Agenda
Hearing Examiner Meeting
Monday, January 12, 2026
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Public Hearing - 6:00 p.m.

Public Hearing Explanation:

New Business - Public Hearing:

1. 1866 Jadwin Avenue - Site Plan Review (PLN-T2-2025-00019)
   - Ryan Nelson, Planner

2. 4450 Jasper Street - Rezone from Suburban Agriculture (SAG) to Low Density Residential (R-1-10)(PLN-T3A-2025-00003)
   - Ryan Nelson, Planner

3. 4450 Jasper Street - French Meadows Preliminary Plat (PLN-T3-2025-00005)
   - Ryan Nelson, Planner

New Business - No Public Hearing

4. 2622 Polar Way - Administrative Interpretation Appeal
   - Mike Stevens, Planning Manager

Adjournment

This meeting will be broadcast live on CityView Channel 192.

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

HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 1/12/2026 Agenda Category: New Business - Public Hearing

Prepared By: Ryan Nelson, Planner

Subject
1866 Jadwin Avenue - Site Plan Review (PLN-T2-2025-00019)

Department
Development Services

Recommended Motion
Approval subject to listed conditions.

Summary
Evan Verduin of Trek Architecture, on behalf of the property owner, Jadwin Spokane LLC, has filed a Site Plan Review application to amend the previously approved Site Plan Review application (SPR2022-101) for the addition of six carport structures on the project site. This application is considered a "Major Revision" of File #SPR 2022-101 and requires a new Site Plan Review as required by the Hearing Examiner's decision for the original project.

Attachments
1. PLN-T2-2025-00019 - 1866 Jadwin Ave - Full Staff Report

CITY OF RICHLAND
PLANNING DIVISION
625 Swift Boulevard, MS-35
Richland, WA 99352
(509) 942-7794

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

GENERAL INFORMATION:

Proposal Name:	Major Revision to Jadwin McMurray Apartments – Site Plan Review
Location:	1866 Jadwin Ave
Applicant:	Evan Verduin
Property Owner:	Jadwin Spokane LLC
File #:	PLN-T2-2025-00019
Request:	Approval of a major revision to previously approved Site Plan Review (COR File #SPR2022-101), to add six (6) carport structures, of various sizes, covering between six (6) to ten (10) parking stalls each, for a total of 54 stalls.
Project Type:	Type II Site Plan Approval
Hearing Date:	January 12, 2026
Report By:	Ryan Nelson, Senior Planner
Recommended Action:	Approval subject to listed conditions

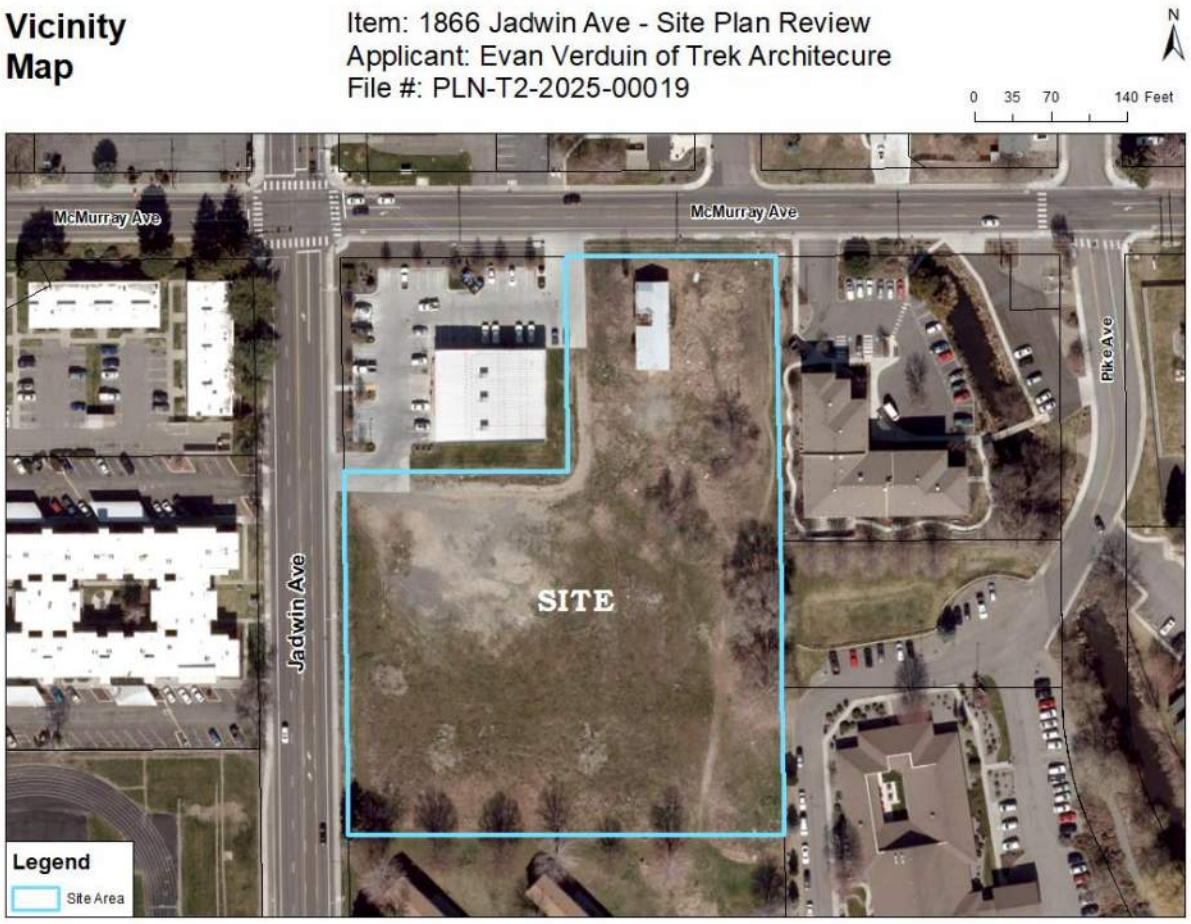


Figure 1 – Vicinity Map

Description of Proposal

Evan Verduin of Trek Architecture, on behalf of the property owner, Jadwin Spokane LLC, has submitted for a Major Revision to a previously approved Site Plan Review (File #SPR2022-101). The Major Revision is for the construction of six (6) carports of various sizes that will cover between six (6) and ten (10) parking stalls each, for a total of fifty-four (54) covered parking stalls. Figure 1 (above) shows the site within its larger context.

Reviewing Authority and Applicable Codes

Richland Municipal Code (RMC) Chapter 23.48.030 designates the Hearing Examiner as the hearing body responsible for conducting the review of site plan approval applications.

Approval of site plan reviews shall follow the listed guidance below:

23.48.020 Site plan approval required

A. Commercial Development. Where commercial property in excess of five acres is proposed for development in a C-LB – limited business, C-1 – neighborhood retail, C-2 – retail business, CBD – central business district or WF – waterfront district.

B. Multiple-Family Dwellings. Where construction of any multiple-family dwelling or dwellings containing an aggregate of 20 or more dwelling units is proposed for development in an R-3 – multiple-family residential, or C-LB – limited business district.

23.48.040 Site plan – Conditions of approval.

Site plan approvals may be made subject to any condition(s) which the hearing examiner determines to be necessary to protect the public health, safety and welfare or otherwise bring a proposed development into compliance with the purpose and intent of this title. Such conditions may include but are not limited to increased setbacks, and buffers, including landscaping, fences and walls; restrictions on the type and location of outdoor lighting; surfacing of parking areas and driveways; the installation of stormwater drainage facilities; the construction and location of service roads and alleys; the points of vehicular ingress or egress; the regulation of the time and type of various activities; vibration, noise, odors or similar nuisances, and the type, size and location of signs.

23.48.070 Effect of optional administrative site plan approval

Once granted, an applicant can rely on the approved site plan. The city shall not require the modification of an approved site plan or the modification of any condition of approval attached to the approved site plan; provided, that nothing in this section shall prevent an applicant and the city from jointly agreeing to the modification of an approved site plan. In the event that the applicant modifies the site plan, the city shall have the opportunity to modify the site plan approval previously issued. For the purposes of this section, modification of the site plan includes but is not limited to the following types of changes:

A. Modification in building use, size, height, type of construction, building footprint, or location on the site;

B. Modification in the number, size, location or arrangement of off-street parking spaces, or loading areas;

C. Change in the number, size or location of access points to adjacent public streets;

D. Change in location of city utility lines or storm drainage facilities;

E. Change in location of any existing or proposed utility and/or access easements;

F. Change in location, type or size of landscaping materials proposed to be installed on site; or

G. Any other change that results in the site plan not meeting a minimum requirement or design standard contained in the city's development standards.

19.60.095 Required findings.

No development application for a Type II or Type III permit shall be approved by the City

of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

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

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

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

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

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

SEPA

The proposal is not subject to an additional State Environmental Review under the State Environmental Policy Act. As a Determination of Non-Significance (DNS) was issued on July 1, 2022 for the original site plan review (File #SPR2022-101).

Critical Areas

The requirements of RMC Chapter 22.10 are not applicable, as this site is currently under development and any critical areas were identified and addressed in the original site plan approval under File #SPR2022-101.

Shoreline Master Program

The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Therefore, the requirements of RMC Title 26 are not applicable.

Agency Comments

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments received are included as an exhibit to this report and/or utilized as conditions of approval.

Public Comments

Owners of all properties within 300-feet of the proposed project were notified of the project by way of USPS mailing. As of the date of this report, City staff has not received any public comments regarding this proposal.

Public Notices

Notice of Hearing Mailed:	December 15, 2025
Notice of Hearing Posted:	December 15, 2025
Notice of Hearing Published:	December 14, 2025
Public Hearing:	January 12, 2026

Public hearing notices were distributed through posting of the property, mailing of notice to property owners within 300 feet of the site, posted on the City's website, and published in the Tri-City Herald newspaper. Copies of the notices and affidavits are included in *Exhibit 3*.

Analysis

The above zoning section of this report provides the applicable standards against which the proposed major revision to the previously approved site plan is evaluated; it is the purpose of this section of the report to enter a detailed zoning review into the record.

Staff's review of the proposed major revision to the previously approved site plan has resulted in finding continued compliance with the performance standards and special requirements for the C-LB zoning district.

Carports

Per RMC Chapter 23.38.040(A), "detached carports shall comply with all requirements of an accessory building." The applicant has demonstrated on the submitted site plan that the proposed carports will be detached from any building on the site area.

Building Height

The C-LB zoning district allows buildings up to 55 feet in height (RMC Chapter 23.22.040). The building height is the vertical distance from the grade plane to the average height of the highest roof surface, as defined in RMC Chapter 23.06.455.

Parking

The minimum number of parking stalls will not change from the original site plan approval of 290 parking stalls.

Findings, Conclusions, and Recommendation

Findings of Fact

1. The applicant Evan Verduin of Trek Architecture has been retained by the property owner, Jadwin Spokane LLC, to act on behalf of the property owner for this proposed major revision.

2. Richland's Comprehensive Plan designates the site for commercial development.

3. The current zoning for the proposed development is designated as C-LB (Limited Business Use District), which allows for the development of an apartment complex and associated structures, per RMC Chapter 23.22.030.

4. Chapter 23.48.030 of the RMC sets forth standards for review site plan applications. The site plan shall show the following: boundaries and dimensions of the property; location and width of boundary streets; dimensions, location and number of dwelling units for each existing or proposed structure on the site; roadways, walkways, off-street parking, and emergency vehicle access; fencing and landscaping, showing location, type, dimensions and character; and, location, dimensions and character of recreational facilities and open space.

5. Infrastructure improvements proposed under the original site plan review were consistent with the City's development standards.

6. City staff and other utility providers reviewed the proposed major revision and have recommended specific conditions of approval as set forth in this report.

7. The applicant did not file an environmental checklist with their site plan review application, as a Determination of Non-Significance was issued on July 1, 2022 for the original site plan review.

8. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.

9. The subject site does not contain any critical areas, as defined in RMC Chapter 22.10 and if any critical areas were present, those would have been addressed in the original site plan review, File #SPR2022-101.

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

Recommendation

Staff has completed its review of the request for site plan approval (PLN-T2-2025-00019) and recommends approval of the request, subject to conformance with the conditions of approval, as detailed below.

Recommended Conditions of Approval:

1. Subject to review and approval by the City's Planning Manager or designee, the applicant shall submit a site plan, which indicates the locations of the proposed structures.

2. Any major modification of this major revision or the original site plan review (City File #SPR2022-101) shall be subject to the Site Plan Review process, as detailed in

RMC Chapter 23.48.

3. Structures (including overhangs) cannot be permitted within existing or proposed easements.

Exhibit List

1. Application Materials
2. Maps
3. Public Notice and Affidavits
4. Agency Comments
5. Hearing Examiner Decision of File #SPR2022-101

Exhibit 1

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

Plan Snapshot Report

Plan Type:	Type 2	**Plan #:**	PLN-T2-2025-00019	**App Date:**	11/10/2025
Work Class:	T2 - Multi-Family Dwelling / Commercial Site Plan	**District:**	City of Richland	**Exp Date:**	03/10/2026
Status:	In Review			**Completed:**	NOT COMPLETED
Description:	A site plan review for a multifamily project (SPR2022-101) was previous approved and permits issued. We would like to provide carports for the development. We are proposing 6 structures of various sizes, covering between 6 and 10 stalls each - for a total of 54 stalls.			**Approval Expire Date:**	

Parcel:	102982020745003	Main	**Address:**	1866 Jadwin Ave Richland, WA 99354	Main	**Zone:**

Applicant
Trek Architecture
122 S Monroe #202
Spokane, WA 99201
Business: (509) 315-4830
Mobile: (509) 475-3862

Property Owner
Jadwin Spokane
915 W 2nd AVE
Spokane, WA 99201

Plan Custom Fields

PreAppQuestionBox	Yes	PreAppMeetingDate	May 24 2022 12:00AM	Area of Property	3.95
Current Comp Plan	Commercial	Current Zoning	C-LB	Gross Floor Area of Building	92,630 (apartments+clubhouse) 9,720 (carports)
Approximate Time Table of Construction	As soon as possible.	Total Dwelling Units	114	Number of Required Parking Spaces	173

TrekArchitecture™

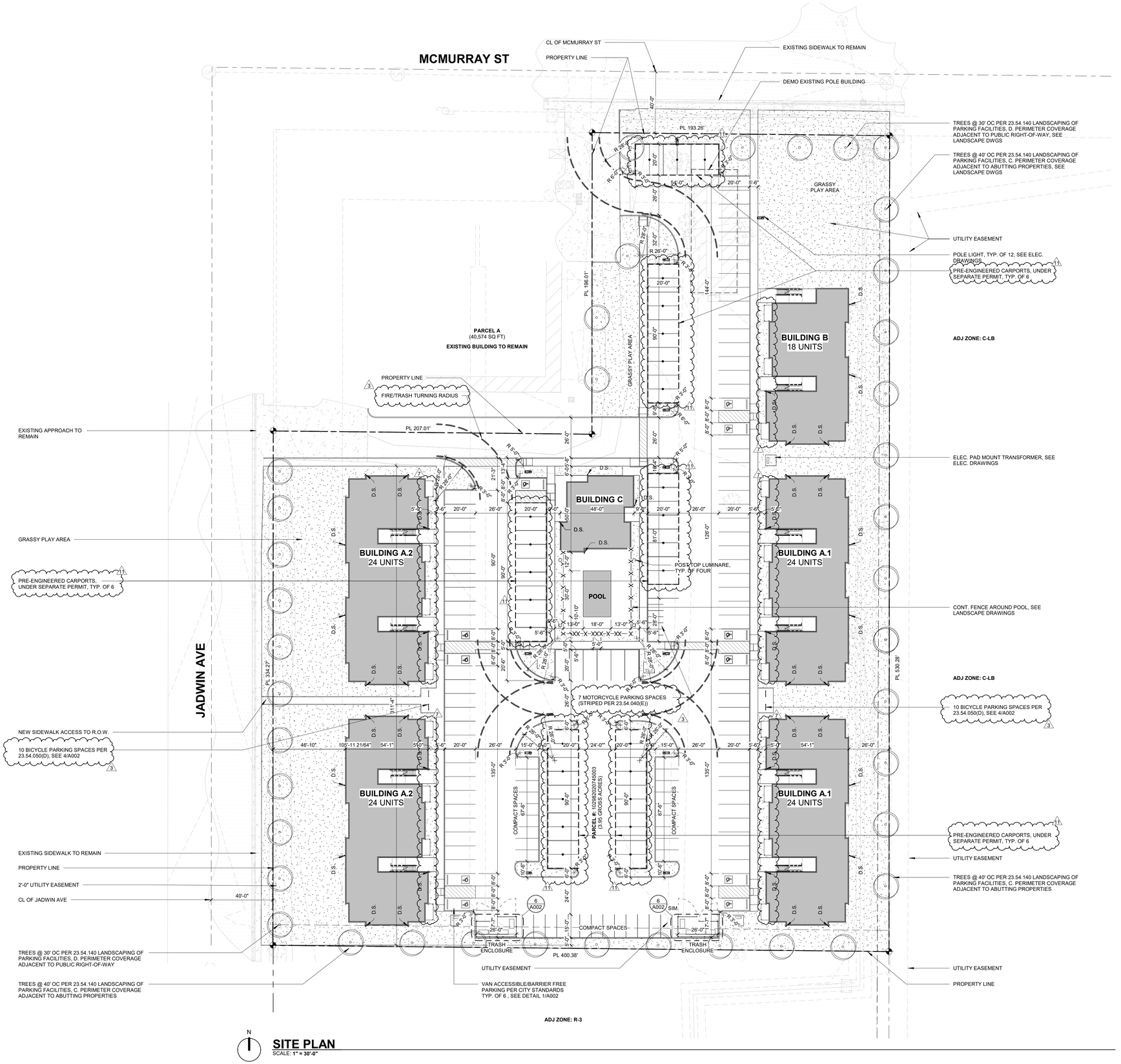
p:509.315.4830
1802 e sprague, spokane, washington 99202
hello@trekarch.com

PROJECT SUMMARY / LEGAL DESCRIPTION

PROJECT ADDRESS:
1866 Jadwin Ave.
Richland, WA 99354

ASSESSOR'S PARCEL NUMBER:
10298202745003

LEGAL DESCRIPTION:
Section 2, Township 9 North, Range 28, Quarter NW: The northerly 530.46 feet of Block 745, Plat of Richland, according to the plat thereof recorded in Volume 6 and 7 of Plats, situated in the City of Richland, County of Benton, State of Washington, SWD AF# 2004-039783, 11/10/2004. Less any portion lying within Binding Site Plan #4551. (AF#2014-032666, 12/19/2014).



SITE PLAN
SCALE: **1" = 30'-0"**

PARKING CALCULATIONS (AUTOMOBILE)

MINIMUM PARKING REQ'S:	1.5 PER UNIT
TOTAL UNIT COUNT:	114
LEASING OFFICE:	555SF/350 = 2
REQUIRED PARKING:	173 STALLS
PROVIDED PARKING:	
STANDARD STALLS:	131
COMPACT STALLS:	31
ACCESSIBLE STALLS:	11
TOTAL PARKING STALLS:	**173 STALLS**
REQUIRED ACCESSIBLE STALLS:	**6**

ACCESSIBLE PARKING CALCULATIONS

ACCESSIBLE PARKING STALLS PROVIDED:	11
ACCESSIBLE STALLS REQUIRED (IBC 1106.2 #3):	6
VAN ACCESSIBLE PARKING STALLS PROVIDED :	6
VAN ACCESSIBLE STALLS REQUIRED (IBC 1106.5):	1

PARKING CALCULATIONS (BIKE)

MINIMUM PARKING REQ'S:	MINIMUM 5 SPACES, PLUS 1 ADDITIONAL SPACE FOR EACH 30 REQUIRED STALLS.
TOTAL STALL COUNT:	173
REQUIRED PARKING:	5 + (173/30) = **11 BIKE STALLS**

PARKING CALCULATIONS (MOTORCYCLE)

MINIMUM PARKING REQ'S:	1 SPACE FOR EVERY 25 AUTOMOBILE SPACEST
TOTAL STALL COUNT:	173
REQUIRED PARKING:	173/25= **7 MOTORCYCLE STALLS** (STRIPED PER 23.54.040(E))

TYPE-A/TYPE-B UNIT CALCULATIONS

MINIMUM REQ TYPE A UNITS (IBC 1107.6.2.2.1):	5% ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS, AS DESCRIBED IN SECTION 1107.6.
MINIMUM REQ TYPE B UNITS (IBC 1107.6.4.2):	WHERE ELEVATOR SERVICE IS NOT PROVIDED IN A STRUCTURE, ONLY THE DWELLING UNITS AND SLEEPING UNITS THAT ARE LOCATED ON STORIES INDICATED IN SECTIONS 1107.7.1.1 AND 1107.7.1.2 ARE REQUIRED TO BE TYPE A UNITS AND TYPE B UNITS, RESPECTIVELY.
TOTAL UNIT COUNT:	114
TOTAL TYPE A UNITS COUNT REQUIRED @ 5%:	6
TOTAL TYPE B UNITS COUNT REQUIRED :	28
TOTAL TYPE A UNITS PROVIDED:	10
TOTAL TYPE B UNITS PROVIDED:	28

TREKARCHITECTURE

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ARCHITECT
TREK ARCHITECTURE

122 S MONROE, STE #202
SPOKANE, WA 99201
509.315.4830
HELLO@TREKARCH.COM

OWNER
JADWIN PROJECT LLC

915 W 2ND AVE.
SPOKANE, WA, 99201

PROFESSIONAL SEAL

11421 REGISTERED ARCHITECT
EVAN JOEL VERDUIN
STATE OF WASHINGTON

NEW MULTI-FAMILY BUILDING FOR:
JADWIN MULTI-FAMILY

ADDRESS
1866 JADWIN AVE.,
RICHLAND, WA 99354

JOB
22.20

DRAWN BY
EJV

CHECKED BY
EJV

SCALE
As indicated

DATE
08.31.2022

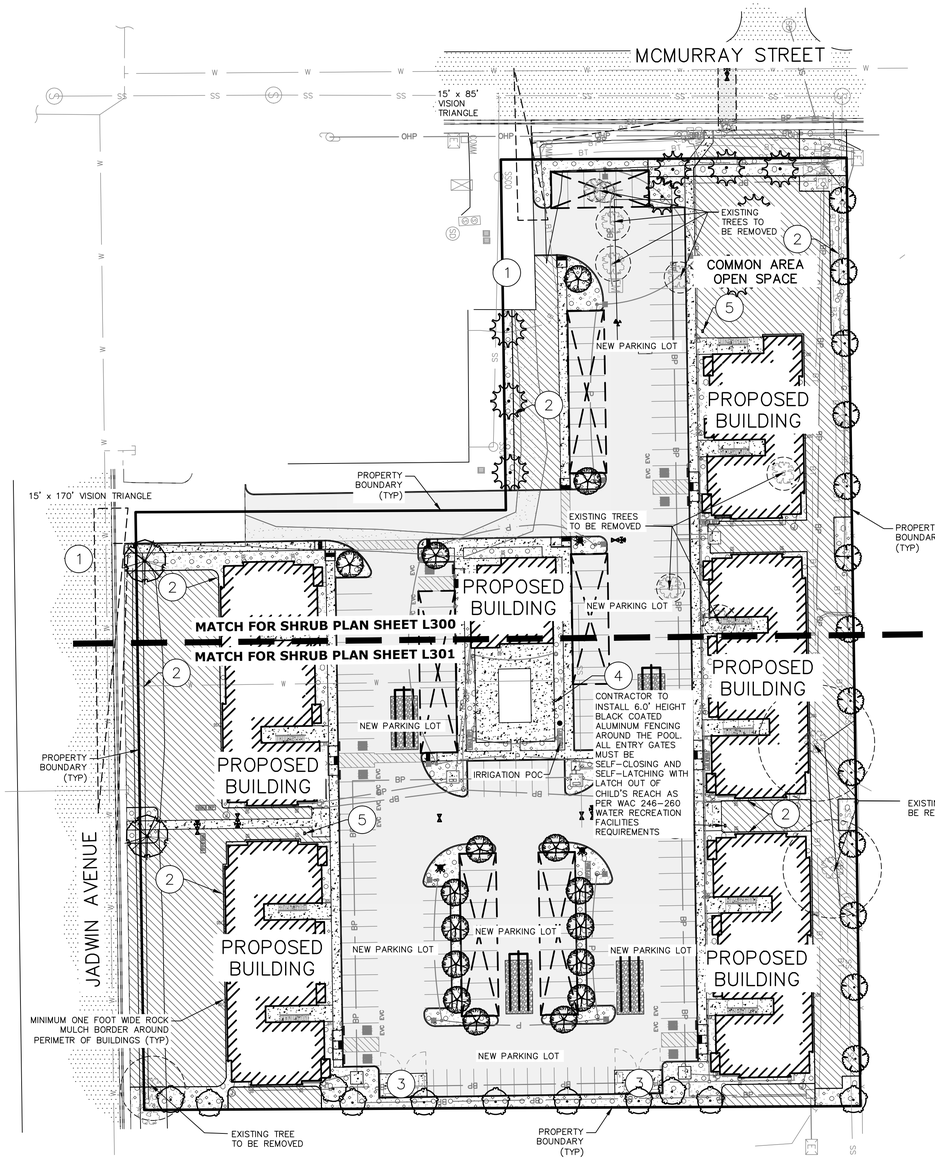
PROJECT STATUS
PERMIT SET

REVISIONS

#	DESCRIPTION	DATE
3	PLAN REVIEW COMMENTS	08/11/23
7	BALCONY	09/19/25
11	CARPORTS	11/07/25

SITE PLAN

A001



OVERALL LANDSCAPE SITE PLAN

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DE
1	VISION CLEARANCE TRIANGLES - PER DISCUSSION WITH CITY OF RICHLAND ENGINEER AND INTERPRETATION OF RMC 12.11.020(TABLE 12.11.020).		
2	POLY EDGING - SEE DETAIL ON SHEET L400.	2,031 LF	
3	TRASH RECEPTACLE - SEE ENGINEERING PLANS FOR MORE INFORMATION.		
4	6' HEIGHT ALUMINUM FENCING	147 LF	
5	COMPLETE DOG WASTE STATION - SINGLE PULL. AVAILABLE AT DOG-ON-IT-PARKS.COM, ITEM #74085. PHONE 877-348-3647, OR EQUAL.		
	PLANTER AREA - 2" WASHED BASALT ROCK MULCH, MINIMUM 3" DEPTH, OVER COMMERCIAL GRADE WEED BARRIER - SEE DETAIL ON SHEET L400.	19,193 SF	
	TURF MIX AREA - SEE HYDROSEED NOTES ON SHEET L400.	20,616 SF	

CODE COMPLIANCE SUMMARY:

1. MCMURRAY STREET (TOTAL LENGTH AT PROPERTY LINE AT FRONTAGE = 176 LF) CLASS 1 STREET TREES TO BE PLANTED 30' O.C. = 6 TREES. UTILITY SETBACKS AND SIDEWALK REDUCED TREES TO 4. TREES ADJACENT TO OVERHEAD LINES SO CLASS 1 TREES ARE PROPOSED. SHRUB COUNT OF 1 PER 50 SF = 35 SHRUBS. SIDEWALK REDUCED SHRUBS TO 34 TOTAL.
2. JADWIN AVENUE (TOTAL LENGTH OF PROPERTY AT FRONTAGE = 317 LF) CLASS 2 STREET TREES TO BE PLANTED 30' O.C. = 11 TREES SHRUB COUNT OF 1 PER 50 SF = 63 SHRUBS. SIDEWALKS REDUCED SHRUBS TO 61 TOTAL.
3. A 5' WIDE CONTINUOUS LANDSCAPE SCREEN IS REQUIRED ALONG PARKING FACILITIES AND BETWEEN BUILDINGS PER RMC 23.54.140(C) - TREES TO BE PLANTED 40' O.C. (TOTAL LENGTH OF EAST AND SOUTH PROPERTY = 954 LF) TREES TO BE PLANTED 40' O.C. = 24 TREES. STREET FRONTAGE TREES AT ENDS AND UNDERGROUND UTILITIES REDUCED TREE COUNT TO 23 TREES TOTAL. SHRUBS PLACED ALONG ABUTTING PROPERTY PERIMETERS ON SOUTH AND EAST PROPERTY LINES AS HEDGES - IN BETWEEN BUILDINGS AND ALONG PARKING LOT PERIMETER.

