARING
(PLN-T2-2025-00017)**

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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51422	IPL0292505	Legal Ad - IPL0292505	PLN-T2-2025-00017	1.0	47.0L

ATTENTION: CITY OF RICHLAND/LEGALS IP
 625 SWIFT BLVD. MS-11
 RICHLAND, WA 99352
 janderson@ci.richland.wa.us; tclark@ci.richland.wa.us; purchasing@ci.richland.wa.us

**CITY OF RICHLAND
 NOTICE OF APPLICATION AND
 PUBLIC HEARING
 (PLN-T2-2025-00017)**

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IPL0292505
 Nov 23 2025

COUNTY OF BENTON)

SS
 STATE OF WASHINGTON)

the undersigned, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, and that said newspaper was regularly distributed to its subscribers during all of this period.

1.0 insertion(s) published on:
 11/23/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
 me on

Nov 24, 2025, 10:42 AM ES*



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX*

**CITY OF RICHLAND
NOTICE OF APPLICATION AND
PUBLIC HEARING**

(PLN-T2-2025-00017)

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IPL0292505
Nov 23 2025

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AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Ryan Nelson**, 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 24th day of November 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Number PLN-T2-2025-00017 (Major Variance) in the following locations:

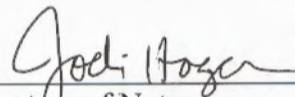
Approximately two (2) feet southeast of the driveway on 1319 Jubilee Street.



Signed: Ryan Nelson

SIGNED AND SWORN to before me this 24th day of November, 2025, by Ryan Nelson.





Signature of Notary

Jodi Hogan

Printed Name

Notary Public in and for the State of Washington,
Residing in 625 Swift Blvd Richland WA

My appointment expires: 9-17-2028

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AFFIDAVIT OF MAILING

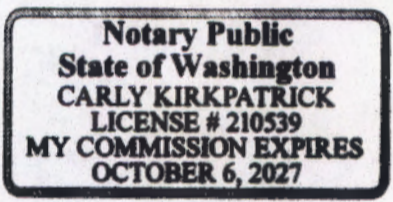
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

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 24th day of November 2025 I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T2-2025-00017) to the attached list of individuals via regular USPS or email on the date indicated above.

Jodi Hogan
Signed: Jodi Hogan

SIGNED AND SWORN to before me this 24th day of November, 2025 by



Carly Kirkpatrick
Notary Public in and for the State of Washington,
Carly Kirkpatrick
Print Name
Residing at Benton County
My appointment expires: Oct. 6, 2027