SHEET INDEX

L100 LANDSCAPE SITE PLAN
L200 TREE PLAN AND SCHEDULE
L300 NORTH SITE SHRUB PLAN AND SCHEDULE
L301 SOUTH SITE SHRUB PLAN AND SCHEDULE
L400 DETAILS AND NOTES 1
L401 DETAILS AND NOTES 2

LEGEND

EXISTING FEATURES

ASPHALT SURFACING
CURB
GRAVEL
SIDEWALK OR CONCRETE
FOUND POINT AS NOTED
DRYWELL
STORM MANHOLE
CATCH BASIN
GUY WIRE POLE
POWER POLE/TELEPHONE POLE
LIGHT POLE
TELEPHONE ENCLOSURE
WATER VALVE
FIRE HYDRANT
SANITARY SEWER MANHOLE
OR TREE (DECIDUOUS OR CONIFEROUS)
W WATER LINE
SS SANITARY SEWER LINE
SD STORM DRAIN LINE / CULVERT
OHP POWER LINE (OHP OR BP)
BT TELEPHONE LINE (OHT OR BT)
G GAS LINE
2434 CONTOURS
X FENCE
BFO FIBER OPTIC LINE

PROPOSED IMPROVEMENTS

ASPHALT SURFACING
CURB
CONCRETE OR SIDEWALK
DRYWELL
STORM MANHOLE
OR CONCRETE INLET
CURB INLET
POWER POLE
SIGN
WATER VALVE
WM WATER METER
FIRE HYDRANT
WATER SHUTOFF / WATER VAULT
SANITARY SEWER MANHOLE
CO CLEANOUT (CO)
GM GAS METER
8"WA WATER LINE (AS SIZED)
SLEEVE FOR WATER / SEWER CROSSING
SS SANITARY SEWER LINE
SD STORM DRAIN LINE / CULVERT
1924 CONTOURS
STORM WATER SWALE / POND

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)
LOCAL CALLING NUMBERS
SPOKANE COUNTY
8-1-1

storhaug
civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, washington 99202
p 509.242.1000 f 509.242.1001

TREK ARCHITECTURE

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ARCHITECT
TREK ARCHITECTURE
122 S MONROE, STE #202
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509.315.4830
HELLO@TREKARCH.COM

OWNER
RICHLAND PROJECT LLC

PROFESSIONAL SEAL

STATE OF WASHINGTON
LICENSED LANDSCAPE ARCHITECT
Leisa Rae Baber
1291
LICENSE NO.
EXPIRES ON 5/17/2026

NEW COMMERCIAL APPLICATION FOR:
JADWIN MULTI-FAMILY

ADDRESS
1866 JADWIN AVE.,
RICHLAND, WA 99354

JOB
22.20

DRAWN BY
LRB

CHECKED BY
AJS

SCALE
As indicated

DATE
08.15.22

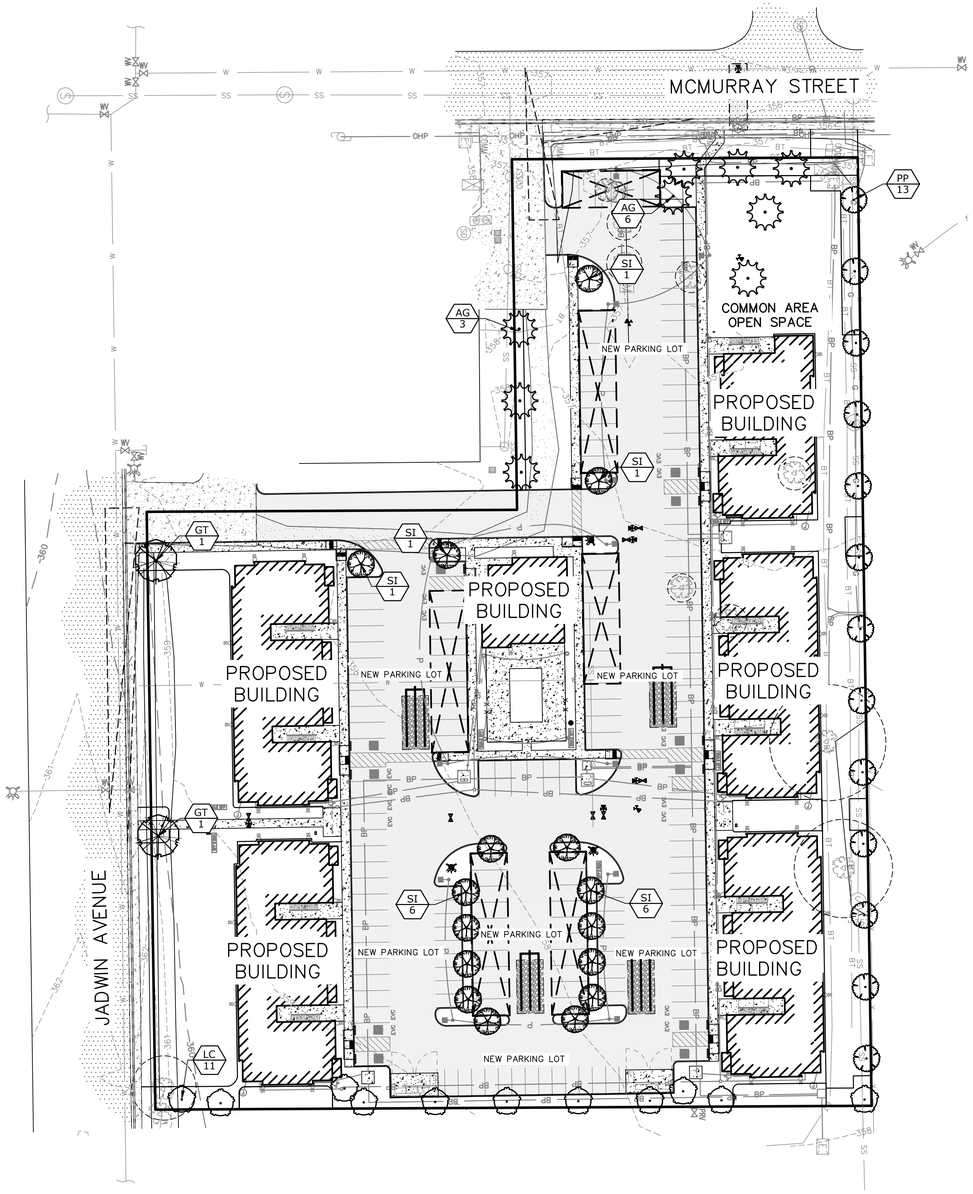
PROJECT STATUS
SITE PLAN REVIEW

REVISIONS

#	DESCRIPTION	DATE
11	CARPORTS	11.07.25

LANDSCAPE PLAN

L100



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AG	Acer tataricum 'GarAnn' TM	Hot Wings Tatarian Maple	1.5" Cal.	9
GT	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Honey Locust	1.5" Cal.	2
LC	Liquidambar styraciflua 'Clydesform' TM	Emerald Sentinel Sweet Gum	1.5" Cal.	11
PP	Populus tremuloides 'NE Arb' TM	Prairie Gold Quaking Aspen	1.5" Cal.	13
SI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5" Cal.	16

TREE PLAN NOTES:

1. IT IS THE INTENT OF THIS PLAN TO SHOW TREES ONLY. SHRUBS, GROUNDCOVER, AND MULCH NOT SHOWN FOR PLAN CLARITY.
2. SEE DETAIL SHEET WITHIN LANDSCAPE PLAN SET FOR PROJECT GENERAL NOTES, INSTALLATION INSTRUCTIONS, AND STANDARD DETAILS
3. SEE ENGINEERING DRAWINGS FOR DETAILED SITE, UTILITY AND DRAINAGE FEATURE INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING, SITE LIGHTING AND HARDSCAPE INFORMATION RELATED TO PROPOSED BUILDINGS
3. PLANT SYMBOLS SHALL DICTATE COUNT.
4. CONTRACTOR TO PLACE BLACK POLY EDGING BETWEEN ALL TURF AREAS AND PLANTER BEDS UNLESS OTHERWISE NOTED. EDGING SHALL END PERPENDICULARLY TO WALLS AND PAVING AND SHALL BE INSTALLED WITH TOP FLUSH WITH PAVING.
5. ALL PLANTER AND TURF AREAS TO RECEIVE 6" OF CLEAN TOPSOIL; PLANTER AREA TOPSOIL TO BE MIXED 50/50 WITH ORGANIC COMPOST. PLANTER AREAS TO RECEIVE 3" DEPTH (MIN.) MULCH OVER FINISHED TOPSOIL GRADE AFTER PLANTING, UNLESS STATED OTHERWISE ON PLANS.

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)
LOCAL CALLING NUMBERS
SPOKANE COUNTY
8-1-1

storhäug
civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, washington 99202
p 509.242.1000 f 509.242.1001

TREK ARCHITECTURE

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ARCHITECT
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122 S MONROE, STE #202
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OWNER
RICHLAND PROJECT LLC

PROFESSIONAL SEAL

STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
Leisa Rae Baber
1291
LICENSE NO.
EXPIRES ON 5/17/2026

NEW COMMERCIAL APPLICATION FOR:
JADWIN MULTI-FAMILY

ADDRESS
1866 JADWIN AVE.,
RICHLAND, WA 99354

JOB
22.20

DRAWN BY
LRB

CHECKED BY
AJS

SCALE
As indicated

DATE
08.15.22

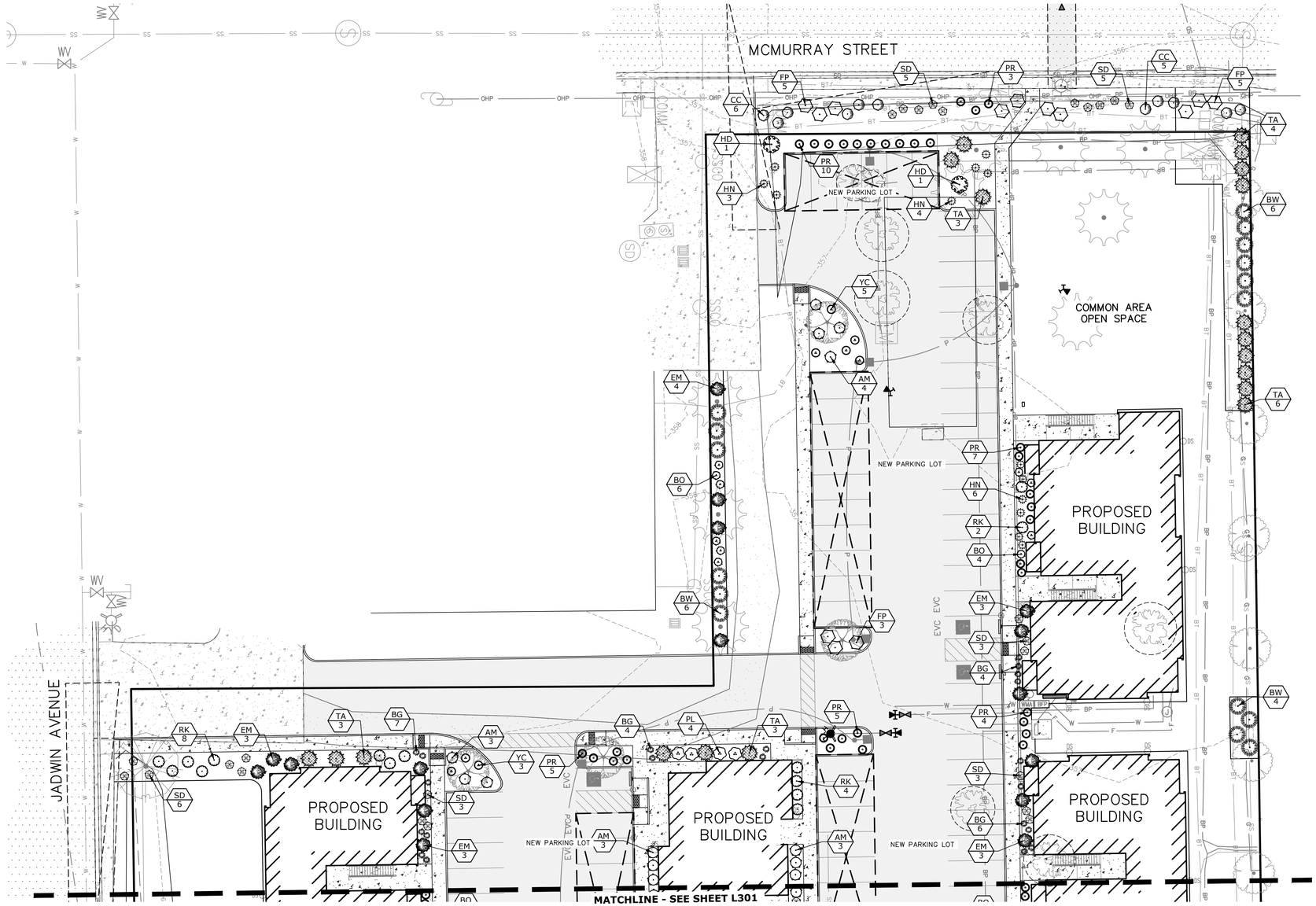
PROJECT STATUS
SITE PLAN REVIEW

REVISIONS

#	DESCRIPTION	DATE
11	CARPORTS	11.07.25

TREE PLAN AND SCHEDULE

L200



NORTH SITE SHRUB PLAN

SEE SHEET L100 FOR OVERALL PLAN

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

PLANT SCHEDULE NORTH SITE AREA

CODE	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS			
AM	ARONIA MELANOCARPA	BLACK CHOKEBERRY	5 GAL.
BO	BERBERIS THUNBERGII 'ORANGE ROCKET'	ORANGE ROCKET JAPANESE BARBERRY	5 GAL.
BW	BERBERIS X GLADWYNESIS 'WILLIAM PENN'	WILLIAM PENN BARBERRY	5 GAL.
BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	2 GAL.
CC	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	5 GAL.
EM	EUONYMUS FORTUNEI 'MOONSHADOW' TM	MOONSHADOW WINTERCREEPER	5 GAL.
FP	FALLUGIA PARADOXA	APACHE PLUME	5 GAL.
HN	HELIANTHEMUM NUMMULARIUM 'APRICOT'	APRICOT SUNROSE	1 GAL.
HD	HOLODISCUS DISCOLOR	OCEANSPRAY	5 GAL.
PR	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	5 GAL.
PL	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	2` HT.
RK	ROSA X 'RADCOR' TM	RAINBOW KNOCK OUT ROSE	5 GAL.
SD	SALVIA DORRII	DESERT SAGE	5 GAL.
TA	TAXUS BACCATA 'ADPRESSA AUREA'	GOLD-STRIPE ENGLISH YEW	5 GAL.
YC	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE	5 GAL.

SHRUB PLAN NOTES:

1. IT IS THE INTENT OF THIS PLAN TO SHOW SHRUBS AND GROUNDCOVERS ONLY. TREES GREYED IN AND MULCH NOT SHOWN FOR PLAN CLARITY.
2. SEE DETAIL SHEET WITHIN LANDSCAPE PLAN SET FOR PROJECT GENERAL NOTES, INSTALLATION INSTRUCTIONS, AND STANDARD DETAILS
3. SEE ENGINEERING DRAWINGS FOR DETAILED SITE, UTILITY AND DRAINAGE FEATURE INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING, SITE LIGHTING AND HARDSCAPE INFORMATION RELATED TO PROPOSED BUILDINGS
3. PLANT SYMBOLS SHALL DICTATE COUNT.
4. CONTRACTOR TO PLACE BLACK POLY EDGING BETWEEN ALL TURF AREAS AND PLANTER BEDS UNLESS OTHERWISE NOTED. EDGING SHALL END PERPENDICULARLY TO WALLS AND PAVING AND SHALL BE INSTALLED WITH TOP FLUSH WITH PAVING.
5. ALL PLANTER AND TURF AREAS TO RECEIVE 6" OF CLEAN TOPSOIL; PLANTER AREA TOPSOIL TO BE MIXED 50/50 WITH ORGANIC COMPOST. PLANTER AREAS TO RECEIVE 3" DEPTH (MIN.) MULCH OVER FINISHED TOPSOIL GRADE AFTER PLANTING, UNLESS STATED OTHERWISE ON PLANS.
6. SHRUBS CHOSEN FOR THE OFF-STREET PARKING AREAS SHALL MEET RMC 23.54.140(E)(2) REQUIREMENTS WILL BE AT LEAST TWO FEET TALL AT THE TIME OF PLANTING.

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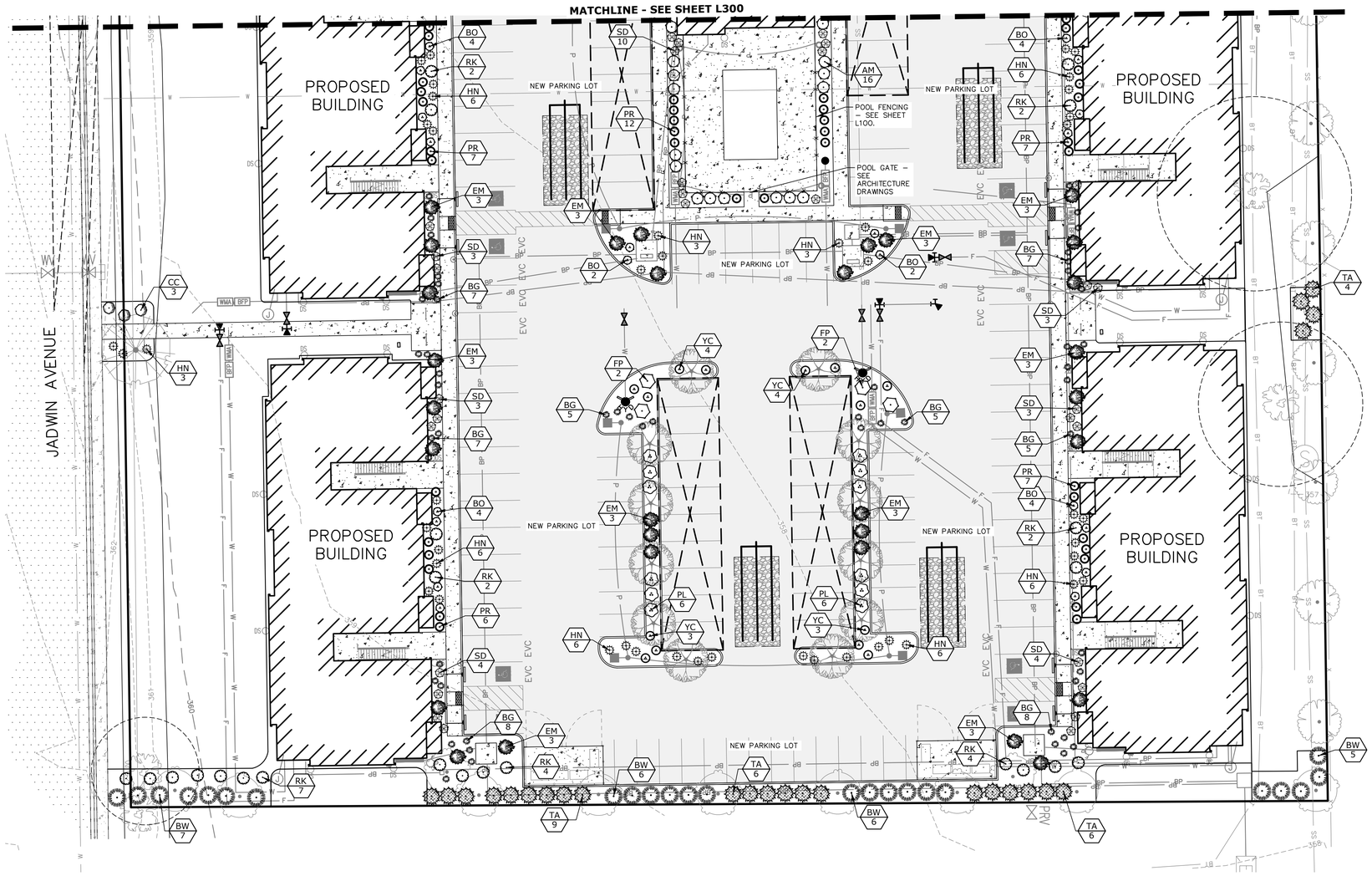
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11	CARPORTS	11.07.25

NORTH SITE SHRUB PLAN AND SCHEDULE

L300



SOUTH SITE SHRUB PLAN
SEE SHEET L100 FOR OVERALL PLAN

PLANT SCHEDULE SOUTH SITE AREA

CODE	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS			
AM	ARONIA MELANOCARPA	BLACK CHOKEBERRY	5 GAL.
BO	BERBERIS THUNBERGII 'ORANGE ROCKET'	ORANGE ROCKET JAPANESE BARBERRY	5 GAL.
BW	BERBERIS X GLADWYNESIS 'WILLIAM PENN'	WILLIAM PENN BARBERRY	5 GAL.
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PR	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	5 GAL.
PL	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	2 ' HT.
RK	ROSA X 'RADCOR' TM	RAINBOW KNOCK OUT ROSE	5 GAL.
SD	SALVIA DORRII	DESERT SAGE	5 GAL.
TA	TAXUS BACCATA 'ADPRESSA AUREA'	GOLD-STRIPE ENGLISH YEW	5 GAL.
YC	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE	5 GAL.

SHRUB PLAN NOTES:

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3. PLANT SYMBOLS SHALL DICTATE COUNT.
4. CONTRACTOR TO PLACE BLACK POLY EDGING BETWEEN ALL TURF AREAS AND PLANTER BEDS UNLESS OTHERWISE NOTED. EDGING SHALL END PERPENDICULARLY TO WALLS AND PAVING AND SHALL BE INSTALLED WITH TOP FLUSH WITH PAVING.
5. ALL PLANTER AND TURF AREAS TO RECEIVE 6" OF CLEAN TOPSOIL; PLANTER AREA TOPSOIL TO BE MIXED 50/50 WITH ORGANIC COMPOST. PLANTER AREAS TO RECEIVE 3" DEPTH (MIN.) MULCH OVER FINISHED TOPSOIL GRADE AFTER PLANTING, UNLESS STATED OTHERWISE ON PLANS.
6. SHRUBS CHOSEN FOR THE OFF-STREET PARKING AREAS SHALL MEET RMC 23.54.140(E)(2) REQUIREMENTS AND WILL BE AT LEAST TWO FEET TALL AT TIME OF PLANTING.

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SOUTH SITE SHRUB PLAN AND SCHEDULE

L301

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO READ ALL OF THE NOTES IN THESE PLANS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO KEEP A FULL SET OF TO-SCALE LANDSCAPE PLANS ON SITE FOR THE DURATION OF LANDSCAPE INSTALLATION.
3. CONTRACTOR TO LOCATE UNDERGROUND UTILITIES, i.e., CABLES, CONDUIT, GAS, WATER, SEWER, ETC. PRIOR TO DIGGING. CONTRACTOR TO BE LIABLE AND PAY FOR REPAIR TO ANY AND ALL UTILITY DAMAGES AT NO EXTRA COST TO THE OWNER. CALL 811 BEFORE DIGGING, EXCAVATING, TRENCHING, DEMOLITION OR OTHER CONSTRUCTION.
4. NOT ALL SPRINKLER HEADS, VALVES, BACK-FLOW PREVENTION DEVICES, PIPING OR OTHER EQUIPMENT ARE SHOWN ON THIS PLAN. LOCATE ALL SPRINKLER HEADS, VALVES, BACK-FLOW PREVENTION DEVICES, PIPING OR OTHER EQUIPMENT IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS.
5. SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO COMPLETE THE CONSTRUCTION SHOWN ON THE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF ALL REQUIRED PERMITS AND INSPECTIONS. LOCAL CODES PREVAIL.
6. ALL PLANTER AND TURF AREAS TO RECEIVE 6" OF CLEAN TOPSOIL; PLANTER AREA TOPSOIL TO BE MIXED 50/50 WITH ORGANIC COMPOST. PLANTER AREAS TO RECEIVE 3" DEPTH (MIN.) MULCH OVER FINISHED TOPSOIL GRADE AFTER PLANTING, UNLESS STATED OTHERWISE ON PLANS.
7. SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO COMPLETE THE CONSTRUCTION SHOWN ON THE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF ALL REQUIRED PERMITS AND INSPECTIONS. LOCAL CODES PREVAIL.
8. ALL PLANTS SHALL BE PLANTED THE DAY OF DELIVERY AND BE "MUDDED IN" DURING BACKFILLING - BACKFILL IS TO BE MIXED WITH WATER TO ACHIEVE A THICK MUD DURING BACKFILL OPERATIONS. EACH PLANT NEEDS A FORMED WATER WELL THAT MUST BE FILLED WITH WATER BEFORE LEAVING THE SITE. TREE WATER WELLS SHOULD BE FILLED 3-4 TIMES A WEEK DURING GROWING SEASON(S) TO ESTABLISH OVER AT LEAST THE FIRST YEAR OF PLANTING AS A SUPPLEMENT TO AUTOMATIC IRRIGATION.
9. SEE ENGINEERING DRAWINGS FOR DETAILED SITE, UTILITY AND DRAINAGE FEATURE INFORMATION.
10. SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING, SITE LIGHTING AND HARDSCAPE INFORMATION RELATED TO PROPOSED BUILDINGS.
11. PRESERVE AND PROTECT EXISTING HARDSCAPE TO REMAIN. DAMAGE TO HARDSCAPE INCURRED AS A RESULT OF LANDSCAPE INSTALLATION OPERATION TO BE REPAIRED/REPLACED AT CONTRACTOR'S EXPENSE.
12. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS.
13. CONTRACTOR TO KEEP A FULL SET OF LANDSCAPE PLANS ON SITE FOR THE DURATION OF INSTALLATION.
14. GENERAL CONTRACTOR TO PROVIDE ROUGH GRADE IN ALL TURF AREAS AND PLANTER BEDS WITHIN 0.10 FOOT OF GRADE SHOWN ON CIVIL DRAWINGS MINUS THE COMBINED TOTAL DEPTH OF TOPSOIL AND MULCH SPECIFIED AND AN ADDITIONAL 0.5 INCH DEPTH WITHIN 1 HORIZONTAL FOOT OF EXISTING AND/OR PROPOSED HARDSCAPES.
15. GENERAL CONTRACTOR TO CLEAR AND GRUB TURF AREAS AND PLANTING BEDS OF ALL WEEDS, ROOTS, LAWN AND DEBRIS; SPECIFIED LANDSCAPE AREAS TO BE SMOOTH AND CONTOURED AS SHOWN ON CIVIL DRAWINGS; ANY ROCK/DEBRIS LARGER THAN 1.5" TO BE REMOVED FROM TOP 12" OF SOIL AS MEASURED FROM FINISHED GRADES.
16. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF FINAL PUNCH-LIST WORK.
17. IMPORTED TOPSOIL SHALL CONSIST OF SANDY LOAM; NONTOXIC, FREE OF NOXIOUS WEEDS, GRASS, BRUSH, STICKS OR ROCKS GREATER THAN ½" IN DIAMETER, UNLESS OTHERWISE NOTED.
18. CONTRACTOR TO RAKE FINISH GRADE SMOOTH AND NATURAL. NO SLOPE TO EXCEED 3:1.
19. CONTRACTOR TO PLACE BLACK POLY EDGING BETWEEN ALL TURF AREAS AND PLANTER BEDS UNLESS OTHERWISE NOTED. EDGING SHALL END PERPENDICULARLY TO WALLS AND PAVING AND SHALL BE INSTALLED WITH TOP FLUSH WITH PAVING.

IRRIGATION NOTES:

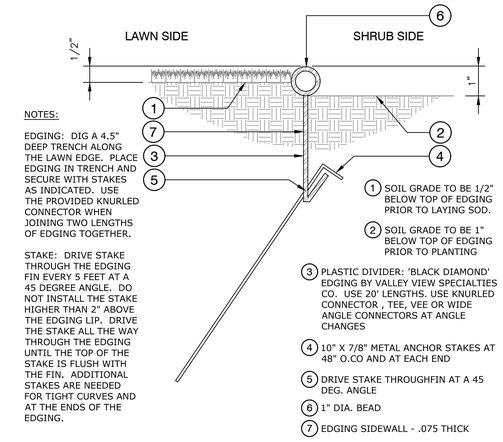
1. A CONTRACTOR-DESIGNED AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED AND MAINTAINED WITHIN ALL PROPOSED PLANTER AND TURF AREAS, UNLESS OTHERWISE SPECIFIED ON PLANS;
   - 1.1. IRRIGATION CONTRACTOR TO PROVIDE OWNER WITH TO-SCALE, AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM PRIOR TO PROJECT CLOSE-OUT;
   - 1.2. GENERAL CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR TO PROVIDE IRRIGATION SLEEVES UNDER PROPOSED HARDSCAPES AS NEEDED: IRRIGATION WATER LINES AND CONTROLLER WIRES TO BE SLEEVED SEPARATELY IN SCHEDULE 40 PVC PIPE. SLEEVE PIPE TO BE SIZED A MINIMUM OF 50% GREATER DIAMETER THAN THE SUM TOTAL DIAMETER OF THE CONTENTS DESIGNED AND TO EXTEND AT LEAST 18" BEYOND THE FEATURES THEY CROSS. INSTALL SLEEVES 12-18" BELOW EXCAVATION FOR HARDSCAPES TO BE INSTALLED. INSTALL LOCATE WIRE OVER SLEEVES AND CAP SLEEVE ENDS WITH DUCT TAPE TO PREVENT DEBRIS FROM PLUGGING THE ENDS. MARK SLEEVE LOCATIONS WITH SURVEY LATH, PAINTED FLORESCENT ORANGE AND LABELED WITH SIZE AND QTY INFORMATION.
   - 1.3. GENERAL CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR TO PROVIDE 4" SCH. 40 PVC IRRIGATION SLEEVES ALL SLEEVES SHALL EXTEND A MIN. OF 18" BEYOND THE FEATURES THEY CROSS & SHALL BE CAPPED WITH DUCT TAPE TO PREVENT DEBRIS FROM PLUGGING THE ENDS. MARK SLEEVE LOCATIONS WITH SURVEY LATH, PAINTED FLORESCENT ORANGE AND LABELED WITH SIZE AND QTY INFORMATION;
   - 1.4. GENERAL CONTRACTOR TO PROVIDE 11O-VOLT ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO IRRIGATION CONTROLLER, IRRIGATION CONTRACTOR TO MOUNT OUTDOOR CONTROLLER PER PLAN AND COORDINATE INSTALLATION WITH GENERAL CONTRACTOR;
   - 1.5. GENERAL CONTRACTOR TO PROVIDE A STANDARD THREADED STUB WITH THREADED CAP IMMEDIATELY DOWNSTREAM OF IRRIGATION WATER SOURCE/METER;
   - 1.6. PLANTER AND TURF AREAS TO BE ON SEPARATE IRRIGATION ZONES. INSTALL DRIP IRRIGATION IN PLANTER AREAS - 1GPH PER SHRUB AND 2GPH PER TREE. INSTALL ABOVE-GROUND, AUTOMATIC IRRIGATION TO PROVIDE 100% HEAD-TO-HEAD COVERAGE IN ALL TURF AREAS.

PLANTING NOTES:

1. ALL PLANT MATERIAL QUANTITIES SHALL BE VERIFIED PRIOR TO INSTALLATION. QUANTITIES LISTED IN SCHEDULES ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE NUMBER OF PLANTS SHOWN ON LANDSCAPE PLANS SHALL HAVE PRIORITY OVER THE NUMBER LISTED IN THE SCHEDULE.
2. ALL CONTAINER OR FIELD GROWN TREES, SHRUBS, VINES AND FLATTED GROUNDCOVERS SHALL BE PURCHASED BY THE CONTRACTOR. ALL SEEDED AND SOD TURF (INCLUDING HYDROMULCHES) SHALL BE PURCHASED BY THE CONTRACTOR. PAYING FOR THE PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. GROUNDCOVER PLANTING UNDER TREES AND SHRUBS SHALL BE CONTINUOUS AS SHOWN ON PLANS.
4. ALL SPECIMEN TREES SHALL BE POSITIONED BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
5. VINE RUNNERS TO BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS ESPALIERED TO THE ADJACENT WALL OR FENCE.
6. ALL INSTALLED PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S NATIONAL STANDARD SPECIFICATIONS.
7. ALL MATERIALS (PLANT MATERIALS, SOD, SEED, LANDSCAPE MULCHES, EDGING, ETC.) ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
8. ALL PLANT MATERIAL INSTALLED BY CONTRACTOR SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD AND/OR DYING PLANT MATERIAL (EXCEPT THOSE DUE TO VANDALISM OR NEGLECT) WITH PLANT MATERIAL EQUAL TO THE INSTALLED MATERIAL. GUARANTEE TO BE WRITTEN, DATED AND SIGNED BY CONTRACTOR ON CONTRACTOR'S LETTERHEAD.
9. CONTRACTOR TO INSTALL SOD IN ALL TURF AREAS UNLESS OTHERWISE NOTED.
10. CONTRACTOR TO PNEUMATICALLY APPLY (HYDROSEED) DRYLAND GRASS AREAS BETWEEN SEPTEMBER 15TH AND OCTOBER 1ST, OR MARCH 1ST AND APRIL 1ST . HYDROSEED IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.
11. CONTRACTOR TO PLACE TWO APPLICATIONS OF PRE-EMERGENT HERBICIDE (ABOVE AND BELOW) TOP DRESSING (MULCH) IN PLANTER BEDS; PRE-EMERGENT TO CONSIST OF +/-2% ACTIVE INGREDIENT (A-A-A TRIFLORD-2, 6-DINTRO-N, N-DIPROPYL-P-TOLUIDINE) & +/-98% INACTIVE INGREDIENT. "GREEN GOLD" BY LEBANON CHEMICAL OR APPROVED EQUAL. DO NOT APPLY PRE-EMERGENT TO BEDS/SOILS WHERE STREET TREES EXIST OR WILL BE PLANTED.
12. CONTRACTOR TO INSTALL UV-RESISTANT POLYETHYLENE LANDSCAPE EDGING BETWEEN ALL TURF AND PLANTING BEDS UNLESS OTHERWISE NOTED. 'DANDY DIAMOND BY VALLEY VIEW, OR APPROVED EQUAL. EDGING SHALL END PERPENDICULARLY TO WALLS AND PAVING AND SHALL BE INSTALLED WITH TOP FLUSH WITH PAVING.
13. NO SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

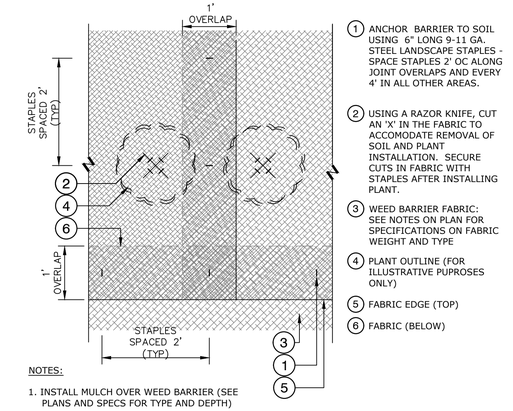
CITY OF RICHLAND LANDSCAPE NOTES:

1. PER RICHLAND MUNICIPAL CODE 23.54.140(C)(1), 23.54.140(D)(1) AND 23.54.140(E)(2&3) SHRUBS SERVING AS A CONTINUOUS SCREEN OR HEDGE BETWEEN PARKING FACILITIES AND ADJACENT PROPERTIES, OR RIGHTS-OF-WAY, SHALL BE A MINIMUM OF TWO FEET IN HEIGHT AT TIME OF PLANTING, GROW TOGETHER TO FORM A CONTINUOUS HEDGE OR SCREEN WITHIN TWO YEARS, AND BE MAINTAINED BY OWNERSHIP NO LESS THAN 3 FEET AND NO MORE THAN 6 FEET IN HEIGHT FROM THAT TIME ONWARD.
2. PER RICHLAND MUNICIPAL CODE 23.54.140(I) ALL LANDSCAPING SHALL BE INSTALLED IN A WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. ALL ELEMENTS OF LANDSCAPING, EXCLUSIVE OF PLANT MATERIAL OTHER THAN HEDGES, SHALL BE INSTALLED SO AS TO MEET ALL OTHER APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
3. PER RICHLAND MUNICIPAL CODE 23.54.140(J), THE OWNER, TENANT OR DULY AUTHORIZED AGENT, IF ANY, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING REQUIRED PURSUANT TO THIS SECTION. SUCH LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE; SHALL BE KEPT FREE FROM REFUSE AND DEBRIS; AND LIVING LANDSCAPE MATERIAL SHALL BE KEPT ALIVE AND IN A HEALTHY CONDITION. IF AN UNDERGROUND IRRIGATION SYSTEM IS NOT PROVIDED, ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITH AT LEAST ONE OUTLET LOCATED WITHIN 150 FEET OF ALL PLANT MATERIAL TO BE MAINTAINED.
4. PER RMC 23.54.140(E)(6) GROUNDCOVERS USED IN LIEU OF GRASS SHALL BE PLANTED OR INSTALLED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE, AND IF OF LIVING MATERIAL, SHALL COMPLETE COVERAGE WITHIN 12 MONTHS AFTER PLANTING.
5. APPLICANT SHOULD BE AWARE OF THE FOLLOWING FOUND IN RMC 23.54.140()(1&2):
   - i. THE ADMINISTRATIVE OFFICIAL SHALL INSPECT ALL LANDSCAPING AND NO CERTIFICATES OF OCCUPANCY OR SIMILAR AUTHORIZATION WILL BE ISSUED UNLESS THE LANDSCAPING MEETS THE REQUIREMENTS HEREIN PROVIDED.
   - II. IN THOSE CASES WHERE LANDSCAPING CANNOT BE SAFELY INSTALLED DUE TO THE TIME OF YEAR WITHOUT JEOPARDIZING LIVING LANDSCAPE MATERIAL, OR FOR OTHER GOOD CAUSE, A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR A PERIOD OF SIX MONTHS; PROVIDED, THAT THE PROPERTY OWNER, LESSEE, OR DULY AUTHORIZED AGENT SHALL FURNISH SATISFACTORY ASSURANCES GUARANTEEING INSTALLATION OF THE APPROVED LANDSCAPING.



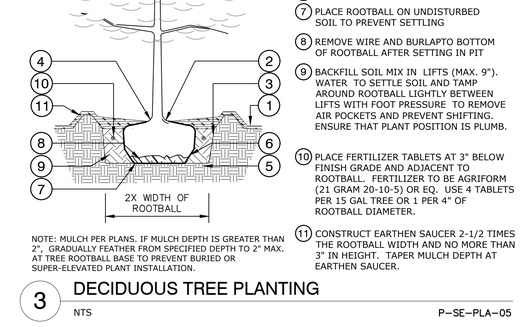
1 POLY EDGING DETAIL

NTS P-SE-EDG-02



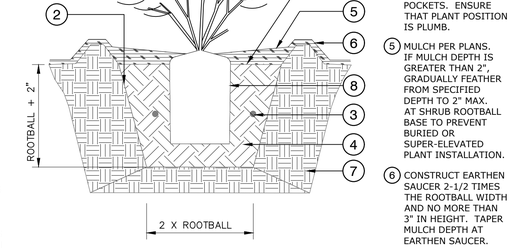
2 WEED BARRIER INSTALLATION

P-SE-PLA-18



3 DECIDUOUS TREE PLANTING

NTS P-SE-PLA-05



4 SHRUB PLANTING DETAIL

1" = 1" P-SE-PLA-20

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)
LOCAL CALLING NUMBERS
SPOKANE COUNTY
8-1-1

storhäug
civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, washington 99202
p 509.242.1000 f 509.242.1001

TREK ARCHITECTURE

GENERAL
© 2019 TREK ARCHITECTURE. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF TREK ARCHITECTURE. ANY USE OF THIS DRAWING WITHOUT WRITTEN CONSENT BY TREK ARCHITECTURE IS PROHIBITED.
THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OTHER THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS SHOWN. DRAWINGS ARE NOT TO BE SCALED.
DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNED CONDITIONS. WRITTEN DIMENSIONS SHALL GOVERN.

ARCHITECT
TREK ARCHITECTURE
122 S MONROE, STE #202
SPOKANE, WA 99201
509.315.4830
HELLO@TREKARCH.COM

OWNER
RICHLAND PROJECT LLC

PROFESSIONAL SEAL

STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
Leisa Rae Baber
1291
LICENSE NO.
EXPIRES ON 3/17/2026

NEW COMMERCIAL APPLICATION FOR:
JADWIN MULTI-FAMILY

ADDRESS
1666 JADWIN AVE.,
RICHLAND, WA 99354

JOB
22.20

DRAWN BY
LRB

CHECKED BY
AJS

SCALE
As indicated

DATE
08.15.22

PROJECT STATUS
SITE PLAN REVIEW

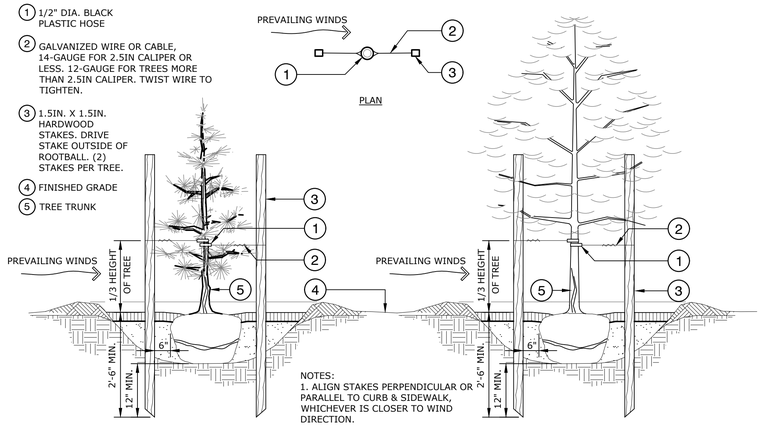
REVISIONS

#	DESCRIPTION	DATE
11	CARPORTS	11.07.25

DETAILS AND NOTES 1

L400

1. 1/2" DIA. BLACK PLASTIC HOSE
2. GALVANIZED WIRE OR CABLE, 14-GAUGE FOR 2.5IN CALIPER OR LESS. 12-GAUGE FOR TREES MORE THAN 2.5IN CALIPER. TWIST WIRE TO TIGHTEN.
3. 1.5IN. X 1.5IN. HARDWOOD STAKES. DRIVE STAKE OUTSIDE OF ROOTBALL. (2) STAKES PER TREE.
4. FINISHED GRADE
5. TREE TRUNK



NOTES:
1. ALIGN STAKES PERPENDICULAR OR PARALLEL TO CURB & SIDEWALK, WHICHEVER IS CLOSER TO WIND DIRECTION.

2. SEE PLANTING NOTES & SPECIFICATIONS (IF PROVIDED) FOR MORE INFORMATION

1 TREE STAKING

1" = 1'-0" P-SE-PLA-19

1. SEED SHALL BE DELIVERED IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.
2. CONTRACTOR TO BRING TO THE JOB SITE THE PACKING LIST FROM THE SEED SUPPLIER LISTING ALL THE SEED DELIVERED TO THE JOB SITE.
3. PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE OF PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PERCENTAGES AS SPECIFIED BY SEED MANUFACTURER OR SUPPLIER.
4. PROVIDE MIXTURE COMPOSED OF GRASS AND FERTILIZER AS FOLLOWS:
   - 4.1. TURF MIX: "IDEAL TURF" FROM PLANTS OF THE WILD OR APPROVED EQUAL
   - DRYLAND MIX: "INLAND NORTHWEST NATIVE MIX" FROM PLANTS OF THE WILD OR APPROVED EQUAL.
5. FERTILIZER: PER SPECIFICATIONS
6. COORDINATE WITH CIVIL PLANS FOR STABILIZATION OF SLOPES TO RECEIVE HYDROSEED.
7. SEED SUPPLIER: PLANTS OF THE WILD, TEKOA WA 509-284-2848

2 HYDROSEED NOTES

NTS P-SE-TUR-10

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)
LOCAL CALLING NUMBERS
SPOKANE COUNTY
8-1-1

CALL BEFORE YOU DIG

storhäug
civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, washington 99202
p 509.242.1000 f 509.242.1001

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GENERAL
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OWNER
RICHLAND PROJECT LLC

PROFESSIONAL SEAL

STATE OF WASHINGTON
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Leisa Rae Baber
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ADDRESS
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JOB
22.20

DRAWN BY
LRB

CHECKED BY
AJS

SCALE
As indicated

DATE
08.15.22

PROJECT STATUS
SITE PLAN REVIEW

REVISIONS

#	DESCRIPTION	DATE
11	CARPORTS	11.07.25

DETAILS AND NOTES 2

L401

Vicinity Map

Item: 1866 Jadwin Ave - Site Plan Review
Applicant: Evan Verduin of Trek Architecure
File #: PLN-T2-2025-00019

Exhibit 2

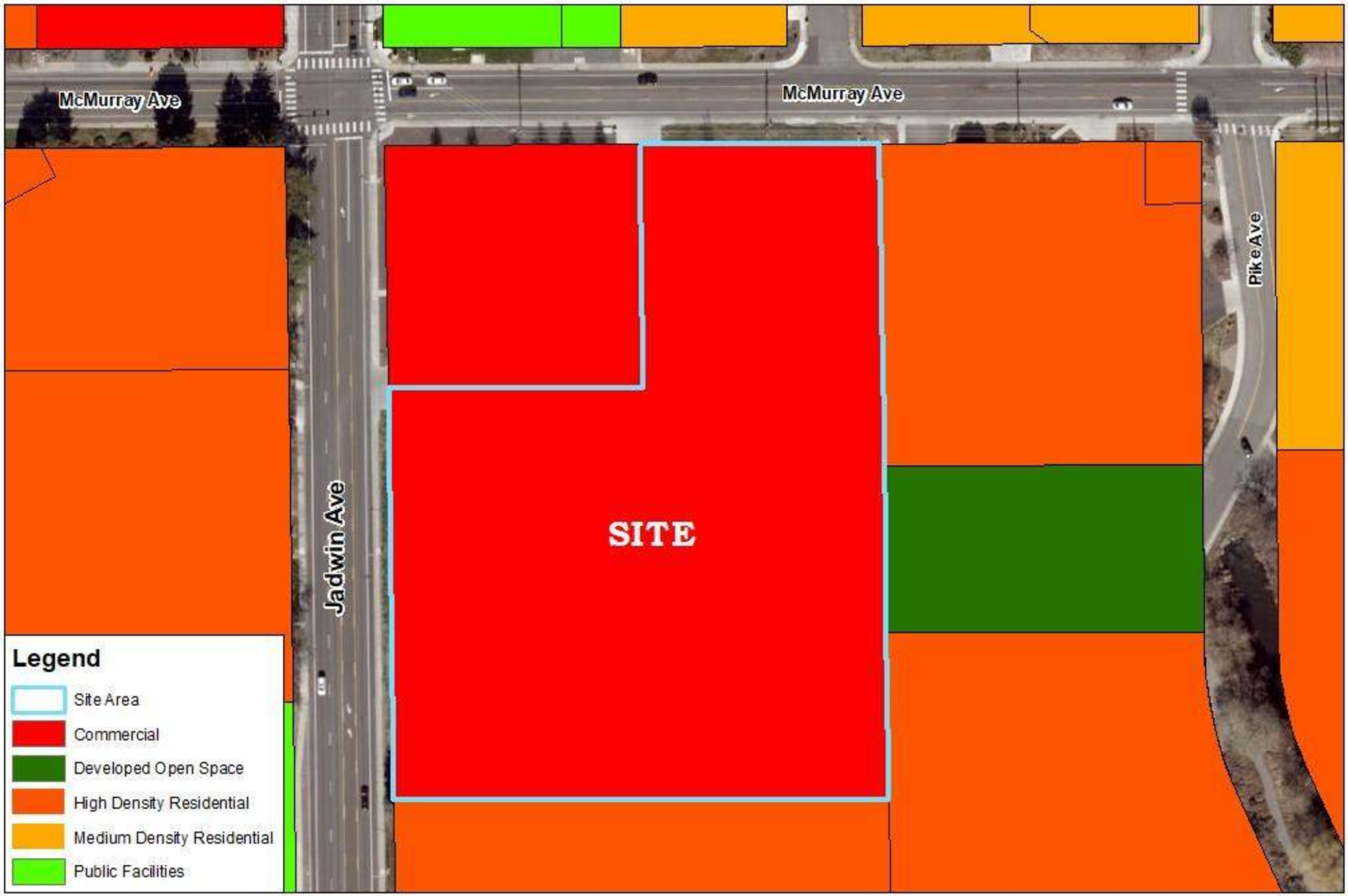
N

0 35 70 140 Feet



Land Use Map

Item: 1866 Jadwin Ave - Site Plan Review
Applicant: Evan Verduin of Trek Architecure
File #: PLN-T2-2025-00019



Zoning Map

Item: 1866 Jadwin Ave - Site Plan Review
Applicant: Evan Verduin of Trek Architecure
File #: PLN-T2-2025-00019



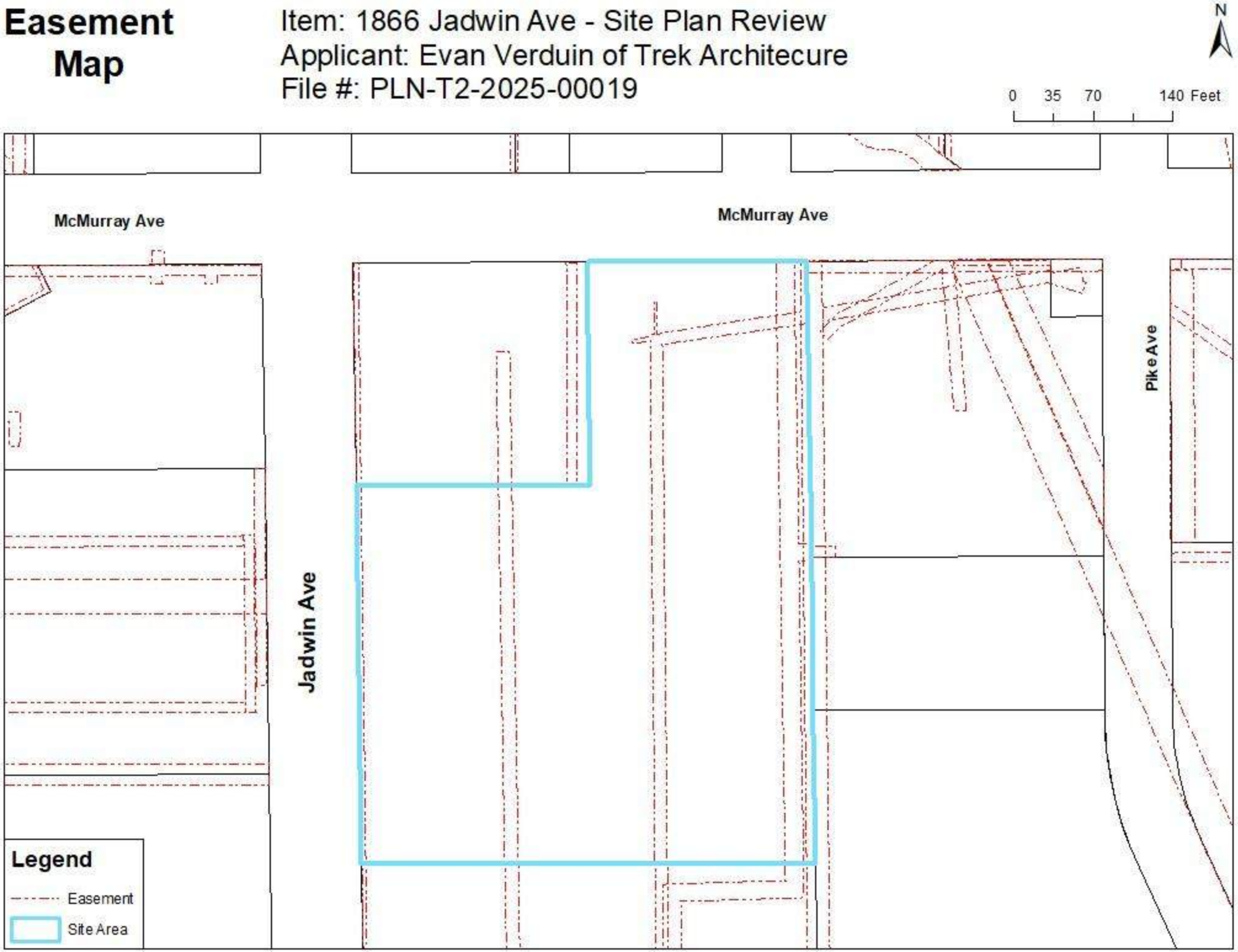
Transportation Map

Item: 1866 Jadwin Ave - Site Plan Review
Applicant: Evan Verduin of Trek Architecure
File #: PLN-T2-2025-00019



Easement Map

Item: 1866 Jadwin Ave - Site Plan Review
Applicant: Evan Verduin of Trek Architecure
File #: PLN-T2-2025-00019



Utility Map

Item: 1866 Jadwin Ave - Site Plan Review
Applicant: Evan Verduin of Trek Architecure
File #: PLN-T2-2025-00019

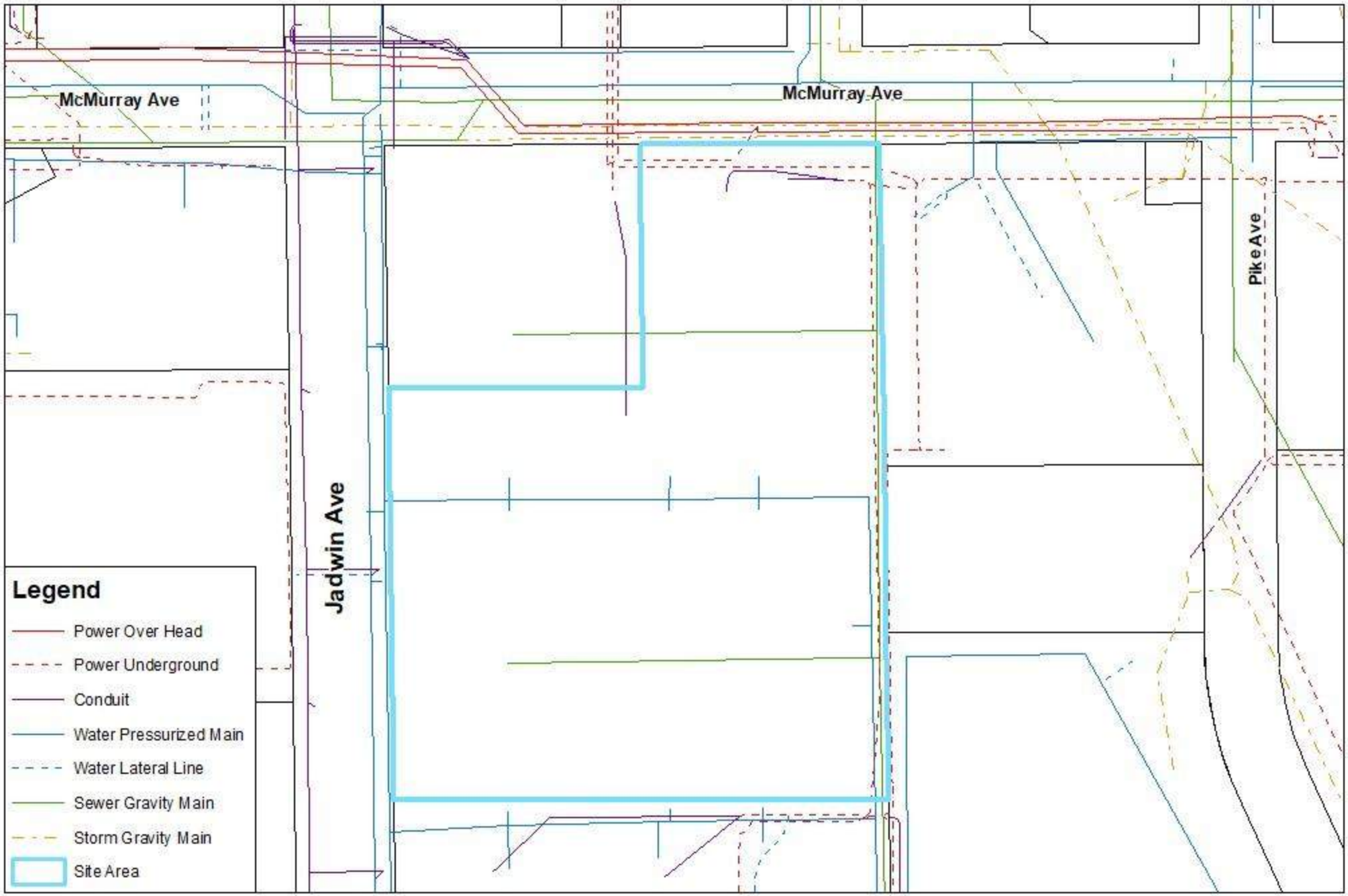


Exhibit 3

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-T2-2025-00019)

Notice Evan Verduin of Trek Architecture, on behalf of the property owner, Jadwin Spokane, has filed a Site Plan Review application to amend the previously approved Site Plan Review application (SPR2022-101) for the addition of six carport structures on the project site. This application is considered a "Major Revision" of File #SPR 2022-101 and requires a new Site Plan Review as required by the Hearing Examiner's decision for the original project. For more information, please visit the City's land use action website at https://www.richlandwa.gov/business/land-use.