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

CITY OF RICHLAND
PLANNING DIVISION

625 Swift Boulevard, MS-35
Richland, WA 99352
(509) 942-7794



CITY OF RICHLAND
NOTICE OF APPLICATION AND PUBLIC HEARING
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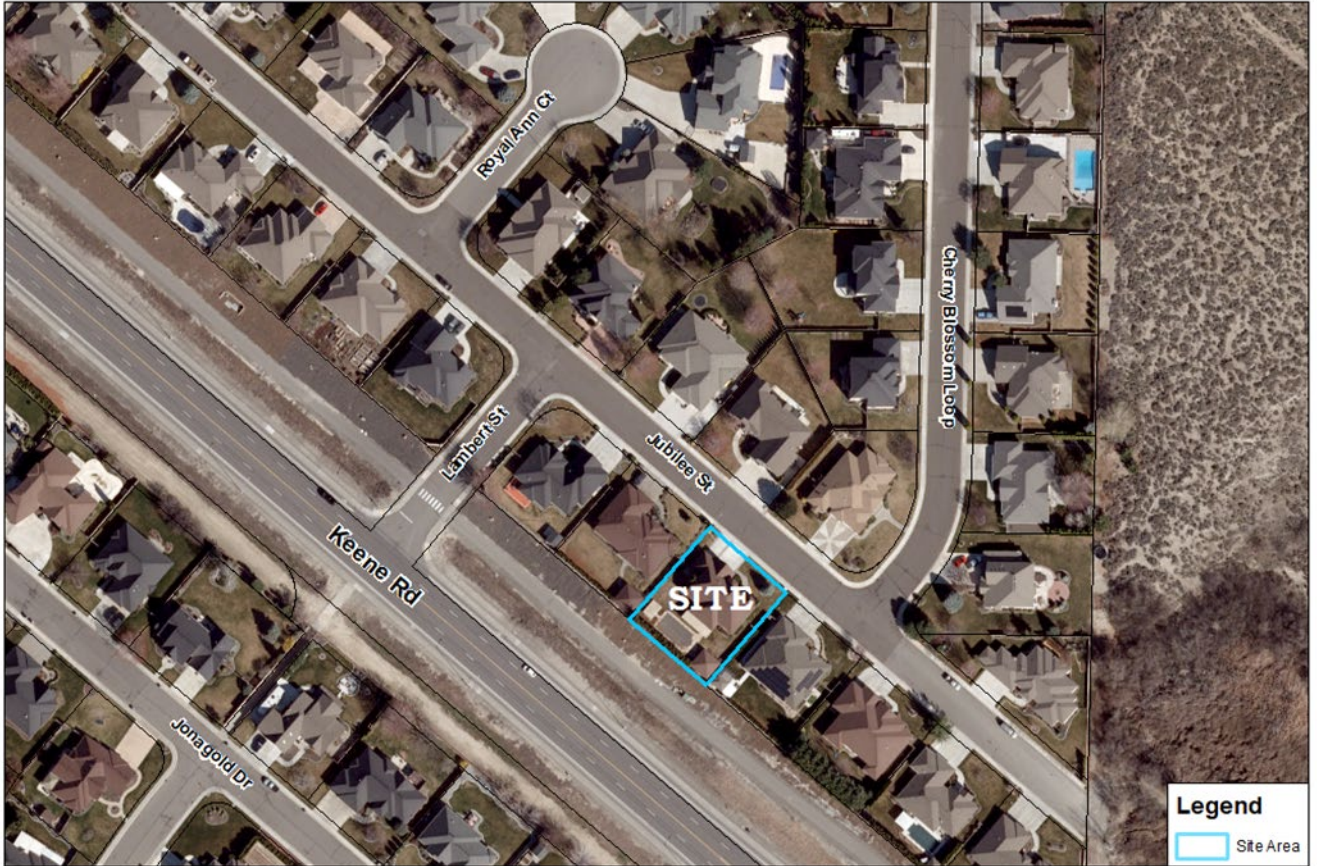
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**Vicinity
Map**

Item: 1319 Jubilee St - Major Variance
Applicant: Daniel Jacobs
File #: PLN-T2-2025-00017



0 40 80 160 Feet



owner	addr_line1	addr_state	addr_city	addr_zip
GILBERT CONRAD E & SANNICOLAS-GILBERT RICHARDA T	1303 JUBILEE ST	WA	RICHLAND	99352
CONTRERAS JOSE T & AURELIA M	1311 JUBILEE ST	WA	RICHLAND	99352
JACOBS DANIEL W & KATO REINA	1319 JUBILEE ST	WA	RICHLAND	99352
GANO DEAN & MARY	1327 JUBILEE ST	WA	RICHLAND	99352
KRETZSCHMAR STUART P & RITA M	1335 JUBILEE ST	WA	RICHLAND	99352
REESER TYLER J & WENDELYN A	1310 JUBILEE ST	WA	RICHLAND	99352
GRIMMER CORY J & MINNIE A	1318 JUBILEE ST	WA	RICHLAND	99352
LOVE LUCY E	403 CHERRY BLOSSOM LOOP	WA	RICHLAND	99352
CITY OF RICHLAND	625 SWIFT BLVD. MS-09	WA	RICHLAND	99352

Exhibit 4

From: [Rodgers,Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Planning](#)
Subject: RE: Major Variance Request for 1319 Jubilee Street
Date: Monday, November 24, 2025 4:01:41 PM
Attachments: [image001.png](#)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Ryan,

Bonneville Power Administration (BPA) has had the opportunity to review Major Variance Request for 1319 Jubilee Street.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 793 feet northeast of the subject property. BPA does not have any objections to the approval of this request at this time..