Project Site: The project site is located at 1866 Jadwin Ave (APN 102982020745003). The site is designated as the Limited Business Use (C-LB) zone according to the City of Richland's Zoning Code.

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, January 12, 2026 at 6:00 p.m.** in 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. The City of Richland issued a Determination of Non-Significance on July 1, 2022 for the original project and is therefore exempt from additional SEPA review.

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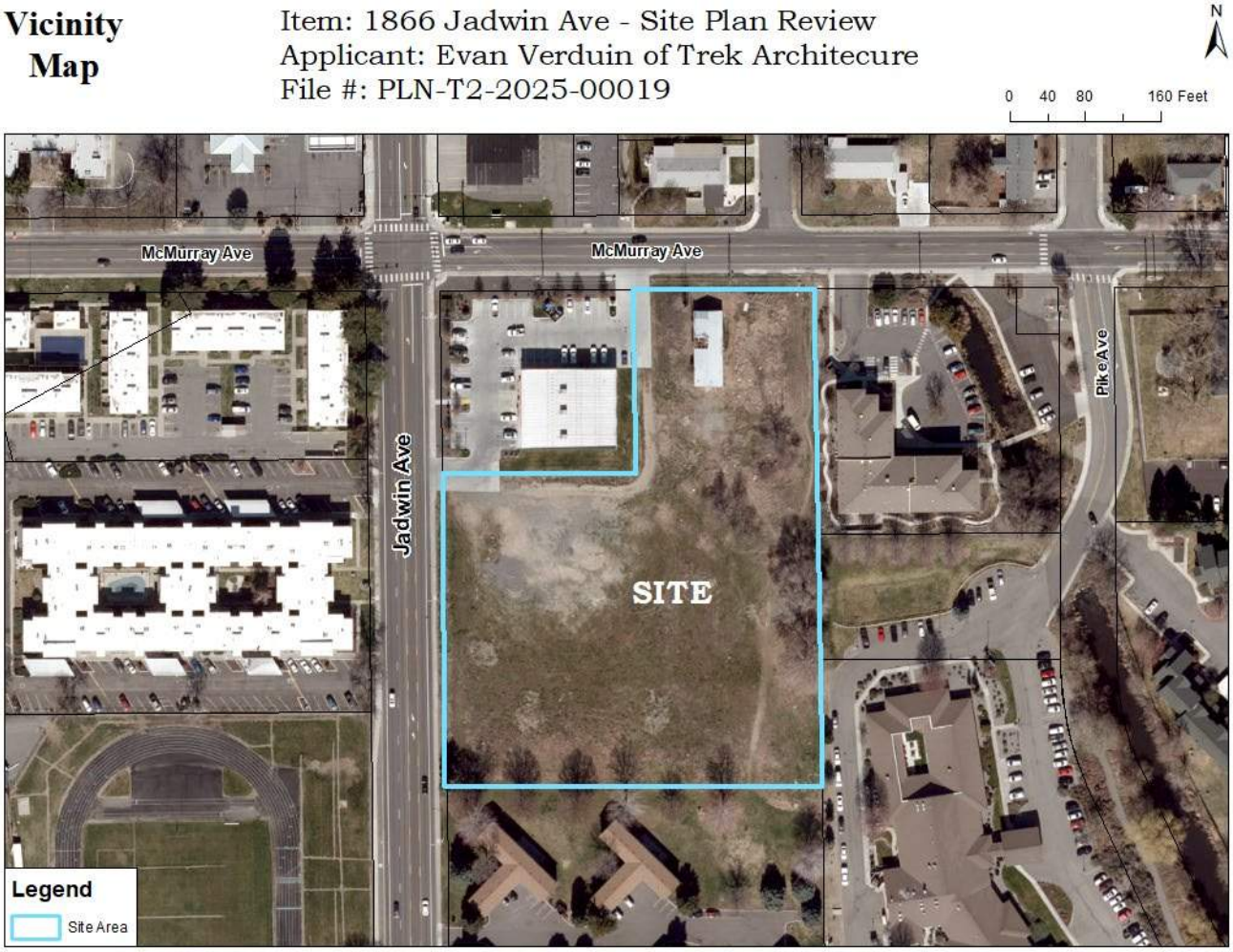
Comment Period Starts: December 14, 2025
Comment Period Ends: January 12, 2026 at 6:00 PM

Written comments must be received no later than 5:00 p.m. on Friday, January 02, 2026, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Note: Pursuant to RMC Chapter 23.48.010, the purpose of the site plan approval process is to facilitate project design that is compatible with adjacent land uses and is in keeping with the physical constraints of the project site. ***The site plan review is not intended to determine whether a particular land use activity is appropriate on a particular site.*** Land uses that are otherwise permitted in this Title shall not be denied through the site plan review process unless such uses cannot meet the development and/or performance standards required for the use.

Vicinity Map

Item: 1866 Jadwin Ave - Site Plan Review
Applicant: Evan Verduin of Trek Architecure
File #: PLN-T2-2025-00019



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 15th day of December 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Number PLN-T2-2025-00019 (Site Plan review for Trek Architecture) in the following location(s):

   Along the east side of Jadwin Ave, south of the streetlight along Jadwin Ave (approximately 115 feet south of the auto part store entrance) and on the south side of McMurray St, facing northwest towards Jadwin Ave (just east of the entrance to the auto part store).

Signed: Ryan Nelson

SIGNED AND SWORN to before me this 15th day of December, 2025, by Ryan Nelson.

JODI HOGAN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 24026835 9-17-28

Signature of Notary

Jodi Hogan
Printed Name

Notary Public in and for the State of Washington,

Residing in 625 Swift Blvd

My appointment expires: 9-17-28

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 16th day of December 2025 I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T2-2025-00019) 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 16th day of December, 2025 by

Jennifer Rogers
Notary Public in and for the State of Washington,

JENNIFER ROGERS
NOTARY PUBLIC #24019457
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 1, 2028

Jennifer Rogers
Print Name
Residing at Kennewick, WA
My appointment expires: 3/1/2028

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
(PLN-T2-2025-00019)

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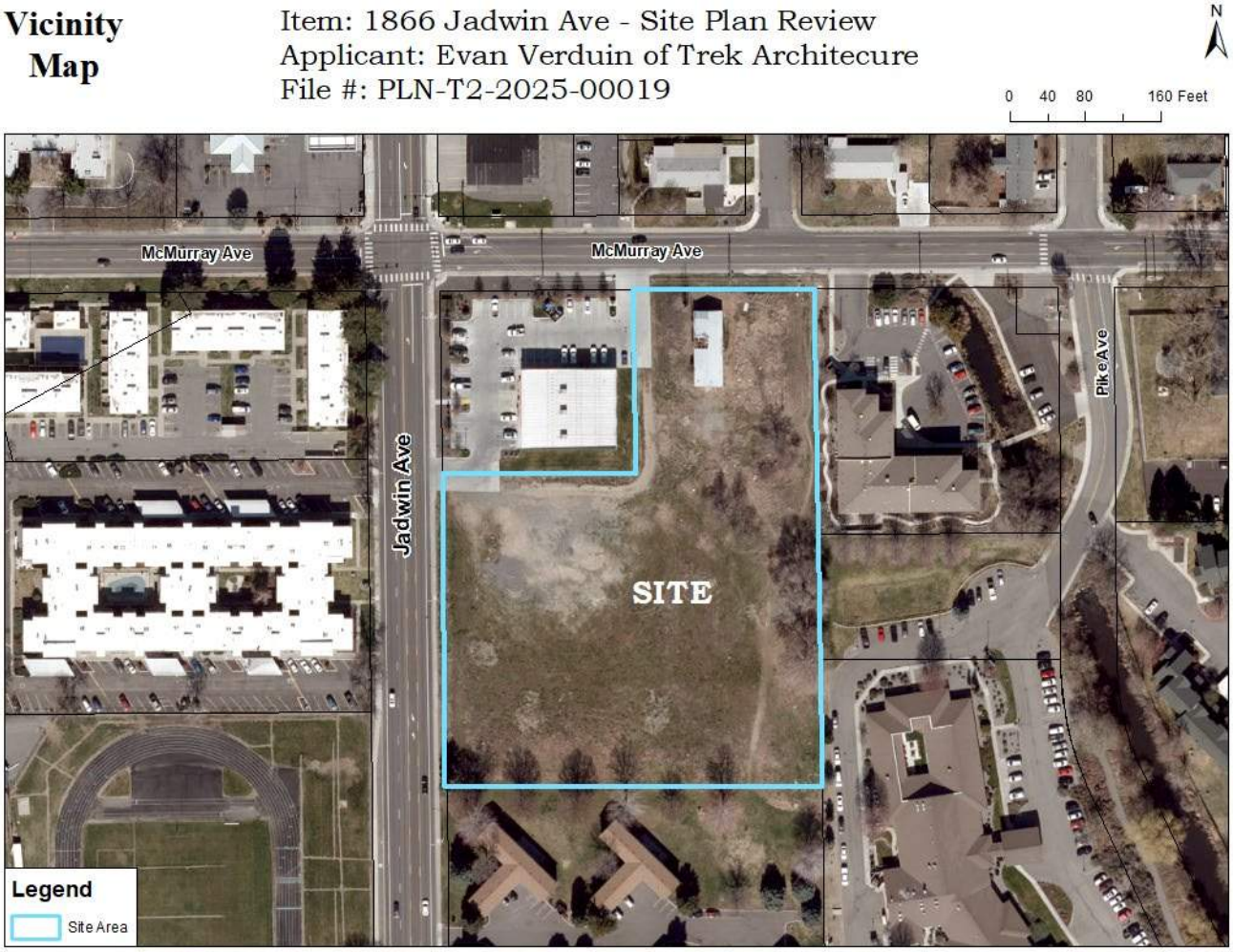
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Vicinity Map

Item: 1866 Jadwin Ave - Site Plan Review
Applicant: Evan Verduin of Trek Architecure
File #: PLN-T2-2025-00019



owner	addr_line1	addr_line2	addr_city	addr_state	addr_zip
BIGGS JR DANIEL CLARK	1901 PIKE AVE		RICHLAND	WA	99354-2247
DEAN GEORGIE D	1905 PIKE AVE		RICHLAND	WA	99354
EDT2017 LLC	777 MCMURRAY ST		RICHLAND	WA	99354
FORTNEY BRIAN & BRANDY	1303 KENSINGTON WAY		RICHLAND	WA	99352
HALL DAVID STANLEY & KANDICE	1906 LUTHER PL		RICHLAND	WA	99352
JADWIN SPOKANE LLC	915 W 2ND AVE		SPOKANE	WA	99201
JADWIN STEVENS APARTMENTS LLC	1955 JADWIN AVE STE 350		RICHLAND	WA	99354
LIH COLUMBIA PARK LP	1326 5TH AVE	SUITE 430	SEATTLE	WA	98101
LUTHER SENIOR CENTER EAST	818 W RIVERSIDE AVE STE 300		SPOKANE	WA	99201
LUTHER SENIOR CENTER INC	818 W RIVERSIDE AVE STE 300		SPOKANE	WA	99201
O'REILLY AUTO ENTERPRISES LLC	PO BOX 9167		SPRINGFIELD	MO	65801-9167
PRATT BRIAN W & STACIE R	1912 LUTHER PL		RICHLAND	WA	99354-2236
RICHLAND SCHOOL DISTRICT #400	6972 KEENE RD		WEST RICHLAND	WA	99353
RICHLAND WASHINGTON LLC	C/O TAX ESCROW DEPT	303 INTERNATIONAL CIRCLE	HUNT VALLEY	MD	21030
SAHOTA INVESTMENTS INC	1903 JADWIN AVE		RICHLAND	WA	99354-2271
SCHWEIGER NATHAN	1300 GEORGE WASHINGTON WAY		RICHLAND	WA	99354
SOTO ANTONIO JAMES	1900 LUTHER PL		RICHLAND	WA	99354
THREE RIVERS SENIOR HOUSING LLLP	1900 HUNTINGTON DR		DUARTE	CA	91010

McClatchy

The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51422	IPL0297816	Legal Ad - IPL0297816	2026.01.12 HE PHN PLN-T2-2025-00019	2.0	62.0L

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

CITY OF RICHLAND
NOTICE OF APPLICATION AND PUBLIC HEARING
(PLN-T2-2025-00019)

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PL0297816
Dec 14 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:
12/14/25 Print

Print Tearsheet Link

Marketplace Link

Julie Ambry

DIGITALLY SIGNED

Julie Ambry

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Dec 15, 2025, 2:49 PM EST

NOTARY PUBLIC STATE OF TEXAS
MARY CASTRO
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2028

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-T2-2025-00019)

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'L0297816
ec 14 2025

Exhibit 4

BENTON CLEAN AIR AGENCY

December 15, 2025

Re: PLN-T2-2025-00019

Applicant/Proponent: Trek Architecture
Attn: Evan Verduin
122 S Monroe #202
Spokane, WA 99201

Planning Division
625 Swift Blvd., MS-35
Richland, WA 99352

Dear Richland Planning Division:

It has come to our attention that you are reviewing a proposal for the above-named applicant in which a parcel or parcels will be disturbed for development. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will ensure that the proponent has the ability and resources to control fugitive dust emissions that may be created because of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Deon Steichen

Deon Steichen
Inspector

From: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ
To: Planning
Subject: RE: PLN-T2-2025-00019 - 1866 Jadwin Ave - Site Plan Review
Date: Wednesday, December 31, 2025 1:06:37 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 PLN-T2-2025-00019 - 1866 Jadwin Ave - Site Plan Review.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 860 feet west of the subject property. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please contact me at (360) 624-0566 or BPA realty specialist Valorie Connell at (509) 544-4746.

Thank you for the opportunity to review this application.

Deborah Rodgers
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
(CONTR) Actalent
Right-of-Way Agent | Real Property Field Services | TERR/Tri-Cities-RMHQ
dxrodgers@bpa.gov | 360-624-0566

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, December 15, 2025 8:19 AM
To: Castle,Angela C (CONTR) - TERR-PASCO <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Ballard, Jennifer <jballard@richlandwa.gov>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@richlandwa.gov>; Davis, Deanna <d.davis@bces.wa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Deskins, John <jdeskins@richlandwa.gov>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@richlandwa.gov>; Hogan, Jodi <jhogan@richlandwa.gov>; Homero.Gonzalez@ziply.com;

ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Kinch,James L (BPA) - TERR-BELL-1 <JLKinch@bpa.gov>; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; 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 <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@richlandwa.gov>; Nelson, Ryan <rnelson@richlandwa.gov>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@richlandwa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <jreathaford@richlandwa.gov>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@richlandwa.gov>; Schiessl, Joe <jschiessl@richlandwa.gov>; Schluter, Shaun <sschluter@richlandwa.gov>; SEPA BFHD <SEPA@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; Connell,Valorie L (BPA) - TERR-PASCO <vlconnell@bpa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@richlandwa.gov>; Whittier, John <jwhittier@richlandwa.gov>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>; Zanin, Heather <hzanin@richlandwa.gov>
Subject: PLN-T2-2025-00019 - 1866 Jadwin Ave - Site Plan Review

Good Morning,

Evan Verduin of Trek Architecture, on behalf of the property owner, Jadwin Spokane, has filed a Site Plan Review application to amend the previously approved Site Plan Review application (SPR2022-101) for the addition of six carport structures on the project site. This application is considered a “Major Revision” of File #SPR2022-101 and requires a new Site Plan Review as required by the Hearing Examiner’s decision for the original project. The parcel for the proposed project is designated as the Limited Business Use (C-LB) zone according to the City of Richland’s Zoning Code.

Please review the attached materials relative to your agency’s regulations or you may view the related materials at https://www.richlandwa.gov/business/land-use and submit any comments no later than 5:00pm on January 02, 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.

If you wish to view the original file #SPR2022-101, please let our office know and that information can be sent out.

Thank you and have a good day,

Ryan Nelson

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

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STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

December 31, 2025

Mike Stevens
City of Richland
625 Swift Blvd.
Richland, WA 99352

RE: SEPA 202505154; PLN-T2-2025-00019

Dear Mike Stevens:

Thank you for the opportunity to comment on the Notice of Application for the Jadwin Multi-Family Development. We have reviewed the documents and have the following comments.

Water Quality Program

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website. Please submit an application or contact **Lloyd Stevens Jr.** at the Dept. of Ecology, (509) 571-3866, with questions about this permit.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Sincerely,



Amber Johnson
SEPA Coordinator, Central Region Office
509-723-5677
crosepa@ecy.wa.gov

From: Chris Sittman
To: Planning
Cc: Wendy Durado
Subject: RE: PLN-T2-2025-00019 - 1866 Jadwin Ave - Site Plan Review
Date: Tuesday, December 16, 2025 2:38:53 PM
Attachments: image001.png

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

KID has no comments; this is outside of our district boundaries.

Chris D. Sittman
Engineering Dept./CAD Specialist
Kennewick Irrigation District
2015 S. Ely St.
Kennewick, WA 99337
Desk: 509-460-5435
Cell: 509-873-1123

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, December 15, 2025 8:19 AM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Ballard, Jennifer <jballard@richlandwa.gov>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@richlandwa.gov>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@richlandwa.gov>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@richlandwa.gov>; Hogan, Jodi <jhogan@richlandwa.gov>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <JMcShane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; 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>; Development <development@kid.org>;

Matthew Berglund <MBerglund@kid.org>; Kramer, Steve <skramer@richlandwa.gov>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@richlandwa.gov>; Nelson, Ryan <rnelson@richlandwa.gov>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@richlandwa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <jreathaford@richlandwa.gov>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@richlandwa.gov>; Schiessl, Joe <jschiessl@richlandwa.gov>; Schluter, Shaun <sschluter@richlandwa.gov>; SEPA BFHD <SEPA@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; Val Connell <vlconnell@bpa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@richlandwa.gov>; Whittier, John <jwhittier@richlandwa.gov>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>; Zanin, Heather <hzanin@richlandwa.gov>
Subject: PLN-T2-2025-00019 - 1866 Jadwin Ave - Site Plan Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Evan Verduin of Trek Architecture, on behalf of the property owner, Jadwin Spokane, has filed a Site Plan Review application to amend the previously approved Site Plan Review application (SPR2022-101) for the addition of six carport structures on the project site. This application is considered a “Major Revision” of File #SPR2022-101 and requires a new Site Plan Review as required by the Hearing Examiner’s decision for the original project. The parcel for the proposed project is designated as the Limited Business Use (C-LB) zone according to the City of Richland’s Zoning Code.

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If you wish to view the original file #SPR2022-101, please let our office know and that information can be sent out.

Thank you and have a good day,

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

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From: Reathaford, Jason
To: Planning; Nelson, Ryan
Cc: Zanin, Heather; Mattheus, Pamela
Subject: RE: PLN-T2-2025-00019 - 1866 Jadwin Ave - Site Plan Review
Date: Monday, December 15, 2025 9:54:46 AM
Attachments: image001.png

Only comment we have: “Structures (including overhangs) cannot be permitted within existing or proposed easements.”

Let me know if you have any questions, thanks
Jason

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, December 15, 2025 8:19 AM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Ballard, Jennifer <jballard@richlandwa.gov>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@richlandwa.gov>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@richlandwa.gov>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@richlandwa.gov>; Hogan, Jodi <jhogan@richlandwa.gov>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; 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 <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@richlandwa.gov>; Nelson, Ryan <rnelson@richlandwa.gov>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@richlandwa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <jreathaford@richlandwa.gov>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@richlandwa.gov>; Schiessl, Joe <jschiessl@richlandwa.gov>; Schluter, Shaun

<sschluter@richlandwa.gov>; SEPA BFHD <SEPA@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; Val Connell <vlconnell@bpa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@richlandwa.gov>; Whittier, John <jwhittier@richlandwa.gov>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>; Zanin, Heather <hzanin@richlandwa.gov>
Subject: PLN-T2-2025-00019 - 1866 Jadwin Ave - Site Plan Review

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Please review the attached materials relative to your agency’s regulations or you may view the related materials at https://www.richlandwa.gov/business/land-use and submit any comments no later than 5:00pm on January 02, 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.

If you wish to view the original file #SPR2022-101, please let our office know and that information can be sent out.

Thank you and have a good day,

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

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Exhibit 5

Before Hearing Examiner
Gary N. McLean

BEFORE THE HEARING EXAMINER
FOR THE CITY OF RICHLAND

Regarding an Application for Type II Site Plan Approval to develop a 3.95-acre property located in the C-LB (Commercial Limited Business) Zone with five (5) multi-family residential buildings for up to 114 dwelling units and associated facilities and improvements, submitted by **EVAN VERDUIN** Applicant, *(The site is located at 1866 Jadwin Avenue, on the east side of Jadwin about 222 feet south of the intersection of Jadwin Ave. and McMurray Street, assigned Benton County Parcel No. 102982020745003)*	**File No. SPR2022-101** (Jadwin McMurray Apartments) **DECISION APPROVING SITE PLAN SUBJECT TO CONDITIONS OF APPROVAL**

I. SUMMARY OF DECISION.

The applicant has met his burden of proof to demonstrate that his application merits approval, subject to conditions. This Decision is limited in scope to Site Plan approval under RMC 19.20.010(B)(3) allowing for development of the project site that is now zoned C-LB (Commercial-Limited Business), with 5 (five) multi-family residential buildings for up to 114 dwelling units, and associated facilities and improvements described in the proposed site plan and application materials. Future development or construction activities on any portion of the approved site plan will require compliance with then-applicable city development regulations for any aspect of such project, including without limitation those addressing building codes, grading, stormwater management, fire-flow/hydrant placement, utility infrastructure, transportation/traffic, impact fees, and the like.

II. QUESTION PRESENTED.

Whether the pending application for Site Plan approval satisfies the approval criteria set forth in applicable city codes and regulations, particularly RMC 23.48.010, 19.60.060, and 19.60.095?

Short Answer: Yes, subject to appropriate conditions of approval.

III. RECORD, EXHIBITS, REVIEW PROCESS.

Exhibits entered into evidence as part of the record, and an audio recording of the public hearing held for this application is maintained by the City of Richland and may be examined or reviewed by contacting the City Clerk's Office.

Hearing Testimony: Matthew Howie, Senior Planner, who prepared the Staff Report for this project, was the only person who appeared and offered sworn testimony during the public hearing. The applicant failed to attend the hearing, which is grounds for denial of permits in some jurisdictions. The applicant submitted a post-hearing communication apologizing for his absence. No one appeared during the public hearing to oppose the application or question the analysis provided in the Staff Report, which recommends approval, subject to conditions.

Exhibits: The Development Services Division Staff Report, with its recommendation of approval subject to conditions, was provided to the Examiner in the week before the hearing. The Staff Report, with a number of attached exhibits, and others that were added after the hearing as authorized by the Examiner, were accepted into the Record:

1. Application
2. Site Plan
3. Landscaping Plan
4. SEPA Documents, checklist and DNS
5. Public Notice and confirmation materials
6. Agency comments
7. Post-hearing correspondence from the applicant, Mr. Verduin

The Examiner visited the project site, the surrounding road network, and adjacent developments near the requested Site Plan approval on the day of the hearing. The Examiner is fully advised on matters at issue herein, including without limitation applicable law,

application materials, and relevant codes.

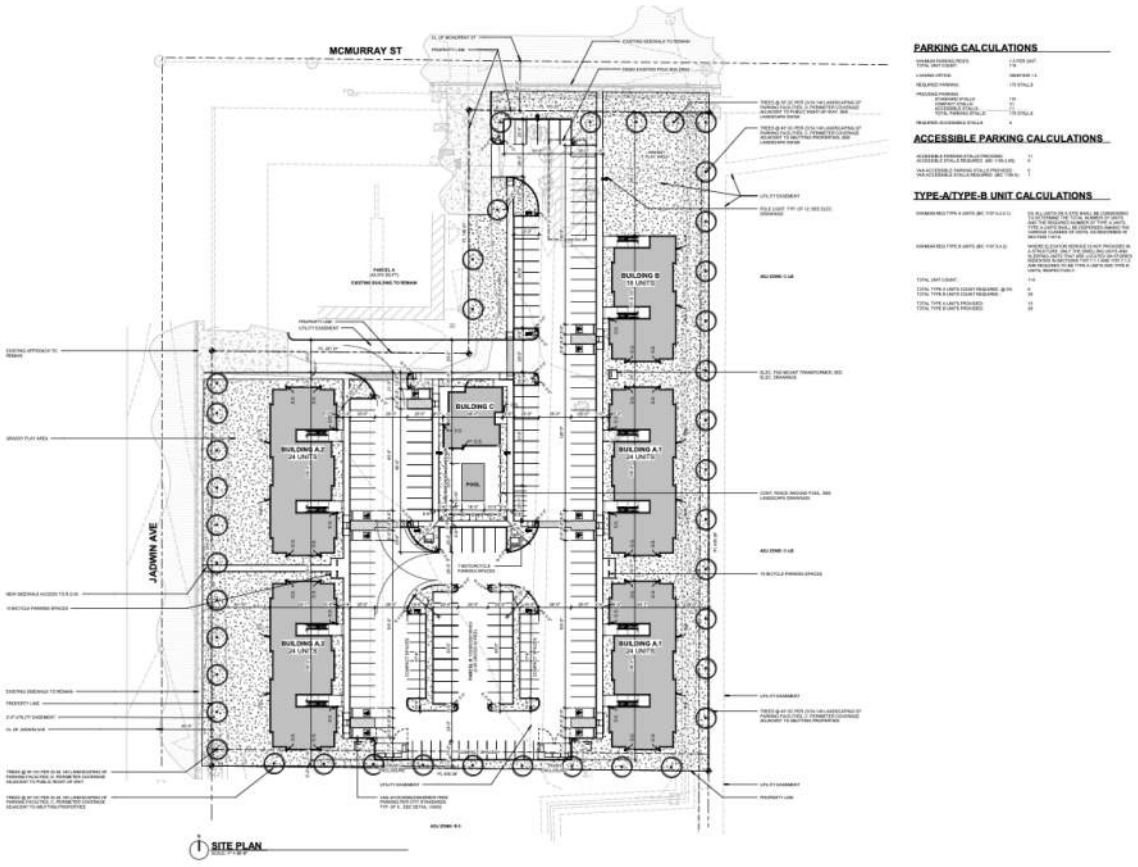
IV. FINDINGS OF FACT.

Based upon the record, the undersigned Examiner issues the following Findings of Fact. All statements of fact found in previous or following sections of this Decision are incorporated herein as Findings of Fact supporting this Decision. The use of captions is to generally identify topics but should not be read or construed to modify or limit the meaning of any finding wherever it may be found in this Decision.

1. Evan Verduin, an architect with Trek Architecture from Spokane, is the applicant in this matter seeking a Type II Site Plan Approval to develop a 3.95-acre property located in the C-LB (Commercial Limited Business) Zone with five (5) multi-family residential buildings for up to 114 dwelling units and associated facilities and improvements, substantially as illustrated in the applicant's proposed Site Plan, a copy of which is included in the record as *Exhibit 2. (Staff Report, pages 1 and 2; and Exs. 1 and 2, Application materials and proposed Site Plan).*

2. The project site is located at 1866 Jadwin Avenue, on the east side of Jadwin about 222 feet south of the intersection of Jadwin Ave. and McMurray Street, assigned Benton County Parcel No. 102982020745003. *(Staff Report, pages 1-3; Site visit).*

3. For the reader's convenience, a screen shot showing the general layout of the proposed Site Plan, included in the record as *Ex. 2,* is republished below:



4. The project site was rezoned from C-1 (Commercial, Neighborhood Retail Business) to C-LB (Commercia-Limited Business) following a public hearing process and recommendation from the Hearing Examiner, as addressed in Ordinance No. 2022-15 and the ADL Holdings' application Recommendation issued by the Examiner in April of 2022 under File No. Z2021-108. The Examiner takes notice that the expressed purpose of the rezone was to facilitate potential multi-family residential development on the project site, which stood undeveloped for years under its previous zone.

5. One comment from the Washington State Department of Transportation in the Rezone hearing process noted that the project site is "in the airport influence area of the Richland Municipal Airport" and that building heights and activities on the site should not create airspace hazards.[1] In this application, the building heights proposed are no more than 40

[1] "The subject property of the ADL Holdings Rezone is in the airport influence area of the Richland Municipal Airport and is within Zones 3 and 6 of the WSDOT Land-Use Compatibility zones. Commercial

(forty) feet, well below the 55 (fifty-five) foot height allowed in the C-LB zone. *(Staff Report, page 10, citing to SEPA Checklist, included in the record as part of Ex. 4).* Moving forward, the applicant and City staff should ensure that site development work and use of the property will comply with any WSDOT / airport related standards that may apply to the area, including those that may address height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards.

6. There is no dispute that public notice requirements were satisfied and that interested parties had opportunities to provide comments regarding this project. *(Staff Report, page 7; Ex. 5, pubic notices and confirmation materials).*

7. No one submitted any written comments opposing or questioning this application, and no one submitted written comments or appeared at the public hearing to question or challenge the Staff Report, with its recommendation of approval, subject to conditions. *(Staff Report, page 10).*

8. As explained below, the unchallenged Staff Report stands as a preponderance of evidence establishing how the proposed site plan satisfies applicable approval criteria, subject to appropriate conditions of approval.

Site Plan approval required for this project.

9. Under RMC 23.48.020(B), Site Plan approval is required for projects that propose construction of any multiple family dwelling or dwellings containing an aggregate of 20 or more dwelling units in an R-3 – multiple-family residential, or C-LB – limited business district. There is no dispute that the applicant's proposed multi-family apartment buildings (that provide far more than 20 units) are on a parcel zoned C-LB, so this Type II Site Plan approval is required before this development can move forward.

10. The purpose of the Site Plan approval process is to, among other things, facilitate project design that is compatible with adjacent land uses and is in keeping with the physical constraints of the project site. *(RMC 23.48.010).*

11. For any project requiring a site plan approval as identified in RMC 23.48.020, like the applicant's proposal to construct buildings with 20 or more multifamily dwelling units in the C-LB zoning district, a site plan shall be submitted to the hearing examiner for review

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developments are allowed in these zones. However, development plans in this zone should be reviewed to ensure that they will not create a height hazard obstruction, smoke, glare, electronic, wildlife attractants or other airspace hazards." *See Rezone Recommendation File Z2021-108., Ex. 5, part of a WSDOT comment letter.*

and approval as a Type II permit application as defined in RMC 19.20.030. A site plan and application form shall be submitted to the administrative official, showing the following information:

> A. Boundaries and dimensions of the property;
> B. Location and width of boundary streets;
> C. Dimensions, location and number of dwelling units for each existing or proposed structure on the site;
> D. Roadways, walkways, off-street parking, and emergency vehicle access;
> E. Fencing and landscaping, showing location, type, dimensions and character; and
> F. Location, dimensions and character of recreational facilities and open space.
> G. The site plan shall be drawn in a concise and accurate manner, and of an appropriate scale for clarity in review. Copies shall be submitted in a number determined by the administrative official to be appropriate and sufficient.
> H. Where a multiple-family development is proposed to be constructed in phases, the site plan shall include all phases, regardless of size, in the proposed development. After a site plan providing for phased development has been approved by the hearing examiner, no further approval is required so long as each phase of development conforms to the approved site plan. *(RMC 23.48.030, re: Site plan application requirements; NOTE: this application did not request approval to be developed in phases).*

Jurisdiction; Hearing Examiner approval required for this Site Plan and any subsequent "Major Revisions" thereof.

12. The Hearing Examiner has jurisdiction to conduct an open record public hearing and issue a Decision regarding the pending application for Site Plan approval. This jurisdiction is based upon RMC 23.48.030, which mandates that for any project requiring a site plan approval as identified in RMC 23.48.020, a site plan shall be submitted to the hearing examiner for review and approval as a Type II permit application as defined in RMC 19.20.030. This requirement is restated in RMC 19.20.010(B)(3), where "Site Plan approvals or major revisions thereof" are expressly designated as Type II permit applications.

13. To eliminate any confusion going forward, the Hearing Examiner finds and concludes that this Site Plan, for a multi-family residential project in the C-LB zone, may not be modified or revised in a manner that constitutes a "major revision" without following the Type II permit application process that requires review and approval by the Hearing Examiner. *(RMC 19.20.010(B)(3); RMC 23.48.020 and .030, discussed above).*

14. Given that the issue has arisen with similar development projects in the City, and the Planning Manager previously requested that the Examiner add language to conditions of approval for previous Site Plan projects that would eliminate confusion as to what might be deemed a minor or major revision to any Site Plan approved by the Examiner, the Examiner finds and concludes that it is in the public interest to include similar language in this Site Plan

Decision. An additional Condition of Approval has been added to prevent major revisions without an opportunity for proper input or review.

15. City codes specify that "Site Plan approvals or major revisions thereof" are expressly designated as Type II permit applications *(See RMC 19.20.010(B)(3))*, and RMC 23.48.070 indicates that some sort of Administrative site plan modifications might be available for "minor" revisions. RMC 23.48.030 mandates that for any project requiring a site plan approval as identified in RMC 23.48.020 [includes multifamily residential projects with more than 20 units in the R-3 and C-LB zone], a site plan shall be submitted to the hearing examiner for review and approval as a Type II permit application as defined in RMC 19.20.030. So, to allow major revisions to a Site Plan using an administrative process, after the Site Plan has been approved by the Hearing Examiner following a full public hearing process, would not be in the public's interest, as it could occur without substantially similar public notice and hearing procedures that the City Council deemed necessary and appropriate for approval of such projects.

16. Given the level of detail mandated for any Site Plan application submitted for review and approval by the Examiner *(See RMC 23.48.030, re: Site plan application requirements, discussed above),* and the broad discretion and authority granted to the Examiner to condition a proposed Site Plan to protect the public health, safety and welfare or otherwise bring a proposed development into compliance with the purpose and intent of the City's zoning regulations found in Title 23 RMC *(See RMC 23.48.040, discussed below)*, the Examiner finds and concludes that the following list includes, but is not limited to, the types of changes that shall be deemed a "major revision" to this approved Site Plan, necessitating review and approval by the City's Hearing Examiner:

i. Modification in building use;

ii. Any increase in the number of buildings or structures; or increase in the size, height, or building footprint for any building shown on the Site Plan, or significant change in location for any building shown on the approved Site Plan, as determined by the Planning Manager;

iii. Modification in the number, size, location or arrangement of off-street parking spaces, or loading areas, provided parking-related changes may be made to effectuate these conditions of approval, including without limitation to include the motorcycle parking spaces needed to satisfy city standards and additional parking spaces may be included in the project if accomplished in a manner that is consistent with applicable city codes and design requirements, all as determined by the Planning Manager;

iv. Change in the number, size or location of access points to adjacent public streets;

v. Change in location of city utility lines or storm drainage facilities, except as approved by

the Public Works Director and Planning Manager, to ensure that such changes achieve utility and stormwater service objectives without necessitating significant changes to other aspects of the approved Site Plan;

vi. Change in location of any existing or proposed utility and/or access easements;

vii. Change in location, type or size of landscaping materials proposed to be installed on site in the Final Landscaping Plan for the site, which is subject to review and approval by the Planning Manager prior to issuance of any building or other city permit required for development of the site;

viii. Any change that, in the opinion of the City's SEPA Responsible Official, would significantly increase any adverse impacts or undesirable effects of the Site Plan.

ix. Any other change that would cause the site plan to not meet a minimum requirement or design standard contained in the city's development standards.

Approval Criteria, Burden of Proof, Conditions of Approval.

17. Land uses that are otherwise permitted in a zoning district shall not be denied through the site plan review process unless such uses cannot meet the development and/or performance standards required for the use. *RMC 23.48.010.* So, to obtain site plan approval for a multi-family project in the C-LB zone, the applicant must demonstrate that its project can meet city development and performance standards for such use.

18. The burden of proof rests with the applicant, and any decision to approve or deny a Site Plan application must be supported by a preponderance of evidence. *RMC 19.60.060 and Hearing Examiner Rules of Procedure, Sec. 3.08.*

19. A Site Plan application must be supported by proof that it conforms to the applicable elements of the city's development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed. *(RMC 19.60.060; substantially repeated in RMC 19.60.095(A)(B) and (E)).* In addition, Type II applications must be supported by findings and conclusions that the request is beneficial to the public health, safety and welfare and is in the public interest *(RMC 19.60.095(C))*; and that the development does not lower the level of service of transportation facilities below a certain level, unless improvements or strategies are made concurrent with development or a financial commitment is in place to complete the required improvements within six years of approval of the development *(RMC 19.60.095(D)).*

20. RMC 23.48.040 provides the Hearing Examiner with broad authority to impose conditions of approval on Site Plan applications, where it reads*: "Site plan approvals may be made subject to any condition(s) which the hearing examiner determines to be necessary to*

protect the public health, safety and welfare or otherwise bring a proposed development into compliance with the purpose and intent of this title. Such conditions may include but are not limited to increased setbacks, and buffers, including landscaping, fences and walls; restrictions on the type and location of outdoor lighting; surfacing of parking areas and driveways; the installation of stormwater drainage facilities; the construction and location of service roads and alleys; the points of vehicular ingress or egress; the regulation of the time and type of various activities; vibration, noise, odors or similar nuisances, and the type, size and location of signs."

SEPA DNS issued for this project.

21. The Staff Report summarizes public noticing and SEPA review for this project. *(Staff Report, page 9).* Following review of all application materials and the SEPA checklist submitted by the applicant, Staff issued a SEPA Determination of Non-Significance (DNS) for this project on or about July 1, 2022. *(Ex. 4).* No one submitted written comments questioning or challenging the City's SEPA review or the DNS issued for this project, so no one would have standing to appeal the City's SEPA threshold determination (the DNS) issued for this project.

22. The Examiner finds and concludes that the SEPA DNS issued for this proposal is entitled to deference, is supported by a preponderance of evidence in the record, and that it is based upon requirements that the applicant must follow applicable development regulations. Through compliance with applicable City development regulations and the specific Conditions of Approval issued as part of this Decision, this Site Plan approval includes measures intended to appropriately avoid and/or mitigate potential environmental impacts.

Landscaping.

23. RMC 23.54.140 provides the landscaping requirements which must be met in order to approve a Site Plan permit request. Provided the landscaping is installed and completed as is currently proposed, the proposed landscaping plan meets all of the various requirements contained within RMC 23.54.140. *(Staff Report, page 10; Ex. 3, landscape plan sheets).*

Utility Availability.

24. The City has domestic water, sewer and electrical power lines in place within reasonable proximity to serve the site and has adequate capacity to supply the proposed project. *(Staff Report, utility discussion on pages 8 and 9).*

As conditioned, the application satisfies approval criteria for Site Plan Review.

25. The Staff Report provides a credible summary of Comprehensive Plan and Zoning Code provisions that apply to this proposed Site Plan, and how the application complies with, or can be conditioned to, satisfy such requirements.

26. Based on the entire record, the Examiner finds and concludes that the applicant's Site Plan application demonstrates general conformance with the City's comprehensive plan, zoning and development regulations, subject to appropriate conditions of approval.

27. Except as modified in this Decision, all findings and statements of fact included in the Staff Report are adopted as Findings of Fact by the Hearing Examiner and incorporated herein by this reference.

28. The record includes a preponderance of evidence establishing that, subject to appropriate conditions of approval, the proposed project satisfies all 5 approval criteria contained for a Type II permit, found in RMC 19.60.095, which reads as follows, with additional findings in *italics*:

> A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code. *See all findings above, and in the Staff Report; Staff Report, portions explaining how the project is designed or can be conditioned to meet performance standards and special requirements for multifamily residential uses in the C-LB zone, as analyzed in SR on page 5-7; See all Conditions of Approval, imposed by the Examiner to ensure the project will be constructed in compliance with applicable provisions of the City's Comprehensive Plan and development regulations.*
>
> B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC (the City's SEPA requirements and policies). *As noted above, the project was reviewed under applicable SEPA procedures, which resulted in issuance of a DNS for the project. The Examiner is required to grant substantial deference to the responsible official's SEPA threshold determination. Conditions of Approval are included to ensure that the project will not result in adverse impacts on surrounding properties, uses, and residents, all of which are reasonable and capable of accomplishment.*
>
> C. The development application is beneficial to the public health, safety and welfare and is in the public interest. *As conditioned, the project should adequately protect and benefit the public health, safety and welfare and be in the public interest. Modifying Conditions of Approval without a full Type II review process would not be in the public interest.*

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development. *See discussion in the Staff Report on page 9 regarding transportation analysis, and the two points of access for this project, with one along Jadwin to the west, and one onto McMurray Street to the north. See Conditions of Approval addressing transportation-related improvements.*

E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal. *The conditions of approval for this project are based on the evidence in the record, supported by applicable law, and fully capable of accomplishment.*

V. CONCLUSIONS OF LAW.

1. Based on the record, and all findings provided above and in the Staff Report, the Examiner concludes that the applicant's Site Plan application merits approval, subject to conditions of approval as recommended by City staff and modified herein.

2. As conditioned below, the site plan makes adequate provision for the public health, safety, and welfare, and will be in the best interest of the citizens of the city and in accordance with the height, setback, and other performance standards for the project.

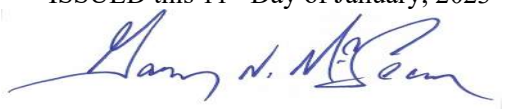
3. Approval of this Site Plan will not and does not constitute, nor does it imply any expectation of, approval of any administrative, quasi-judicial, or other permit or subsequent reviews that may be required for construction or other activities on any portion of this site plan.

4. Any statement found in any other section of this Decision that is deemed to be a Conclusion of Law is hereby adopted as such and incorporated herein by this reference.

VI. DECISION.

Based upon all Findings, Conclusions, and Conditions of Approval (a copy of which are attached hereto and incorporated as part of this Decision), the Jadwin McMurray Apartments project application for a Site Plan, File No. SPR2022-101, is hereby APPROVED, subject to conditions.

ISSUED this 11th Day of January, 2023



Gary N. McLean
Hearing Examiner

CONDITIONS OF APPROVAL
FOR THE
JADWIN MCMURRAY APARTMENTS
SITE PLAN
FILE NO. SPR2022-101

In accord with authority granted in the Richland Municipal Code, including without limitation RMC 23.48.040 ("Site plan approvals may be made subject to any condition(s) which the hearing examiner determines to be necessary to protect the public health, safety and welfare…"), the hearing examiner approves the above-referenced Site Plan application subject to conditions, modifications and restrictions set forth below, all deemed necessary to protect the public health, safety and welfare, to make the application compatible with surrounding conditions and uses, and to fully implement the regulations, policies, objectives and goals of the city's comprehensive plan, zoning code, and other ordinances, policies and objectives of the city.

General Conditions added by the Hearing Examiner:

A. ***Site Plan Approved as shown on Exhibit 2.*** This Site Plan is approved and shall be constructed, developed, and maintained in substantial compliance with the applicant's proposed Site Plan, included in the record as *Exhibit 2.* This Site Plan approval allows the applicant to seek subsequent development and construction permits needed to develop a 3.95-acre site with four (5) multi-family residential buildings for up to 114 total dwelling units, with two access points, a clubhouse/leasing office, with associated parking and landscaping areas, substantially as illustrated in the applicant's proposed Site Plan, a copy of which is included in the record as *Exhibit 2. (Staff Report, page 2; and Exs. 1 and 2, Application and proposed Site Plan).*

B. ***Process for Review of Potential Minor or Major Revisions to this Site Plan.*** Revisions to an approved Site Plan are reviewed under RMC 19.20.010, with minor revisions reviewed as a Type I application (see RMC 19.20.010(A)(6)), which requires approval by the Director; and major revisions reviewed as a Type II application requiring approval by the Hearing Examiner (see RMC 19.20.010(B)(3).

As provided in RMC 19.20.030, a Type I application does not require public notice, but public notice must be issued regarding any decision to approve a Type I application, which is then subject to appeal before the Hearing Examiner; and all Type II applications require full public notice of such application, an open record hearing, and a decision by the Hearing Examiner.

Because this Site Plan has been approved following input and analysis based upon a public review and hearing process, and previous Site Plan projects may have been modified in significant aspects from the approved Site Plan without public notice and review, it is in the public interest for this Site Plan approval and future Site Plans to provide a clear condition explaining the sorts of revisions that will require a Type I or Type II review and approval, subject to application fees and filing requirements as determined by the Director or his/her designee.

For this Site Plan, *"Major Revisions"* shall include, but not be limited to the following:

i. Modification in building use;

ii. Any increase in the number of buildings or structures; or increase in the size, height, or building footprint for any building shown on the Site Plan, or significant change in location for any building shown on the approved Site Plan, as determined by the Planning Manager;

iii. Modification in the number, size, location or arrangement of off-street parking spaces, or loading areas, provided parking-related changes may be made to effectuate these conditions of approval, and additional parking spaces may be included in the project if accomplished in a manner that is consistent with applicable city codes and design requirements, all as determined by the Planning Manager;

iv. Change in the number, size or location of access points to adjacent public streets;

v. Change in location of city utility lines or storm drainage facilities, except as approved by the Public Works Director and Planning Manager, to ensure that such changes achieve utility and stormwater service objectives without necessitating significant changes to other aspects of the approved Site Plan;

vi. Change in location of any existing or proposed utility and/or access easements, other than those addressed in the application materials or the Staff Report;

vii. Change in location, type or size of landscaping materials proposed to be installed on site in the Final Landscaping Plan for the site, which is subject to review and approval by the Planning Manager prior to issuance of any building or other city permit required for development of the site;

viii. Any change that, in the opinion of the City's SEPA Responsible Official, would significantly increase any adverse impacts or undesirable effects of the Site Plan.

ix. Any other change that would cause the site plan to not meet a minimum requirement or design standard contained in the city's development standards.

"Minor Revisions" shall exclude all proposed changes that would constitute a "Major Revision" as listed above, but include: proposed changes that the Planning Manager determines to be truly minor and still in substantial compliance with the Site Plan approval; technical engineering items and details unless the proposed detail modifies or eliminates features specifically required as an element of approval; minor changes to internal pedestrian paths, driveway alignments, or utility designs; reduction in the number of residential units approved, as long as the modification meets any minimum density requirement; minor changes to clarify notations on the Site Plan; and minor changes to facilitate final stormwater system design requirements.

C. ***Site Plan Approval void if complete permit applications are not submitted within 24 months of issuance of this Decision.*** Complete applications for all permits needed to develop the property as provided on the Site Plan must be submitted to the City for review by appropriate officials within 24 months of issuance of this Decision, unless extended for up to 12 months by the Planning Manager for

good cause following a written request from the applicant explaining reasons for such extension and any progress made to pursue the project. Failure to satisfy this timeline shall void this Site Plan approval and require a new application.

D. The applicant shall comply with all professional report conclusions and recommendations submitted in connection with the Site Plan and engineering reviews, as approved and/or amended by the City.

E. The applicant shall be responsible for consulting with state, federal, and other agencies or entities with jurisdiction (if any) for applicable permit or other regulatory requirements. Approval of this Site Plan does not limit the applicant's responsibility to obtain any required permit, license or approval from a state, federal, or other regulatory body. Any conditions of regulatory agency permits, licenses, or approvals shall be considered conditions for this project.

F. Development and construction associated with this Site Plan shall comply with all applicable provisions of the Richland Municipal Code, whether or not such provisions are enumerated or referenced in the Site Plan, in the staff report or in this Decision; provided adjustments to street system improvements required by RMC Ch. 12.10 shall be in accord with final reviews and determinations by the City's Public Works Director, who is authorized to exercise sound engineering judgment in such matters. The burden is on the applicant to show compliance with these conditions and applicable provisions of the City's code and development regulations at every stage of development.

Conditions based on those recommended in Staff Report.

Utility Easements Required

1. The applicant must grant 10-foot public utility easements along the Jadwin and McMurray frontages, subject to review and approval by the Public Works Director, and substantially in a form as approved the City Attorney.

General Conditions

2. All final, approved plans for public improvements shall be submitted prior to any pre-construction conference on a 24" x 36" hardcopy format and also electronically. Addendums are not allowed, all information shall be supplied in full size (and electronic) format. When construction of the public infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to final acceptance.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per

RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued.

5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to final acceptance of the infrastructure. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final occupancy. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City.
6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
7. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

Design Standards

8. Public improvement design shall follow the following general format:
    a. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
    b. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
    c. All utilities shall be extended to the adjacent property (properties) at the time of construction.
    d. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
    e. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
    f. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
9. If the project will be built in phases the applicant shall submit a comprehensive master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project.
10. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the following standards:
    a. 2-inches compacted gravel, minimum (temp. SEVAs only).
    b. 2% cross-slope, maximum.
    c. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
    d. Be 20-feet in width.

e. Have radii that are accommodating with those needed for City Fire apparatus.

Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

Traffic and Streets

11. The proposed access points are acceptable for this project, but any proposed changes to said driveways will be subject to approval by the City Engineer.
12. Shared access & maintenance easements should be recorded for both of the shared driveways, if none exist at this time.
13. The Jadwin Ave. and McMurray Street frontages shall be completed to City standards at the time the first building included in this project is constructed.
14. All pedestrian ramps, driveway entrances and sidewalks shall be designed to current City standard details and A.D.A. standards.
15. The vision-clearance triangle needs to be shown on the construction plans, in accordance with RMC Chapter 12.11.020. The landscaping plan provided (Sheet L100) shows trees/landscaping within right-of-way and in the vision-clearance triangle, this is not allowed. Trees shall be kept on the property, and not planted in the ROW. The "vision triangles" depicted on sheet L100 are inadequate.
16. The internal roadways shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements. The private drives within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable.

Domestic Water

17. A 10-foot wide exclusive domestic water easement shall be provided for any water main that is outside of the public Right-of-Way.
18. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
19. The fire hydrant layout shall be approved by the City Fire Marshal.
20. In accordance with RMC Chapter 18.13 and WAC 246-290 regarding Cross Connections, premise isolation backflow assemblies are required to be installed on the domestic water services of all new commercial buildings, immediately downstream of the City's water meter. This will be a requirement on the construction plans.

Sanitary Sewer

21. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

Storm Water

22. The proposed storm drainage and grading of all areas within the proposed development shall be shown on the plans (most grading and drainage plans must be prepared by a licensed civil engineer). If site contains at least 1,000 sq.ft. of new asphalt, and/or contains 30% or more impervious surfaces, storm drainage calculations from a licensed civil engineer are required. Stormwater shall be kept on-site (on the developing property that generated it). Stormwater shall not be flowed onto adjacent properties, or to the public Right-of-Way, without first obtaining written permission.
23. The private on-site storm drainage system shall be designed following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". Calculations shall be stamped by a registered professional Civil Engineer. Prior to discharging any storm drainage waters from paved surfaces into drainage ditches, groundwater or a public system, an oil/water separator must be installed. The applicant's design shall provide runoff protection to downstream property owners.
24. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.

Project Acceptance Requirements

25. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to final acceptance of the project.
26. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final occupancy. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
27. Ten-foot wide public utility easements will be required along the right-of-ways adjacent to this project.

Benton-Franklin Health District

28. Benton-Franklin Health District will be responsible for permitting the usage of the public pool proposed for this site.