If you have any questions or need additional information, please feel free to contact Valorie Connell at (509-) 544-4746 or by email at VLConnell@bpa.gov.

Thank you for the opportunity to review this application.

Deborah Rodgers

[BONNEVILLE POWER ADMINISTRATION](#)

[DEPARTMENT OF ENERGY](#)

(CONTR) Actalent

Realty Technician 3 | Real Property Field Services | TERR/Tri-Cities-RMHQ
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From: Planning <planning@ci.richland.wa.us>

Sent: Monday, November 24, 2025 8:11 AM

To: ian_gray@yakama.com <ian_gray@yakama.com>; Castle,Angela C (CONTR) - TERR-PASCO <accastle@bpa.gov>; Acevedo, Mizael <macevedo@richlandwa.gov>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Ballard, Jennifer <jballard@richlandwa.gov>; Craig Hamilton <c.hamilton@bces.wa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; DAlessandro, Carlo <cdalessandro@richlandwa.gov>; Davis, Deanna <d.davis@bces.wa.gov>; Deskins, John <jdeskins@richlandwa.gov>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; gis@co.benton.wa.us; Hill, Kelly <khill@richlandwa.gov>; Homero.Gonzalez@ziply.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcsbane@kid.org>; Kinch,James L (BPA) - TERR-BELL-1 <JLKinch@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <Katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Ken Gosney <ken.gosney@rsd.edu>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@richlandwa.gov>; M. Deklyne <mjdelyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Michael Tovey <michael.tovey@ziply.com>; NMCummings@bpa.gov; Orr, Bruce <borr@richlandwa.gov>;

Planning.Department@co.benton.wa.us; PublicWorks@co.benton.wa.us; Reathaford, Jason <jreathaford@richlandwa.gov>; rgoede@noanet.net; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Schiessl, Joe <jschiessl@richlandwa.gov>; Schluter, Shaun <sschluter@richlandwa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Connell,Valorie L (BPA) - TERR-PASCO <vlconnell@bpa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@richlandwa.gov>; Whittier, John <jwhittier@richlandwa.gov>; Zanin, Heather <hzanin@richlandwa.gov>
Subject: Major Variance Request for 1319 Jubilee Street

Good Morning,

Please take notice that Daniel Jacobs (property owner) has submitted an application to the City of Richland for a Major Variance to allow for the height of an existing estate wall along Keene Road to be increased from six (6) feet to eight (8) feet in height. The project site is located at 1319 Jubilee Street, Richland, WA. The zoning for the site is R-1-12, low density residential. Please review the attached materials relative to your agency's regulations and submit any comments no later than **5:00 PM on December 11, 2025**. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you,



Ryan Nelson
Senior Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

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From: [Kramer, Steve](#)
To: [Planning](#)
Subject: Major Variance Request for 1319 Jubilee Street
Date: Monday, November 24, 2025 10:32:13 AM
Attachments: [image001.png](#)

Ryan

See Building Dept comment below-

A Building Permit will be required for the construction of the fence. Note that an Engineered Design will need to accompany the permit application.



Steve Kramer
Plans Examiner
625 Swift Blvd., MS-## | Richland, WA 99352
509.942.7762
skramer@ci.richland.wa.us

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2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

November 25, 2025

Ryan Nelson/Senior Planner
Richland Development Services Department
625 Swift Blvd, MS #35
Richland, WA 99352

Subject: Review Comments for Major Variance Request – 1319 Jubilee St

Dear Mr. Nelson:

The Kennewick Irrigation District has received the necessary application submitted by Daniel Jacobs (property owner) for a Major Variance to allow for the height of an existing estate wall along Keene Rd to be increased from six (6) feet to eight (8) feet in height. The project site is at 1319 Jubilee St, Richland, WA.

1. This parcel is within the Kennewick Irrigation District (KID) boundaries but is not considered irrigable lands; therefore, the Kennewick Irrigation District does not assess them.
 - a. A water allotment is not assigned to this property. Water for a new allotment is unavailable at this location.
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,

Chris D. Sittman
Engineering/CAD Specialist

cc: LB\correspondence\File: 27-09-28