Benton Clean Air Agency

29. Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will ensure that the proponent has the ability and resources to control fugitive dust emissions that may be created as a result of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and

maintained for all soil destabilization projects and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project.

Notice of Rights to Request Reconsideration or Appeal This Decision

Reconsideration –

Sec. 2.22(a) of the Richland Hearing Examiner Rules of Procedure reads as follows:

> (a) The Hearing Examiner may reconsider a decision or recommendation on an application, if it is filed in writing within 7 calendar days of the date of issuance. Only parties of record have standing to seek reconsideration. Any request for reconsideration shall be served on all parties of record and to any party's designated representative or legal counsel on the same day as the request is delivered to the Hearing Examiner. The Examiner will seek to accept or reject any request for reconsideration within 3 business days of receipt. If the Examiner decides to reconsider a decision, the appeal period will be tolled (placed on hold) until the reconsideration process is complete and a new decision is issued. If the Examiner decides to reconsider a recommendation made to the City Council, the transmittal to the City Council shall be withheld until the reconsideration process is complete and a new recommendation is issued. If the Examiner decides to reconsider a decision or recommendation, all parties of record shall be notified. The Examiner shall set a schedule for other parties to respond in writing to the reconsideration request and shall issue a decision no later than 10 business days following the submittal of written responses. A new appeal period shall run from the date of the Hearing Examiner's Order on Reconsideration.

Appeal –

As provided in RMC 19.20.030, this Type II project permit Decision is subject to judicial appeal. The hearing examiner's decision regarding this Site Plan application shall be final, subject to judicial appeal in the time and manner as provided in RMC 19.70.060 and Ch. 36.70C RCW *(Except in the event of legal authority providing for a different appeal process, the city's final decision on an application may be appealed by a party of record with standing to file a land use petition in Benton County superior court. Such petition must be filed within 21 days of issuance of the decision, as provided in Chapter 36.70C RCW).*

> **NOTE:** The Notice provided on this page is only a short summary, and is not a complete explanation of fees, deadlines, and other filing requirements applicable reconsideration or appeals. Individuals should confer with advisors of their choosing and review all relevant codes, including without limitation the city code provisions referenced above and the Land Use Petition Act (Chapter 36.70C RCW) for additional information and details that may apply.

HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 1/12/2026 Agenda Category: New Business - Public Hearing

Prepared By: Ryan Nelson, Planner

Subject
4450 Jasper Street - Rezone from Suburban Agriculture (SAG) to Low Density Residential (R-1-10)(PLN-T3A-2025-00003)

Department
Development Services

Recommended Motion
Approval of proposed rezone.

Summary
Rick Simon of RPS Planning Consultant LLC, on behalf of the property owner, Robin French, has filed a rezone application to rezone 4450 Jasper Street (Parcel #120981012790001) from Suburban Agriculture (SAG) to Single-Family Residential - 10,000 (R-1-10). This application runs parallel to a preliminary plat application, File #PLN-T3-2025-00005). Richland Municipal Code (RMC) Chapter 19.20.030 designates the Hearing Examiner as the hearing body responsible for conducting an open-record hearing regarding any rezone applications before any decision can be made by City Council.

Attachments
1. PLN-T3A-2025-00003 - 4450 Jasper Street Rezone - Full Staff Report

CITY OF RICHLAND
PLANNING DIVISION
625 Swift Boulevard, MS-35
Richland, WA 99352
(509) 942-7794

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

GENERAL INFORMATION:

Proposal Name:	French Meadows Rezone
Location:	4450 Jasper Street
Applicant:	Rick Simon of RPS Planning Consultant LLC
Property Owner:	Robin French
File #:	PLN-T3A-2025-00003
Description:	Request to rezone one (1) parcel (120981012790001) from Suburban Agricultural (SAG) to Single-Family Residential – 10,000 (R-1-10).
Project Type:	Type IIIA Site-Specific Rezone
Hearing Date:	January 12, 2026
Report By:	Ryan Nelson, Senior Planner
Recommended Action:	Approval.



Figure 1 – Vicinity Map

Description of Proposal

Parallel to this Rezone application is a Preliminary Plat Application for the development of an approximately 10.3-acre site, with thirty-one (31) residential lots and two (2) tracts, Rick Simon of RPS Planning Consultant has submitted a Zoning Map Amendment Application, on behalf of the property owner, Robin French, petitioning to rezone parcel number 120981012790001 from the Suburban Agricultural (SAG) zoning designation to the single-family residential – 10,000 (R-1-10) zoning district. Figure 1 (above) shows the site within its larger context.

Reviewing Authority and Applicable Codes

Richland Municipal Code (RMC) Chapter 19.20.010(D)(1), 19.20.030, and 19.25.010 requires a site-specific rezone review to take place by the Hearing Examiner. See additional RMC guidance for the Hearing Examiner, below:

RMC 19.20.010 Procedures for processing development permits.

For the purpose of project permit processing, all development permit applications shall be classified as one of the following: Type I, Type II, Type III, or Type IIIA.

D. Type IIIA permits include the following types of permit applications:

1. Site-specific rezones

19.60.060 Burden of proof.
Except for Type IV actions, the burden of proof is on the proponent. The project permit application must be supported by proof that it conforms to the applicable elements of the city's development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed.

23.70.210(A) Public hearing and recommendation to council.
Reclassification. The hearing examiner shall conduct an open record public hearing as required by RMC Title 19 for a Type IIIA permit application. The recommendation shall include written findings of fact and the reasons for the hearing examiner's action; and shall refer expressly to the maps, description and other matters intended by the hearing examiner to constitute the reclassification.

Additional Considerations.
Washington Courts apply three basic rules when reviewing appeals of rezone applications: (1) there is no presumption favoring the rezone request; (2) the proponent must demonstrate that there has been a change of circumstances since the original zoning provided if a proposed rezone implements the policies of the comprehensive plan , a showing of changed circumstances is usually not required; and (3) the rezone must have a substantial relationship to the public health, safety, morals or general welfare.

For the purposes of this rezone request, the central questions presented are:

1. Whether the requested rezone implements policies of the City's Comprehensive Plan, and /or whether there has been a change of circumstances since the original Suburban Agricultural [SAG] zoning was adopted for the site?

Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?

Site Description & Adjacent Land Uses

The French Meadows subdivision is comprised of one (1) parcel totaling approximately 10.3-acres. The project site is located east of the White Bluffs subdivision, north of the future Estate at White Bluffs subdivision and west of Hearthstone No. 3 subdivision.

The project area slopes down from west to east and will be accessed from Cayuse Drive to the west and Jasper Street to the east.

Current Comprehensive Plan Land Use Designations and Uses:

Direction	Current Land Use Classification	Current Use
North	Low-Density Residential (County, within UGA)	Orchard and Single-Family Dwellings
East	Low-Density Residential	Single-Family Dwellings
South	Low-Density Residential	Former Orchard & Single-Family Dwellings
West	Low-Density Residential	Single-Family Dwellings

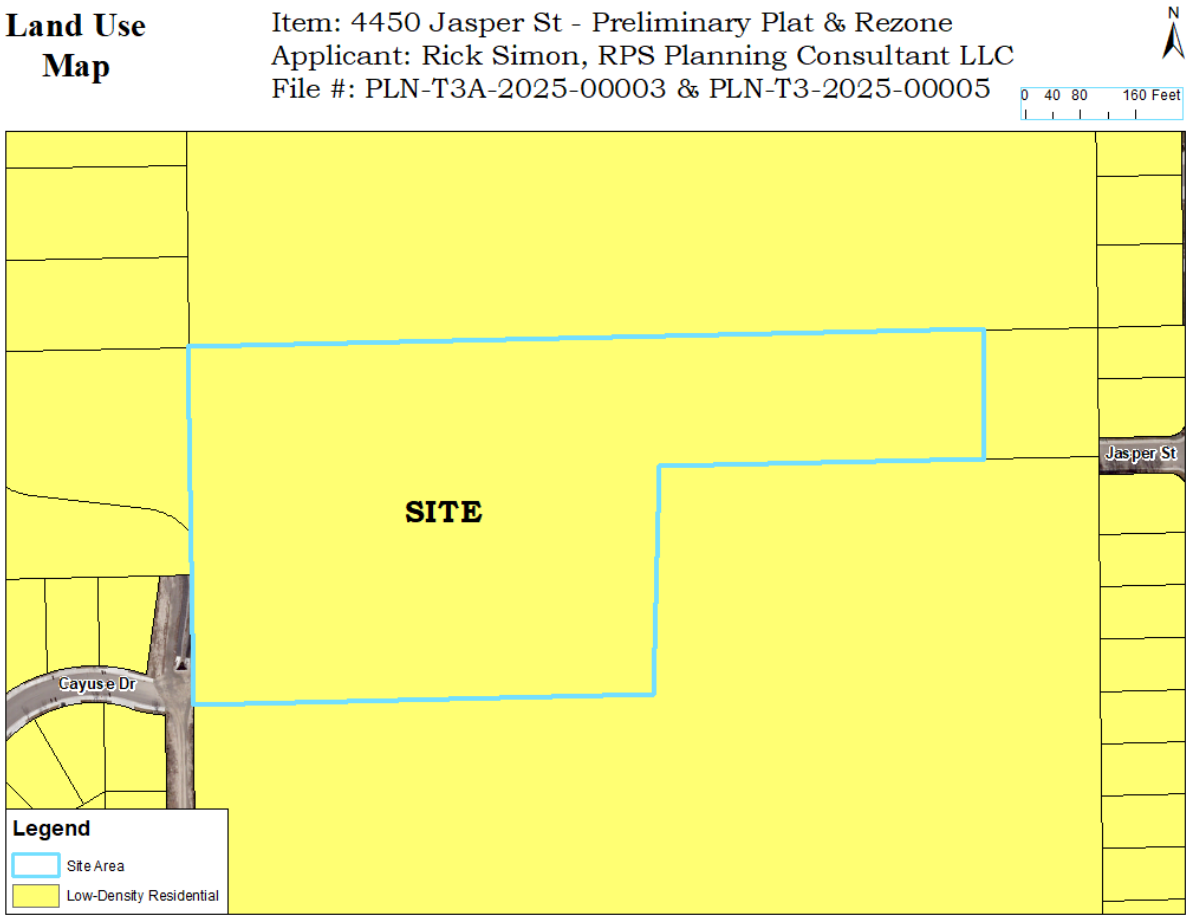


Figure 2 – Comprehensive Plan Map

Comprehensive Plan Review

As illustrated in Figure 2 (above), the Comprehensive Plan Land Use designation classifies the project site for low-density residential development.

Applicable Goals & Policies

Provided below is a set of the City's Comprehensive Plan goals & policies which are particularly applicable to the subject residential subdivision.

Land Use Element – Goal 1

Plan for the growth within the urban growth area and promote compatible land use.

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

Land Use Element – 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.

Land Use Element – 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.

Land Use Element – 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 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.

Current Zoning Designations

The subject parcels are currently zoned SAG, Suburban Agricultural use district. The surrounding parcels are zoned as follows:

North	UGAR – Urban Growth Area Residential (Benton County)
East	R-1-10 – Single-Family Residential – 10,000
South	R-1-10 – Single-Family Residential – 10,000 (as of 1/6/2026)
West	R-1-10 – Single-Family Residential – 10,000



Figure 3 – Zoning Map

As indicated previously, the site is currently zoned Suburban Agricultural (SAG). The Suburban Agricultural use district (SAG) is a zone classification providing for residential areas, rural in nature, with sufficiently large lots to allow for the maintenance of certain animals and farm crops, while at the same time establishing and maintaining a living environment of high standards for residential uses. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan [RMC 23.14.010(B)].

Requested Zoning

Parallel to this rezone application, the applicant is also requesting a preliminary plat approval for the French Meadows subdivision. The standards for the requested R-1-10 zoning are listed below:

The single-family residential – 10,000 (R-1-10) is a residential zone classification requiring a low density of population, providing protection against hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This

zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan [RMC 23.18.010(B)].

These are the applicable performance standards, special requirements, and dimensional standards for each requested zoning designation:

23.18.020 Residential performance standards and special requirements.
There are no performance standards and/or special requirements for the R-1-10 zoning district.

23.18.025 Single-family residential design standards.
Any one-family attached dwelling, one-family detached dwelling or designated manufactured home shall meet the following minimum requirements:

A. All dwellings shall be placed on permanent foundations.

B. At the time of construction, all new single-family dwellings shall be new, not having been previously titled to a retail purchaser and not meeting the definition of a "used mobile home" as defined in RCW 82.45.032(2).

R-1-10 Dimensional Standards
The following standards apply in the R-1-10 zone per RMC 23.18.040:

Minimum Lot Area Requirement	One-Family Detached Dwelling	8,000 feet
	Two-Family Detached Dwelling	N/A
	One-Family Attached Dwellings	N/A
Maximum Density		N/A
Minimum Lot Width	One-Family Detached Dwelling	70 feet
	Two-Family Detached Dwelling	N/A
	One-Family Attached Dwellings	N/A
Average Lot Size Requirement[2]		10,000
Minimum Front Yard Requirement[3]		20 feet
Minimum Side Yard Requirement		10 feet
Minimum Rear Yard Requirement		25 feet
Maximum Lot Coverage[8]		40%
Maximum Building Height	Main Building	30 feet
	Detached Accessory Building[11]	16 feet

2. Minimum average lot area per subdivision, exclusive of the area of streets and lots designated for nonresidential uses. In calculating average lot size, at least 35 percent of all lots shall be larger than the average lot size requirement.

3. Front yard setbacks are required from all street rights-of-way adjoining a lot as shown in the table above, except as follows:

a. In single-family residence districts and in R-2 and R-3 districts where more than 50 percent of the normal or average-size lots in a block fronting on one side of the street are developed with existing buildings, other than accessory buildings, with front yard setbacks less than that required for the district, a new single-family or duplex dwelling shall adopt a minimum front yard setback dimension which is the average of the setbacks of the buildings on the two adjoining lots, existing prior to July 22, 1960, but in no case shall this dimension be less than 15 feet nor need it exceed 30 feet.

b. Residential Districts. In any R district, or any combination therewith, on any corner lot where there is provided a side yard along the interior side lot line at least equal in width to the minimum depth of the rear yard required for the district, the main building may encroach upon the required rear yard up to a line where the remaining rear yard is no less in depth than the minimum width of the side yard required for the district. No accessory buildings may be located in said side yard, except a patio shelter enclosed on no more than two sides by walls or other enclosures and in conformity with the other provisions of this title.

c. The flanking frontage or nonaddress front yard of a corner lot may reduce the front yard setback of said frontage to 15 feet; see diagram below.

8. Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.

11. Detached accessory structures built pursuant to the setback provisions of RMC 23.38.020 are limited to one story.

Utility Availability

There are no existing utility connections in place within the project area. However, there are utility connections nearby along Cayuse Drive to the west and Jasper Street to the east. Utility services and connections would need to be extended from any nearby rights-of-ways to the project site. Future utility connections could be made in conjunction with the Estates at White Bluffs subdivision along the south of the subject property.

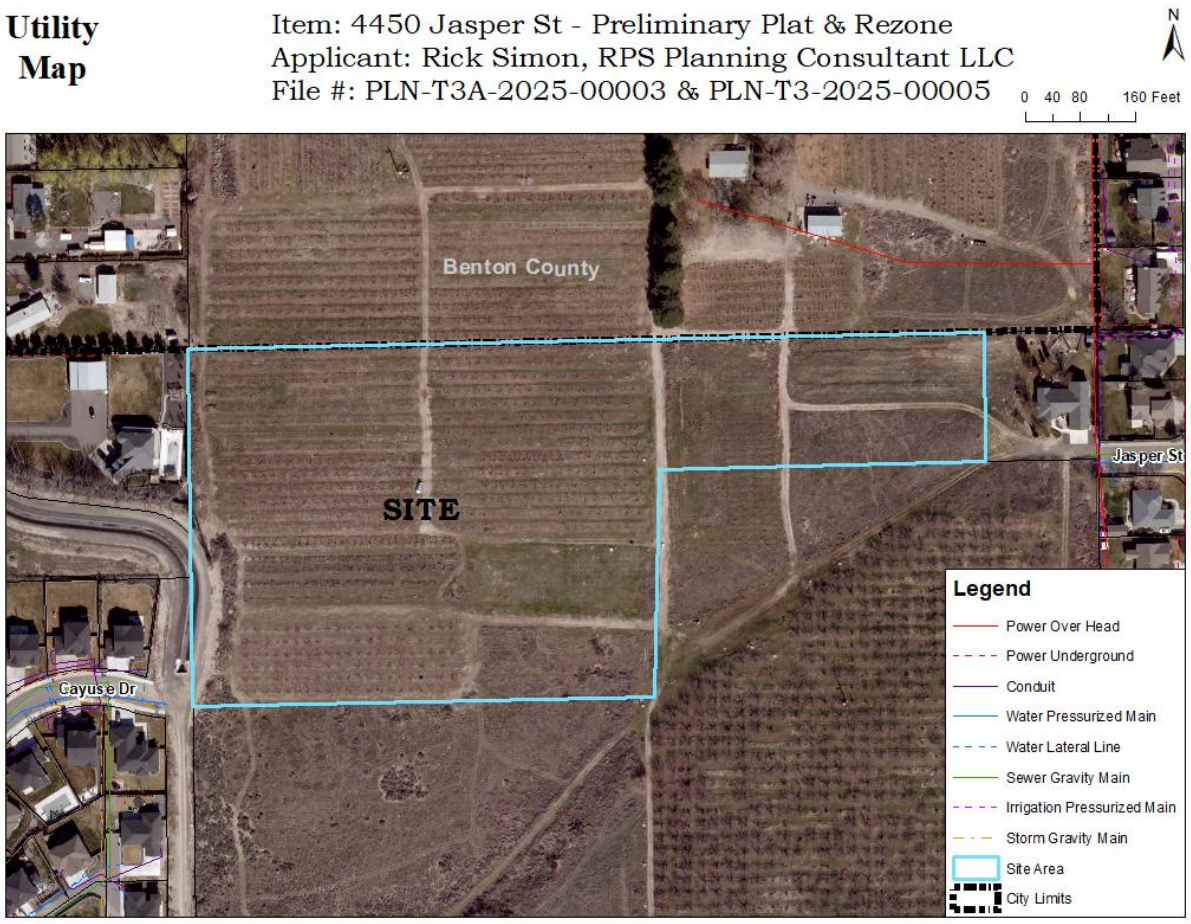


Figure 4 – Utility Map

Sewer

There is an existing 8-inch gravity main, flowing west to east, along Jasper Street and an existing 8-inch gravity main, flowing west to east, along Cayuse Drive.

Water

There is an 8-inch distribution main within the Jasper Street right-of-way and the Cayuse Drive right-of-way. These water mains are not currently interconnected. The water main along Jasper Street is within the Tapteal II Pressure Zone and the water main along Cayuse Drive is within the Tapteal III Pressure Zone.

Irrigation

There is an existing 4-inch distribution main along the western edge of the Hearthstone No. 3 subdivision, to the west of Sirron Avenue. Irrigation lines are not within the Jasper Street or Cayuse Drive rights-of-way.

Stormwater

The City does have stormwater infrastructure in the immediate vicinity. There is a 15-inch main, flowing west to east, along Jasper Street and a 12-inch main, flowing west then

south, near Cayuse Drive. The stormwater main along Cayuse Drive flows south through nearby residential properties to a nearby stormwater retention pond in the White Bluffs subdivision and does not follow a public road right-of-way. Ultimately, any new stormwater runoff from the proposed development will need to be maintained on-site per City and State stormwater runoff requirements.

Power

The site does not have any existing electricity infrastructure within the plat boundaries. Electricity connections would need to be made from either Cayuse Drive or from the overhead primary conductor, which runs north and south along the western edge of the Hearthstone No. 2 and No. 3 subdivisions.

Transportation & Access

Primary access into the proposed development will come from future connections to Jasper Street to the east, Cayuse Drive to the west, and The Estates at White Bluffs subdivision to the south.

This area is largely characterized as single-family housing in transition from undeveloped and agricultural uses. As such, there are no significant nodes of employment or shopping amenities via suburban scale commercial, office or industrial development within close proximity to the subject site.

Sidewalks will be installed on local roads. Likewise, there are ongoing efforts to improve the active transportation portfolio of the area through on-street bicycle lanes. Currently, there are no nearby or proposed Ben Franklin Transit bus routes that currently service the proposed site. The nearest public transit stop is approximately 1,500 linear feet to the north and is located near the corner of Sirron Avenue and Kennedy Road.

Easements

There are two easements within the proposed plat. One easement is approximately 20’ wide which runs east and west along the northern edge of the plat boundary. The other easement, runs perpendicular (north and south) to the previously mentioned easement, is located approximately at the half way point of the proposed plat, as shown in the map below (Figure 5).



Figure 5 – Easement Map

Fire Safety

The City of Richland Fire Department will provide fire protection services to the subject preliminary plat and resulting development. Currently, there are hydrants in place near the eastern and western edges of the proposed preliminary plat. The nearest hydrants are located:

- Approximately 600 feet away from the eastern edge of the plat boundary along Jasper Street, and

- Approximately 350 feet away from the western edge of the plat boundary along Cayuse Drive.

Schools

The plat falls within the boundaries of the Richland School District. The nearest school is White Bluffs Elementary, which is located to the southeast of the eastern edge of the proposed plat. As of the date this report was written the City had received no comments from the Richland School District.

SEPA

The proposal is subject to State Environmental Review under the State Environmental Policy Act. A Determination of Non-Significance was issued on December 29, 2025 after utilizing the Optional DNS Process.

Critical Areas

The subject site contains shrubsteppe habitat which is classified as a Fish and Wildlife Habitat Conservation Area by the City's critical areas regulations contained within RMC Title 22.10.

Shoreline Master Program

The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Therefore, the requirements of RMC Title 26 are not applicable to this application.

Agency Comments

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments received are included as an exhibit to this report and/or utilized as conditions of approval.

Public Comments

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. As of the date of this report, Staff has received one (1) comment from the public regarding this project, which can be found in the preliminary plat staff report.

Public Notices

Notice of Hearing Mailed:	December 15, 2025
Notice of Hearing Posted:	December 15, 2025
Notice of Hearing Published:	December 14, 2025
Public Hearing:	January 12, 2026

A combined notice of application and SEPA Optional DNS determination was provided by mailing notices to property owners within 300 feet. Public hearing notices were distributed through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the Tri-City Herald newspaper. Copies of the notices and affidavits are included in *Exhibit 4*.

Analysis

The project site is bordered on three (3) sides by existing or proposed single-family residential development. The City has anticipated the development of this property and future road connections and routes will provide connectivity between neighborhoods as recommended by the City's Comprehensive Plan.

This requested rezone does not approve any development activity on the site. As with all development proposals, City development regulations will apply to any specific projects that may eventually be proposed on the site. Following public notices and reviews conducted in accord with City practices for all other private or public rezone applications, there is no evidence in this record that would provide a basis in fact or law to deny the pending rezone request.

Staff also wants to address questions posed to Hearing Examiner under "Reviewing Authority and Applicable Codes":

1. Whether the requested rezone implements policies of the City's Comprehensive Plan, and /or whether there has been a change of circumstances since the original zoning was adopted for the site?

    a. The site has been designated for low-density residential [LDR] uses by the City's Comprehensive Plan, and the rezone request would serve to effectuate those plans. The subject property remains undeveloped. The site has been left unattended and while it is not overgrown with weeds and noxious vegetation, leaving it in a distressed/undeveloped condition is not in the public's best interest. The requested rezone is meant to facilitate the applicant's plans to develop the site in a manner fully authorized by the appropriate residential zoning regulations.

2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?

    a. It appears that the proposed rezone is consistent with this criterion because the rezone is consistent with the City's Comprehensive Plan, and any future, project-specific proposal will have to meet city development regulations, including SEPA, possible subdivision codes, traffic impact reviews, public infrastructure concurrency reviews, and payment of any impact fees in effect at the time of application.

The Planning Department requests the Hearing Examiner recommend the proposed zoning map amendment to the Richland City Council.

Suggested Findings and Conclusions

Staff has completed its review of the request for a change in zoning (PLN-T3A-2025-00003) and recommends approval of the request based on the following:

1. The property owner in this matter is Robin French, with the applicant, Rick Simon of RPS Planning Consultant, acting on behalf of, and, as lead contact.

2. The application is to rezone one (1) parcel: Benton County Assessor's Tax Parcel Number 120981012790001.

3. The lot is currently zoned Suburban Agricultural use district (SAG).

4. The requested zone change is to the parcel, as identified above, to R-1-10 (Single-Family Residential – 10,000).

5. The subject site was a previous orchard.

6. The site is gently sloped from west to east.

7. The surrounding area is transitioning from agricultural uses to single-family residential.

8. The current Suburban Agricultural (SAG) zone does implement the underlying Low-Density Residential land use designation.

9. No portion of this proposed rezone is in the Shoreline Management Program's jurisdiction.

10. The subject site contains Fish and Wildlife Habitat Conservation Area (shrubsteppe). The project will avoid impacts to the maximum extent practicable and will provide on-site mitigation for any unavoidable impacts. The applicant submitted a Critical Areas Report as part of the preliminary plat application.

11. The applicant filed an environmental checklist along with their application for the preliminary plat and rezone (File #PLN-2025-T3-00005) as required under the State Environmental Policy Act.

12. After review of the checklist, application materials and receipt of agency and public comments, staff issued a Determination of Non-Significance on Monday, December 29, 2025 after utilizing the Optional DNS process.

13. Notice requirements of RMC 19.30.040 have been met:
    a. Notice of Hearing Mailed: December 15, 2025
    b. Notice of Hearing Posted: December 15, 2025
    c. Notice of Hearing Published: December 14, 2025

14. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

Recommended Conditions of Approval:

None

Exhibit List

1. Application Materials
2. Maps
3. SEPA DNS and Checklist
4. Public Notice and Affidavits

Exhibit 1

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

Plan Snapshot Report

Plan Type:	Type 3A	**Plan #:**	PLN-T3A-2025-00003	**App Date:**	10/21/2025
Work Class:	T3A - Site Specific Rezone	**District:**	City of Richland	**Exp Date:**	NOT AVAILABLE
Status:	In Review			**Completed:**	NOT COMPLETED
Description:	Rezone 10.3 acres From Suburban Agriculture to R-1-10 Single Family Residential			**Approval Expire Date:**	

Parcel: 120981012790001 Main	**Address:** 4450 Jasper St Richland, WA 99352 Main	**Zone:** SAG(SAG)

Property Owner	Applicant	Project Manager	Developer
Robin French Home: (509) 440-2227	Rick Simon 98402 N HARRINGTON RD WEST RICHLAND, WA 99353-8722 Home: (509) 531-0142 Business: (509) 531-0142 Mobile: (509) 531-0142	Peter Harpster 5804 Rd 90, Suite C Pasco, WA 99301 Business: (509) 212-9596	Josh Blankenship Business: (509) 531-7062

Plan Custom Fields

Impacts on Environment Public Safety	Low density single family residential development will increase demands for public services typically associated with population growth, including emergency services, increased demand placed on public parks and schools, increased traffic and increased water, sewer and power consumption. These impacts are offset when new development conforms to city standards that require compliance with minimum design standards as well as payment of utility connection fees, and park mitigation and traffic mitigation fees. Property taxes generated by the increased value of new development also mitigate the demand for increased public services. In regard to environmental impact, the site does not contain unstable slopes, wetlands, frequently flooded areas or other physical characteristics that would cause negative impacts. A very minor amount of shrubsteppe habitat on site (670 square feet) would be lost and would be mitigated at a ratio of 2:1, thereby increasing the amount of on-site shrubsteppe.
PreAppQuestionBox	Yes

PLAN SNAPSHOT REPORT (PLN-T3A-2025-00003)

PreAppMeetingDate	Jun 3 2025 12:00AM	Current Land Use Designation	Low Density Residential	Current Zoning	SAG
Proposed Use	Single Family Residential	Requested Zoning	R-!-10 Single Family Residential	Current Comp Plan	City of Richland Comprehensive Plan
Area of Property	10.3	Unique Characteristics	The site is well suited for residential land uses, given its proximity to existing single family residential development and its proximity to existing city utilities. The existing street pattern in the vicinity provides an opportunity to connect existing residential streets with development that will provide improvements to neighborhood circulation. There are no unstable slopes, wetlands, or frequently flooded areas that would impede the development of the site.	Hardship	The site is well suited for residential land uses, given its proximity to existing single family residential development and its proximity to existing city utilities. The existing street pattern in the vicinity provides an opportunity to connect existing residential streets with development that will provide improvements to neighborhood circulation. There are no unstable slopes, wetlands, or frequently flooded areas that would impede the development of the site.
Conforms to Patterns	The properties located both directly east and west of the site are developed with low density single family residential similar to the type of development that would be permitted with the proposed rezone. The property directly south of the site is proposed for development with a rezone to the same R1-10 zoning district. So, the proposed rezone would conform precisely to the development pattern present on the adjacent properties.	Granting or Denial Benefits	The proposed rezone would be beneficial in helping to implement the City's comprehensive plan through the development of 10.3 acres that is well suited for low density residential development and that would add to the City's housing stock. Together with the preliminary plat, the rezone would increase the connectivity of the City's transportation system in the surrounding neighborhood.	OverallPurposeBenefits	The proposed rezone would be beneficial in helping to implement the City's comprehensive plan through the development of 10.3 acres that is well suited for low density residential development and that would add to the City's housing stock. Together with the preliminary plat, the rezone would increase the connectivity of the City's transportation system in the surrounding neighborhood. The site could accommodate single family housing without impacting critical areas nor creating land use conflicts with adjoining properties. Adverse effects accruing from the denial of the rezone application would include a modest reduction in the City's land base for housing, incrementally decreasing the City's ability to meet its housing goals, which leads to higher housing costs. and the potential for increased development pressure in areas that are not as well suited for development.
Impacts to City	The City benefits from the development of the site with low density residential housing through an increase in the City's tax base and an increase in connectivity to		the City's street and utility systems within this South Richland neighborhood. Detrimental impacts of denial of this rezone would be fewer options for housing within the City		

Rezone Better Use	See attached narrative.	Spot rezone or larger	See attached narrative.

FRENCH MEADOWS
PRELIMINARY PLAT & REZONE

Date:	**October 2025**
Submitted to:	**City of Richland Development Services** **625 Swift Boulevard, MS-02** **Richland, WA 99352**
Location:	**4450 Jasper Street**
Owner:	**Robin French** **955 Harvest Lane, PR NE** **Richland, WA 99352**
Applicant:	**Josh Blankenship** **French Meadows Development LLC** **5606 South Toro Road** **Kennewick, WA 99338** **(509) 531-7062** **Blankenship_homes@yahoo.com**
Engineer:	**Barghausen Engineering** **400 Columbia Point Drive, Suite 101-B** **Richland, WA 99352** **Contact: Derek Forza, PE** **(425) 251-6222**
Surveyor:	**AKS** **2245 Robertson Drive** **Richland, WA 99354** **Contact: Chris Ammann** **(509) 905-0219**
Consultant:	**Peter Harpster** **Harpster Land Development** **5804 R. 90, Suite C** **Pasco, WA 99301** **(509) 212-9596** **peter@harpsterld.com**

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Exhibits

A. Preliminary Plat Map
B. Title Report
C. Environmental Checklist
D. Critical Areas Report

I. Executive Summary

The proposal consists of the rezoning of 10.3 acres from the present SAG – Suburban Agriculture zoning to a proposed R-1-10 Single Family Residential zoning. This proposed zoning is consistent with the City's Comprehensive Plan and would allow development at the same density as those existing residential developments in the immediate vicinity. The proposal also includes a preliminary plat application, known as "French Meadows." The plat would create 31 single family residential lots, set aside right-of-way for an existing irrigation canal that runs along the western property boundary and provide a 2,889 square foot open space tract. This tract would be used for the mitigation of 670 square feet of shrubsteppe that would be removed from the site by development activities. The street system within the plat would tie the existing Cayuse Drive located along the plat's western boundary into Jasper Street located along the site's eastern boundary. The development is proposed to be served with paved city streets, sidewalks, streetlights and city domestic water, sewer and electrical power, and Kennewick Irrigation District irrigation water in accordance with City construction standards.

II. Site Description

The parcel, located east of Cayuse Drive, north of Cowlitz Boulevard, and west of Sirron Avenue is located on a gradual hillside with a northeast aspect and topographic elevations ranging from approximately 645 feet (ft) to 580 ft (Figure 2). Positioned within the NW and NE quarters of Section 20 in Township 9 North and Range 28 East, W.M. (Lot 1, Short Plat #2790). The site has been addressed as 4450 Jasper Street. Assessor's Parcel #:120981012790001.

III. Applicable Review Criteria – Rezone

A. Conformance with the City Comprehensive Plan

The proposed rezone is consistent with the land use plan, which designates the site and adjacent properties as suitable for Low Density Residential land uses (0 to 5 dwellings/acre). According to RMC 23.18.010(B) the R-1-10 zoning classification is intended to be applied to some portions of the City that are designated for low density residential development. Additionally, the proposed rezone is consistent with and would help to implement the following comprehensive plan goals and policies:

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

Response: The site is located both within the established urban growth area boundaries and the corporate limits of Richland and so is consistent with the City's plan for future growth. It is adjacent to single family residential development to both the east and west. A development proposed for property located south of and adjacent to the site, the Estates at White Bluffs, is also planned for low density single family residential development. Therefore, the proposed rezone would be compatible with adjacent existing and planned land uses.

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

Response: The site is bordered by existing single family residential development to the west and east and so can be considered an infill site. Approval of the proposed rezone would help to implement this infill policy.

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

Response: The low density residential development that is proposed for this site is sustainable in that it would help to meet the housing goals of the City, while avoiding development of established critical areas, as there are no floodplains, unstable slopes or wetlands located on the site and only a minimal amount of shrubsteppe (shrubsteppe covers only .145% of area within site.)

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.

Response: The proposed low density residential zoning would provide for single family residential development in a location where it would be compatible with existing single family residential land uses, where existing streets and utilities could easily be extended to serve new development and is located near to the existing White Bluffs elementary school and Brookstone Park.

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

Response: The site is immediately adjacent to City water and sewer mains and electrical lines. City code requirements for residential development will ensure that utilities, streets, sidewalks and drainage systems will be installed at the time of development, ensuring compliance with this policy.

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

Response: The proposed R1-10 zoning of the site will require minimum standards regarding lot size, building setbacks, building height, lot coverage and off-street parking. These requirements imposed by the City will ensure that future development of the site will be consistent with the intent of the low density residential land use designation.

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

Response: The City's comprehensive plan envisions a variety of housing densities and types. Rezoning the site that is consistent with the City's planned low density residential district will help to implement this land use goal.

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.

Response: The proposed rezone together with the proposed preliminary plat will create connections of existing city streets across the site. Specifically, Cayuse Drive, located adjacent to and west of the site would be extended across the property to Jasper Street, which is located on the eastern boundary of the site. Provisions are also made for the extension of streets to the north and south to serve future development. This connection to and provision for future street connections implements the City's goals of ensuring connectivity and enhancing community access.

(…)
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: City standards mandate that local residential streets include provisions for allowing bicyclists to share streets with vehicles. Additionally, street standards require sidewalks. Compliance with City street standards will help to implement this policy.

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

Response: As noted in the preceding response, City standards provide for both pedestrian and bicycle travel.

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

Response: The proposed rezone will establish a density of development consistent with the City's comprehensive plan and so will help to implement this housing goal.

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

Response: Low density residential development supports three low density zoning districts, including the R-1-10 zone, which permits higher density than the other two low density districts (R-1-12 and SAG). Applying the higher density zoning designation to this site helps to meet Richland's demand for housing in a more efficient manner while still maintaining consistency with the City plan.

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

Response: The proposed R-1-10 zone would provide housing at a density that is comparable to the character of existing single family residential neighborhoods in the immediate vicinity. Development of the site would be considered infill

development, so approval of the rezone would help the City to implement with policy.

HE Goal 5: Ensure compatibility of new residential developments with established neighborhoods and the community.

Response: The proposed rezone would establish density standards consistent with existing, adjacent single family residential neighborhoods.

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

Response: The proposed rezone together with the preliminary plat will result in new connections with existing residential neighborhoods, providing for more efficient circulation patterns in the vicinity.

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

Response: Future development of the site will conform to City standards, which include street designs that accommodate bicycle travel and pedestrian sidewalks.

(…)

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.

Response: Future development of the site will conform to City standards and will include provisions for bicycle and pedestrian travel.

III. Applicable Review Criteria – Rezone

B. Responses to Rezone Application Questions:

The unique characteristics, if any, of the property or circumstances of the owner:

Response: The site is well suited for residential land uses, given its proximity to existing single family residential development and its proximity to existing city utilities. The existing street pattern in the vicinity provides an opportunity to connect existing residential streets with development that will provide improvements to neighborhood circulation. There are no unstable slopes, wetlands, or frequently flooded areas that would impede the development of the site.

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

Response: The City would lose the development potential of 10 acres that has been identified for low density residential development, incrementally reducing the City's ability to meet its housing goals. For the property owner, the hardship would be a loss of ability to generate income from the development of the property. The existing one acre zoning with the cost of utility extensions and street construction would make development at that low density unfeasible.

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

Response: The properties located both directly east and west of the site are developed with low density single family residential similar to the type of development that would be permitted with the proposed rezone. The property directly south of the site is proposed for development with a rezone to the same R1-10 zoning district. So, the proposed rezone would conform precisely to the development pattern present on the adjacent 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.

Response: The proposed rezone would be beneficial in helping to implement the City's comprehensive plan through the development of 10.3 acres that is well suited for low density residential development and that would add to the City's housing stock. Together with the preliminary plat, the rezone would increase the connectivity of the City's transportation system in the surrounding neighborhood.

The site could accommodate single family housing without impacting critical areas nor creating land use conflicts with adjoining properties.

Adverse effects accruing from the denial of the rezone application would include a modest reduction in the City's land base for housing, incrementally decreasing the City's ability to meet its housing goals, which leads to higher housing costs.

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

Response: The City benefits from the development of the site with low density residential housing through an increase in the City's tax base and an increase in connectivity to the City's street and utility systems within this South Richland neighborhood. Detrimental impacts of denial of this rezone would be fewer options for housing within the City and the potential for increased development pressure in areas that are not as well suited for development.

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

Response: The existing zoning would allow for residential development at a density of one unit/acre, a situation that makes development financially infeasible, given the City's standards for extension of public streets and utility systems and the current costs of construction. The proposed rezone would create a situation where densities could be increased to the point where a landowner could bear the costs of development and still anticipate a return on investment, while still maintaining the character of adjacent residential neighborhoods. Development of the site under the proposed rezone would go further in helping to satisfy the demand for additional housing within the City.

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

Response: The classic definition of spot zoning is "the process of singling out a small parcel for a zoning classification totally different from that of the surrounding area for the benefit of a particular land owner and to the detriment of other owners." (Anderson's American Law of Zoning, 4th Edition) In this case, the proposed zoning of the site is the same as the proposed zoning of the 29 acre tract located adjacent to and south of the site (the Estates at White Bluffs). The adjacent subdivisions located immediately to the east and west of the site are zoned R-2 Medium Density Residential, which is a zoning classification permitting higher density development than that of the R-1-10 zone. The average densities of the two adjoining subdivisions are 3.29 dwellings/acre for the plat of White Bluffs Phase 3 to the west of the site and 3.5 dwellings/acre for the plat of Hearthstone, located east

of and adjacent to the site. Therefore, the proposed rezone cannot be considered to be spot zoning.

Identify impacts on the environment and public safety.

Response: Low density single family residential development will increase demands for public services typically associated with population growth, including emergency services, increased demand placed on public parks and schools, increased traffic and increased water, sewer and power consumption. These impacts are offset when new development conforms to city standards that require compliance with minimum design standards as well as payment of utility connection fees, and park mitigation and traffic mitigation fees. Property taxes generated by the increased value of new development also mitigate the demand for increased public services.

In regard to environmental impact, the site does not contain unstable slopes, wetlands, frequently flooded areas or other physical characteristics that would cause negative impacts. A very minor amount of shrubsteppe habitat on site (670 square feet) would be lost and would be mitigated at a ratio of 2:1, thereby increasing the amount of on-site shrubsteppe.

IV. Applicable Review Criteria – Preliminary Plat

A. Conformance with Subdivision Design Standards

The proposed preliminary plat conforms to the City's subdivision standard, as enumerated in Richland Municipal Code Chapter 24 in the following ways:

24.100.010 Application.

Except for divisions of land which meet the conditions of RMC 24.20.020, the regulations contained in this chapter shall apply to all divisions of land within the city. Every map, plat, replat or plan hereafter made of any such division of land within the city limits shall comply with the provisions of this chapter and the public works standards.

Response: The proposed plat is subject to the City's subdivision regulations and has been designed to meet both the provisions of both subdivision regulations and Public Works standards.

24.100.020 Street requirements.

All streets and rights-of-way within a short subdivision, subdivision or binding site plan shall be designed and improved in accordance with city standards as established by Chapter 12.08 RMC and the public works standards.

Response: The street system proposed for the subdivision consists of Rights-of-Way that are 54 feet in width, which is consistent with the standard for minor (neighborhood) collectors and local streets.

24.100.030 Streets – Conformity with comprehensive plan.

The alignment of streets shall conform as nearly as possible with those shown on the comprehensive plan or related plans of the city.

Response: The City's Functional Street Plan identifies both streets adjoining the site as local streets - Jasper Street to the east and Cayuse Drive to the west. A designated minor collector street loops from Keene Road south to Sirron Avenue then east on Tomich Avenue, south on Ruby Avenue east and north on Kensington Way to intersect back onto Keene Road.

24.100.040 Streets – Relation to adjoining street systems.

The layout of streets shall provide for the continuation of major streets existing on adjoining properties or of their proper projection when adjoining property is not divided. The layout shall also provide for future projection of streets into areas which presently are not subdivided.

Response: There are no major streets abutting the property; however, the local street that abuts the western boundary of the site – Cayuse Drive would be extended across the site to connect with Jasper Street on the eastern boundary of the site. . Additionally, provisions are made for the extension of a north-south street running through the site. The proposed street layout conforms to this standard and will result in improved circulation within this South Richland neighborhood.

24.100.050 Streets – Access to bodies of water.

Unless topography or ground conditions prevent, any division of land bordering on a river or public waterfront reservation shall be provided with at least one street not less than 60 feet wide to the low water mark or the reservation boundary at one-half mile intervals as measured along such body of water.

Response: There are no bodies of water on or near the site, so this provision is not applicable.

24.100.060 Streets – Local residential streets.

Local streets which serve primarily to provide access to abutting property shall be designed to discourage cut-through traffic and planned to channel traffic onto minor collectors and other major streets. Local residential streets shall be designed to discourage average traffic speeds in excess of the posted or basic rule (25 mph) speed.

Response: The proposed street layout will meet City standards for local streets that are designed to provide access, not encourage speeding. While the street layout would connect two local streets together, it will not likely encourage cut through traffic, given the circuitous route along local streets, given the more direct paths of travel along Dallas, Kennedy and Keene Roads.

24.100.070 Streets – Dead-end.

Streets designed to have one end permanently closed or in the form of a cul-de-sac shall be no longer than 400 feet or as otherwise allowed due to topographical or other constraints and allowed by Appendix D of the International Fire Code as adopted by reference in RMC Title 20, and shall be designed and improved in accordance with city standards as established by Chapter 12.08 RMC and the public works standards.

Response: The proposed plat design includes one cul-de-sac, (Road B) approximately 280 feet long, ending in a cul-de-sac with a 57 foot radius and so is consistent with City standards.

24.100.080 Streets – Alignment.

For major streets, connecting street centerlines deflecting from each other at any one point more than 10 degrees shall be connected by a horizontal curve that meets the minimum curve radius per AASHTO guidelines unless otherwise approved by the public works director. Connecting tangents between curves shall be a minimum of 100 feet long. For minor streets, curves shall have a typical minimum deflection angle of 30 degrees with curve radii between 100 feet minimum and 150 feet maximum unless approved by the public works director or designee. These parameters are to minimize the potential for speeding within neighborhoods.

Response: The proposed plat consists of only minor streets. The extension of Cayuse Drive, a curvilinear street located along the western boundary of the plat fits within this standard.

24.100.090 Streets – Intersections.

Street intersections shall be as nearly at right angles as is practicable. When the most feasible plan entails an intersection angle that deviates more than 15 degrees from a right angle, curves or suitable radius and lengths shall be provided. Where street intersections have curvature within 275 feet of the centerline of a stop or yield controlled intersection (looking right or left), the plat shall establish sight distance easements if necessary, based on evaluation of the AASHTO sight triangles per RMC 12.111.020.

Response: The proposed plat would intersect with Jasper Street, along the eastern boundary of the plat at a 90^0 angle and so is consistent with this standard.

24.100.100 Streets – Half-width.

A street lying along the boundary of a subdivision may be dedicated to a width of 30 feet (half of the right-of-way width as required by RMC 24.100.130) if it is practical to require the dedication of the other half when the adjoining property is subdivided; and, whenever there exists a dedicated half-street of an adjoining parcel, the other half shall be dedicated on the proposed plat to make the street complete. Streets lying along the boundary of a subdivision, whether dedicated by the plat or already dedicated, but not improved, shall be improved by the developer to a minimum paved width of 22 feet. These regulations shall not apply to new roads/streets to be located adjacent to unincorporated land or as otherwise determined by the public works director.

Response: The proposed plat includes a street lying along the northern boundary of the site (Road A). A full width dedication of 54 feet is proposed, therefore meeting the requirements included in this section.

24.100.110 Streets – Grades.

Streets shall confirm closely to the natural contour of the land, except where a different grade has been established by the city authorities or the agency furnishing municipal services to the community. Grades shall be not less than 0.50 percent on any street and shall meet AASHTO maximum guidelines for major streets and a maximum of 12 percent for minor streets, unless otherwise approved by the public works director and the fire marshal based on the fire department's specific apparatus needs. Changes passing through intersections shall not exceed five percent with one percent grade breaks allowed upon entry and exit.

Response: The street grades within the plat will be 5% or less and are designed to tie into the existing street grades located at the boundaries of the site (Cayuse Drive on the west and Jasper Street on the east). The proposed plat design conforms to this standard.

24.100.120 Streets – Intersection spacing.

Intersection spacing or jogs of minor streets in neighborhoods shall not be less than 125 feet from centerline to centerline of street. Intersection spacing along major streets with minor streets shall use the following table to the extent feasible based on the posted speed of the major street. Greater spacing may be required in some instances where a proposed intersection might be within the ninety-fifth percentile queues from intersections of two major streets.

Posted Speed (MPH)	Minimum Spacing (Feet)
25	155
30	200
35	250
40	305
45	360

Response: The streets proposed within the plat are classified as minor streets and would require 25 MPH speed limits and 155 foot spacing between intersections. Cayuse Drive and Road B would be spaced 347* feet apart. Road B and Story Avenue would be spaced 655* feet apart. The proposal conforms to this requirement.

*Measured from street centerline to street centerline.

24.100.130 Streets – Width.

Street widths and right-of-way widths shall be as shown in the public works standards.

Response: The proposed plat includes 54 foot wide rights-of-way. Street width of 32 feet is required on Minor (Neighborhood) Collector and Local Streets per Public Works Standards. The proposal will comply with these requirements.

24.100.140 Roadway widths and standards.

All streets, not including alleys, shall be improved in accordance with the public works standards.

Response: The proposed plat is intended to be built in accordance with all applicable Public Works standards.

24.100.150 Rural street standards.

Rural street standards shall apply in the FP, AG and SAG zoning districts and elsewhere with approval from the public works director.

Response: This standard is not applicable to this project.

24.100.160 Street name signs.

Street signs corresponding in design to those adopted as standard for the city shall be installed at each intersection for convenient identification of streets. Street naming and addressing shall be consistent with Chapter 12.01 RMC.

Response: The proposed plat is intended to conform to these street sign requirements.

24.100.170 Alleys.

Alleys (public) shall not be provided within the city of Richland.

Response: No alleys either public or private are included in this proposed plat.

24.100.180 Sewer system requirements.

All proposed land division shall be provided with a complete sanitary sewer system serving each lot designed for human habitation. Design of the sewage disposal system shall be in accordance with RMC Title 17 and the public works standards.
Response: The proposed plat is intended to be served by Richland's sewer system, via an extension along the eastern boundary of the site along the Jasper Street right-of-way.

24.100.190 Water system requirements.

All new development shall be connected to the public water main to provide a potable water distribution system serving each lot designed for human habitation. Design of the water distribution system shall be in accordance with International Fire Code Standards, RMC Title 18 and the public works standards.
Response: The proposed plat is intended to be served by Richland's domestic water system via an extension along the eastern boundary of the site along the Jasper Street right-of-way.

24.100.200 Provision for irrigation.

Nonpotable irrigation facilities must be provided for every lot within any proposed residential land division in which the use of potable water is restricted pursuant to RMC 18.16.080. The irrigation distribution system (as distinguished from the separate domestic water distribution system) must be designed and installed in accordance with the public works standards and irrigation districts or irrigation purveyor's requirements, except as otherwise approved by the public works director and applicable irrigation district or irrigation purveyor.
Response: The proposed plat is intended to be served by the Kennewick Irrigation District.

24.100.210 Stormwater system requirements.

Stormwater runoff from streets, impervious areas, and other areas shall be disposed of through stormwater drainage facilities complying with RMC Title 16 and the public works standards.
Response: Stormwater runoff facilities will be built to conform to Public Works standards and code requirements. The applicant is collaborating with the developer of the adjacent Estates at White Bluffs project to construct a shared stormwater pond on a parcel located south of and adjacent to the proposed plat. If coordination of a shared stormwater pond is not workable, then Lot 31 would be converted into a stormwater pond tract.

24.100.220 Utility rights-of-way and easements – Required.

All municipal utility rights-of-way and utility easements shall be dedicated to the public and shown on the plat. Ten-foot public utility easements shall be placed adjacent to existing and proposed public street ROWs. Separate utility easements shall be located as required by the provider.

Response: The proposed plat depicts 10 foot utility easements adjacent to all proposed streets in conformance with this standard. Additionally, the existing 100 foot East Badger Lateral Right-of-way along the westerly boundary of the plat will be retained in favor of the Kennewick Irrigation District.

*24.100.230 Easements – Watercourses***.**

Where a development is traversed by a watercourse, canal, drainage way, wasteway, channel, or stream, there shall be provided a stormwater easement, irrigation easement or drainage right-of-way conforming substantially to the lines of such watercourse, canal, drainage way, wasteway, channel, or stream, and such further width for construction and maintenance as will be adequate for the purpose.

Response: The existing Kennewick Irrigation District Right-of-Way will be maintained across the site.

24.100.240 Capacity for future developments.

The capacities and dimensions of water, sewerage, drainage, electrical, and street facilities shall be adequate to provide for the future needs of other undeveloped properties in the general vicinity. The city may share in the cost of these improvements to the extent of the difference in cost between the capacities needed to serve the development and the capacities required to serve the vicinity.

Response: The proposed plat will conform to this standard.

24.100.250 Blocks – Depth.

Except for reverse frontage lots, the width of blocks shall be sufficient to allow for two tiers of lots of depths consistent with the type of land use proposed.

Response: No reverse frontage lots are proposed within this application and all lots meet the City's standards for lot depth.

24.100.260 Blocks – Pedestrian pathway connections.

For blocks over 500 feet in length a pedestrian pathway right-of-way not less than 12 feet wide shall be provided where such a pathway is deemed essential to

provide circulation or access to schools, playgrounds, shopping centers, transportation lines, and other community facilities.
Response: The configuration of the proposed plat, the existing development patterns of the adjacent subdivisions and locations of area schools, playgrounds shopping centers, transportation lines and other community facilities does not lend itself to mid-block pedestrian pathways. Therefore, this standard is not applicable to the proposed plat.

*24.100.270 Lots – Access***.**

Each lot shall be provided with satisfactory access by means of a public street or by some other legally sufficient right of access (easement) which is permanent and inseparable from the lot served subject to the provisions of RMC Title 12.
Response: All lots within the proposed plat would have direct access to a public street.

24.100.280 Lots – Size.

Lot widths and lot areas shall conform with the zoning restrictions applicable to the area within which the property may be located, except that corner lots for which side yards are required shall have extra width to permit appropriate setback from and orientation to both streets. Lot depths shall be suitable for the land use proposed.
Response: Lots sizes within the proposed plat range from 8,001 to 14,824 square feet in area with an average lot size of 10,179 square feet. The standards in the R-1-10 zoning district require a minimum lot size of 8,000 square feet and an average lot size within the development of 10,000 square feet. The minimum lot width is 70 feet. There are four corner lots proposed, each exceeding the minimum lot depth requirement and also exceeding the average lot size requirement. Therefore, all lots within the proposed plat meet or exceed these minimum zoning standards.

*24.100.290 Lots – Shape***.**

Lots shall be as nearly rectangular as possible with side lot lines approximately at right angles or radial to street lines. Ordinarily, the ratio of width to depth shall be one to not more than two and one-fourth. Flag lots shall be discouraged unless no other practical alternative exists as determined by the review authority.
Response: All lots within the proposed plat are generally rectangular in shape except for the cul-de-sac lots. No flag lots are proposed. So, the proposed plat conforms to this requirement.

24.100.300 Lots – Double frontage.

Residential lots which have street frontage along two opposite boundaries shall be avoided except for reverse frontage lots which are essential to provide separation of residential development from traffic arterials, or to overcome specific disadvantages of topography and orientation. For such lots, there shall be an easement in favor of the city limiting access to only one street and a note stating such shall be placed on the face of the final plat map.

Response: No double frontage lots are included in the proposed plat.

24.100.310 Standard specifications.

Physical developments and improvements required by this title shall be designed and installed in accordance with public works standards and/or other specifications as determined by the public works director. Construction shall be performed subject to the inspection of the public works director or designee. The improvement intended to become part of the city system, including streets, water, electrical and sewer utilities, shall not become part of the city system until formally accepted by the city.

Response: The proposed plat is intended to conform to these Public Works standards.

24.100.320 Streetlights required.

Streetlights shall be installed by the developer in accordance with the public works standards.

Response: The proposed plat is intended to conform to the Public Works street lighting standards.

24.100.330 Other utilities required.

New electrical, telephone, and cable television lines must be placed underground, except:

A. Electric utility substations, pad-mounted transformers and switching facilities, and electrical service pedestals.

B. CATV pedestals, active and passive devices, including amplifiers and cable warning signs.

C. Telephone pedestals, cross connect terminals, repeaters and cable warning signs.

D. Temporary services for construction.

E. Existing overhead electric and communications lines which are not in substantial conflict with the final, approved design such that they would render lots or streets unusable.

F. Existing main feeder lines which are relocated.

Response: The proposed plat is intended to conform to these utility standards.

IV. Applicable Review Criteria – Preliminary Plat

B. Conformance with RMC 24.50.050 - Findings

Prior to approving any preliminary subdivision, the hearing examiner shall determine and make written findings of fact that the public interest will be served by the subdivision, the proposed subdivision is in conformity with all applicable development code provisions and that appropriate provisions are made for the following:

A. The public health, safety, and general welfare;

Response: The public health, safety and general welfare would be served by approval of this proposed plat since it complies with City subdivision standards, including street width, alignment and improvement and utility and storm drainage standards. Further, the project would provide a connection between two existing city streets, resulting in improved circulation for the surrounding residential neighborhoods. Compliance with the City zoning standards concerning lot size, lot width and depth also furthers public health and safety. The project is also consistent with the City's comprehensive plan and would help to implement several plans and policies of the plan as enumerated in the previous section of this narrative.

B. Open spaces;

Response: There are several open spaces tracts immediately adjacent to and part of the proposed plat. The Kennewick Irrigation District right-of-way is located partially on the site and extends to the north and west, providing an open space corridor. A storm drainage pond will be constructed immediately south of and adjacent to the plat to serve as a storm water facility for both the project and the adjacent Estates at White Bluffs plat. An open space tract, set aside for shrubsteppe habitat of over an acre is located south of and adjacent to the plat boundary. On site, a small shrubsteppe open space tract will be provided near the eastern boundary of the site.

C. Drainage ways/stormwater;

Response: Provisions for a shared storm water pond with the adjacent Estates at White Bluffs plat are included with the proposed project. Alternatively, Lot 31 could be used as a storm drainage tract if a shared facility with the adjacent plat is not feasible. The Kennewick Irrigation District right-of-way also runs along the

western boundary of the site and will be established as a separate tract on the plat.

D. Streets or roads, alleys, sidewalks, multi-use pathways, and other public ways;
Response: The proposed plat layout would connect two public street segments together. Cayuse Drive to the west of the site would be extended to tie into Jasper Street on the east boundary of the site. All streets to be constructed within the plat would be designed to meet city standards for local streets, which accommodate vehicle, bicycle and pedestrian travel.

E. Transit stops;
Response: The Ben Franklin Transit service operates Route 10 which runs along Kennedy and Keene Roads. The nearest bus stop is located along Kennedy, near its intersection with Sirron Avenue, approximately 1,500 feet from the site.

F. Public potable water supplies and irrigation water right-of-way and distribution facilities;
Response: Existing city water mains are located in the Jasper Street right-of-way, near the eastern boundary of the project site and can be extended to serve the project. The Kennewick Irrigation District presently serves the orchard located on site and can provide service to future residential properties.

G. Sanitary sewer;
Response: City sewer mains are located within the Jasper Street right-of-way, near the eastern boundary of the site and can be extended to serve the project.

H. Parks and recreation;
Response: Brookstone Park is located approximately 1,400 feet east of the site.

I. Playgrounds, schools and school grounds;
Response: White Bluffs Elementary School is located south and east of the site, approximately 2,000 from the eastern site boundary.

J. Sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
Response: All streets within the plat would have sidewalks. The route leading from the site to White Bluffs Elementary School (east on Jasper Street, south on

Sirron Avenue, east on Tomich Avenue and south on Ruby Avenue) is fully improved with sidewalks.

IV. Applicable Review Criteria –Preliminary Plat

C. *Conformance with RMC 19.60.095 – Required Findings*

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

A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.
Response: The proposal is consistent with the City's comprehensive plan and would help to implement several of the City's goals and policies as delineated in Section 1A of this document.

B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.
Response: The proposal follows City codes and standards and therefore appropriately mitigates impacts to both the built and natural environments, The proposed mitigation of impacts to identified shrubsteppe habitat have been addressed in a manner that is consistent with both the State Department of Fish and Wildlife mitigation standards and with the City's Critical Areas Ordinance. Traffic impacts will be adequately addressed through the payment of traffic mitigation fees to both the Cities of Richland and West Richland.

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.
Response: Benefit to the public health, safety and welfare is evidenced by compliance with the City's comprehensive plan, zoning regulations, critical areas regulations, subdivision regulations and Public Works standards and the determination that the project will not likely result in significant adverse environmental impacts, through the completion of the State Environmental Policy Act process.

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum

level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

Response: The relatively small size of this project, its low density, compliance with the City's comprehensive plan, compliance with transportation impact fee regulations, including the payment of traffic mitigation fees to the City of West Richland, and the multiple points of access and egress into and out of the site will ensure that the development does not result in any service level dropping to or below level D.

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

Response: This determination will need to be made by the City during the review of this proposal.

V.Applicable Review Criteria – Critical Areas Ordinance

The Critical Areas report identifies 670 square feet on the site that contains shrubsteppe habitat. This habitat will be lost if the development of the project proceeds as planned. The applicant proposes to replace the 654 square feet of shrubsteppe near the southwestern corner of the site and 16 square feet (4 individual big sagebrush shrubs that are scattered over the southern half of the site), with 1,340 square feet of shrubsteppe mitigation area that would be located on the eastern boundary of the site. (Refer to figure 1 below.) This follows the 2:1 mitigation ratio for shrubsteppe replacement mandated by the State Department of Fish and Wildlife.

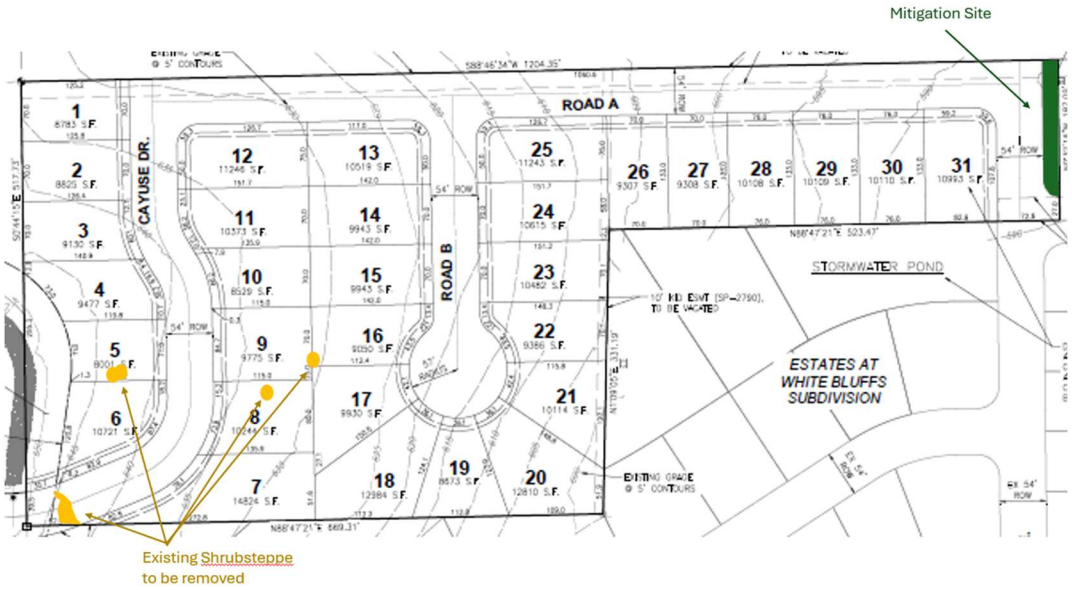


Figure 1:
Location of Existing Shrubsteppe

Mitigation sequencing is required in accordance with RMC 22.10.220(A) which seeks to avoid adverse impacts to habitat functions and values and mitigate them to the extent feasible and reasonable. This proposal is consistent with the City's mitigation sequencing standards as follows:

1. **Avoiding the impact altogether by not taking a certain action or parts of actions;**

Response: The purpose of the project is to provide a single family residential development on the site. The plat is designed to conform to city standards for lot size, street width and configuration as well as developing the land in a way that follows its natural contours. The design is predicated on the extension of an existing street - Cayuse Drive, which would cross the site and tie into Jasper Street along the eastern boundary of the site. The small pocket of shrubsteppe (654 square feet, which represents .15% of the total site area) lies directly in the path of the Cayuse Drive street extension. It is not possible to extend this street without

removing this shrubsteppe. Eliminating the street extension from the plat design would eliminate the possibility of increasing traffic circulation and connectivity in this area, which is a tenant of good land use planning. The other 4 big sagebrush plants on site are so isolated as to eliminate the potential for providing useful habitat.

The Critical Areas Report prepared for this project (see attached) notes that the existing shrubsteppe in the vicinity of the site is unlikely to support any sensitive wildlife species and that no wetlands or streams are present on-site. No rare plants or ecosystems have been documented in the project vicinity by the Washngton Natural Heritage Program. The report states that the site does not contain evidence of use by Blacktailed Jackrabbits, Townsend's Ground Squirrels, Sagebrush Sparrows or Ferruginous Hawks, which are the Priority Habitats and Species (PHS) associated with shrubsteppe.

The conclusion is that the shrubsteppe identified on site is of low value and that impact to shrubsteppe cannot be avoided while still meeting the purpose of the project.

2. **Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology and engineering, or by taking affirmative steps to avoid or reduce adverse impacts;**

   Response: The small size of shrubsteppe habitat and its isolation from other shrubsteppe does not provide any opportunity to leave any portion of the shrubsteppe intact. It is not possible to construct a city standard street and associated utility line extensions without eliminating this small pocket of shrubsteppe altogether. Similarly, attempting to preserve 4 individual sagebrush shrubs are impractical.

3. **Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;**

   Response: As noted above, the small size and isolation of the onsite shrubsteppe does not allow for opportunities to repair, rehabilitate or restore existing on site shrubsteppe.

4. **Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;**

   Response: There are no opportunities to reduce or eliminate the impact over time, as the initial construction of the project would eliminate the small isolated pockets of low-value shrubsteppe that exist on site.

5. **Compensating for the impact by replacing, enhancing, or providing similar substitute resources or environments. Preference shall be given to measures that replace the impacted functions on site or in the immediate vicinity of the impact;**

Response: This alternative is the one that is most appropriate for this project. Tract B as shown on the preliminary plat is 2,889 square feet in area, a little over twice the size of the mitigation area (1,340 square feet) that is required to meet the state's 2:1 ratio for shrubsteppe mitigation.

Conclusion

The submittal requirements for rezone and preliminary plat have been met. The project is consistent with and would help to implement the City's comprehensive plan; the plat has been designed to conform with city subdivision regulations and zoning code standards. Environmental impacts of the project will be adequately mitigated through the payment of traffic impact fees to both City of Richland and West Richland and the set aside of 1,370 square feet of open space for shrubsteppe mitigation satisfies the requirements of the City's Critical Area Ordinance. Both the criteria for the approval of a preliminary plat and the review of Type III applications have been met. Therefore, we respectfully request approval of the rezone to R-1-10 zoning and approval of the French Meadows Preliminary Plat.

Vicinity Map

Item: 4450 Jasper St - Preliminary Plat & Rezone
Applicant: Rick Simon, RPS Planning Consultant LLC
File #: PLN-T3A-2025-00003 & PLN-T3-2025-00005

Exhibit 2

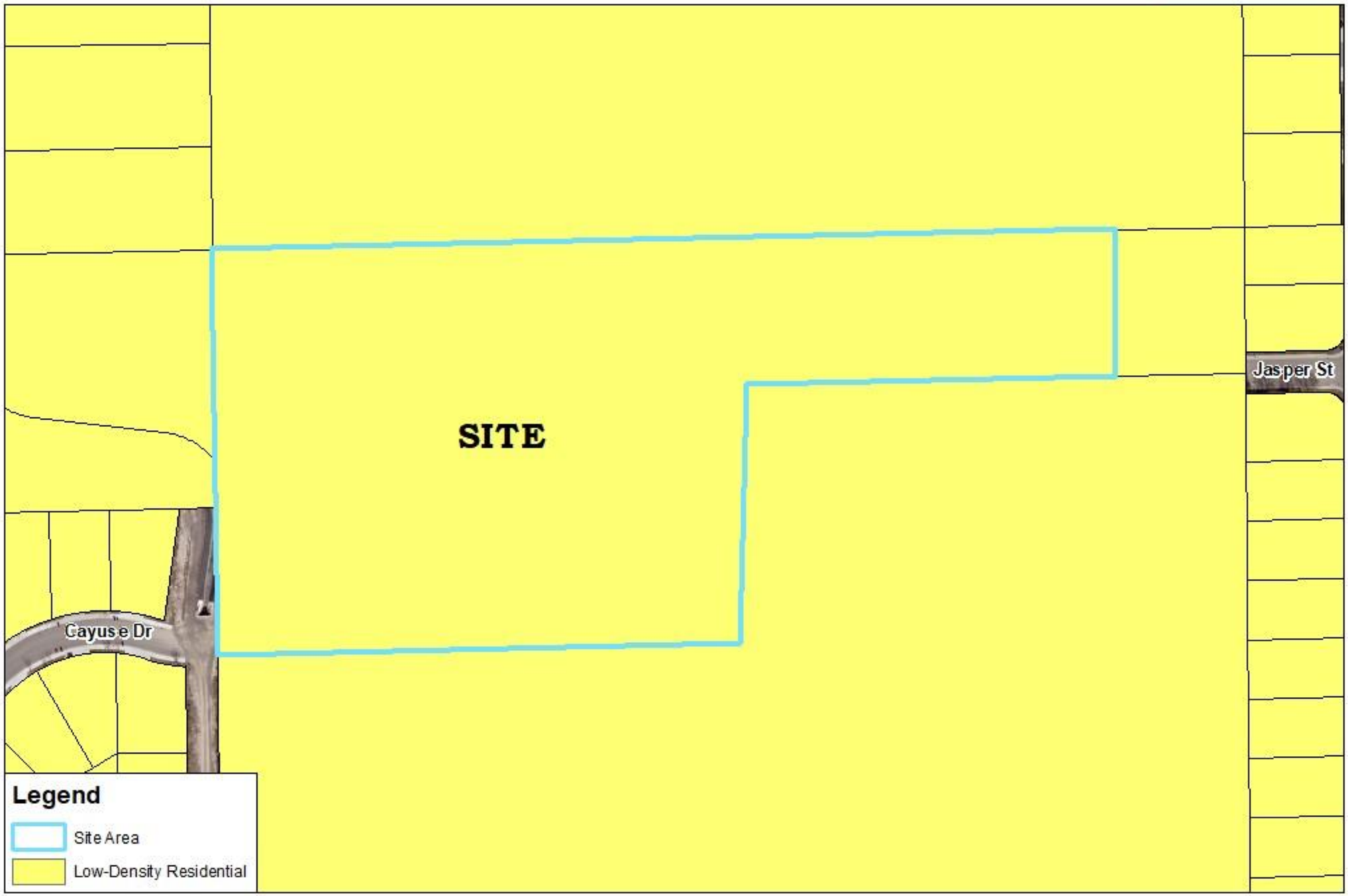
N

0 40 80 160 Feet



Land Use Map

Item: 4450 Jasper St - Preliminary Plat & Rezone
Applicant: Rick Simon, RPS Planning Consultant LLC
File #: PLN-T3A-2025-00003 & PLN-T3-2025-00005



Zoning Map

Item: 4450 Jasper St - Preliminary Plat & Rezone
Applicant: Rick Simon, RPS Planning Consultant LLC
File #: PLN-T3A-2025-00003 & PLN-T3-2025-00005

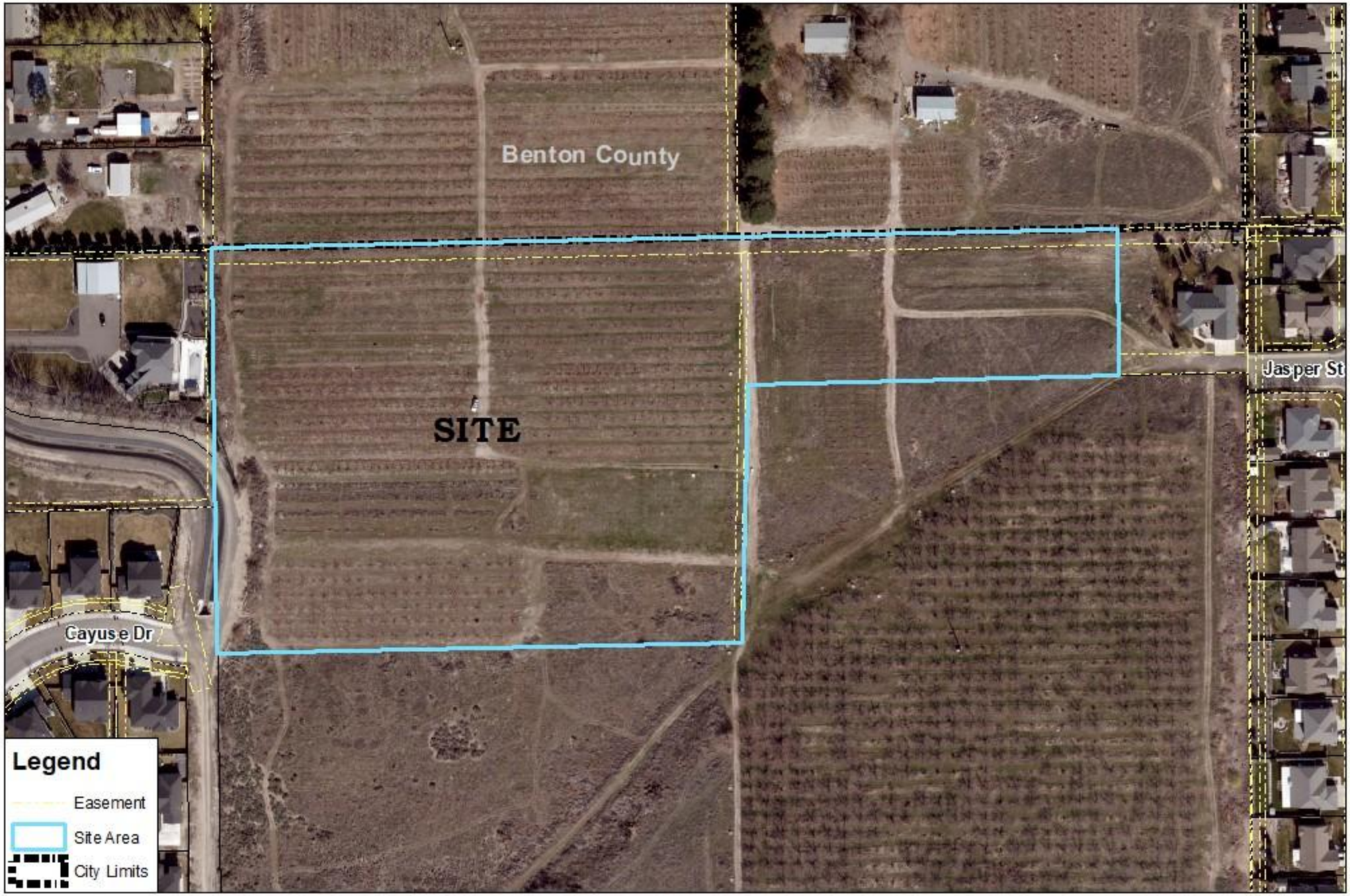


Easement Map

Item: 4450 Jasper St - Preliminary Plat & Rezone
Applicant: Rick Simon, RPS Planning Consultant LLC
File #: PLN-T3A-2025-00003 & PLN-T3-2025-00005

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0 40 80 160 Feet



Utility Map

Item: 4450 Jasper St - Preliminary Plat & Rezone
Applicant: Rick Simon, RPS Planning Consultant LLC
File #: PLN-T3A-2025-00003 & PLN-T3-2025-00005

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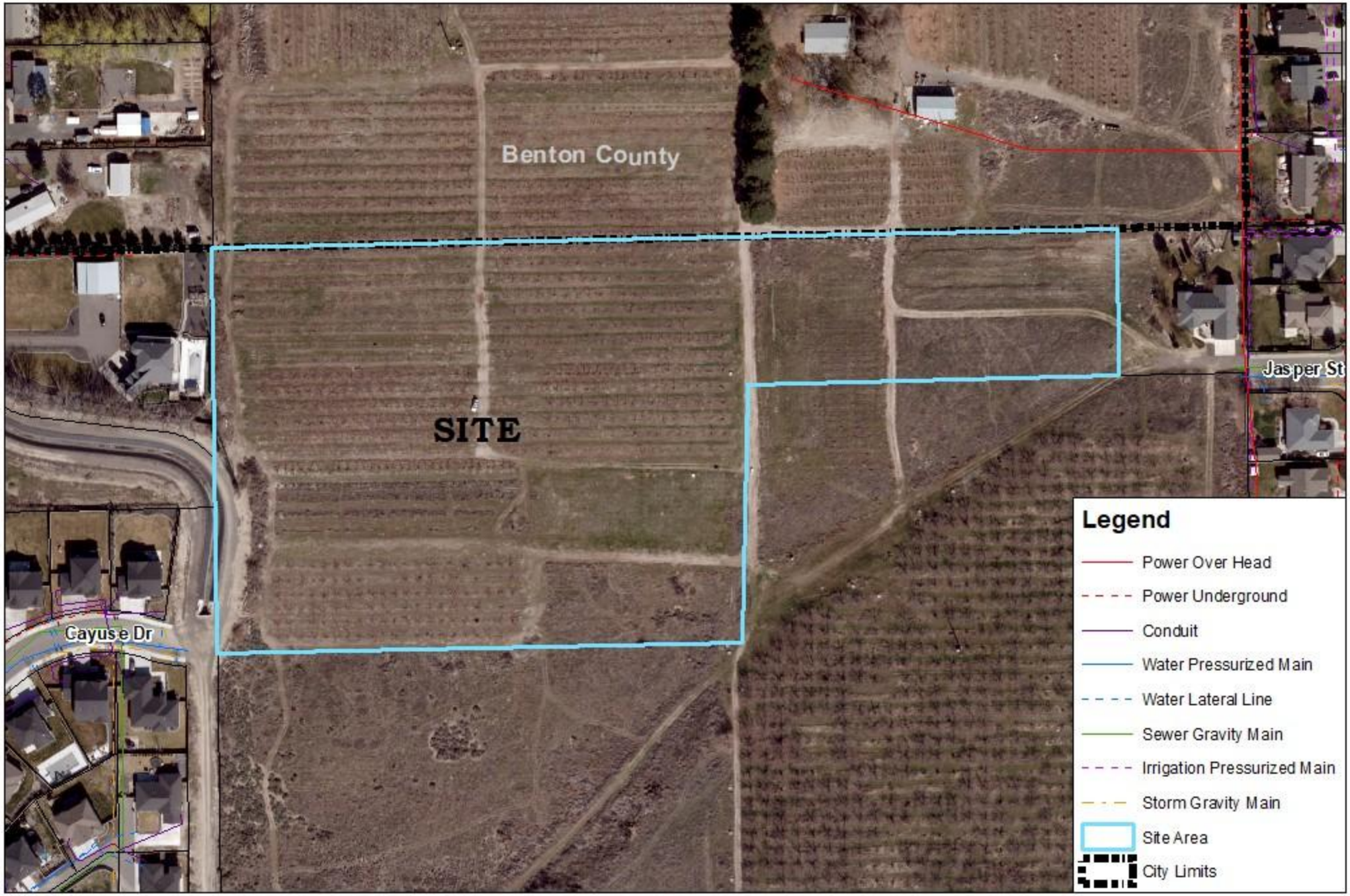


Exhibit 3

File No. PLN-T1-2025-00337

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: French Meadows is a proposed plat to divide 10.3 acres into 31 single family residential lots. This proposal includes the rezoning of the site from its current SAG – Suburban Agricultural zone to an R-1-10 Single Family Residential Low Density zone. The project will require the extension of a city street across the site from Cayuse Drive on the west boundary of the site to Jasper Street on the east boundary. Improvements would include extension of city water, sewer and power services, and irrigation water provided by the Kennewick Irrigation District. An on-site storm water pond would be constructed on-site or on the adjacent property to the south.

Proponent: Josh Blankenship
French Meadows Development LLC
5606 South Toro Road
Kennewick, WA 99338

Location of Proposal: The site is generally east of Dallas Road, west of Sirron Avenue, south of Kennedy Road and north of I-182. The address is 4450 Jasper Street and the Benton County Assessor Parcel Number is 120981012790001.

Lead Agency: City of Richland

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

( ) There is no comment for the DNS.

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

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

Responsible Official: Mike Stevens
Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352
Date: December 29, 2025

Signature 

SEPA[1] Environmental Checklist

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

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

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   The Preliminary Plat of French Meadows

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

2. **Name of applicant:**

   Josh Blankenship

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

Josh Blankenship	Peter Harpster
French Meadows Development LLC	Harpster Land Development
5606 South Toro Road	5804 Road 90, Suite C
Kennewick, WA 99338	Pasco, WA 99301
(509) 531-7062	(509) 212-9595
Blankenship_homes@yahoo.com	peter@harpsterld.com

4. **Date checklist prepared:**

   October, 2025

5. **Agency requesting checklist:**

   City of Richland

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

   Construction of project to begin in spring, 2026, following project approvals.

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

   Site grading permits to be issued by Richland Development Services. Construction permits for street and utility extensions to be issued by Richland Public Works Department. Following construction of the plat, building permits will be required for the construction of single family homes, which will be filed by others.

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

   A Critical Areas Report for Wetlands and Wildlife Conservation Areas has been prepared. A copy is included with the application packet.

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.**

   No other applications are pending.

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

    City of Richland to approve rezone and preliminary plat applications, construction stormwater general permit (CSWGP), grading permits, ROW permits and final plat approvals.

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.)

French Meadows is a proposed plat to divide 10.3 acres into 31 single family residential lots. This proposal includes the rezoning of the site from its current SAG – Suburban Agricultural zone to an R-1-10 Single Family Residential Low Density zone. The project will require the extension of a city street across the site from Cayuse Drive on the west boundary of the site to Jasper Street on the east boundary. Improvements would include extension of city water, sewer and power services, and irrigation water provided by the Kennewick Irrigation District. An on-site storm water pond would be constructed on-site or on the adjacent property to the south.

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 site is generally east of Dallas Road, west of Sirron Avenue, south of Kennedy Road and north of I-182. The address is 4450 Jasper Street and the Benton County Assessor Parcel Number is 120981012790001.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

    The site is on gently rolling terrain with slopes generally less than 7%. the highest elevation at approximately 645 feet is found along the western boundary of the site to approximately 580 feet along the easterly boundary.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

    Approximately 7%.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

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

Soil types present on-site include: Warden silt loam, 5 – 8% slopes; Warden very fine sandy loam, 2 – 8% slopes; Hezel loamy fine sand, 2 – 15%. A geotechnical engineering report will be prepared that will provide additional soil information prior to issuance of construction permits.

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

There are no known indications or history of unstable soils

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.**

The roads and lots proposed for this project have been designed to follow natural contours to limit the amount of grading needed to prepare the site for development. Grading quantities of less than 60,000 cubic yards are anticipated, with balanced cuts and fills. A specific grading plan will be prepared and submitted to the city prior to any construction activities on site.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Erosion could occur on-site but will be minimized through the use of best management practices.

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

A total of 2.74 acres would be devoted to street right-of-way, which will largely be covered (80% or more) with asphalt streets and sidewalks. Future residential lots will be improved with homes, driveways and patios that will result in approximately 40% of the total surface area covered with impervious surfaces.

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

Specific erosion control measures will be delineated at the time that grading and construction permits are issued for the project but will likely include silt fencing, soil stabilization, watering of the site with water trucks and installation of construction entrances.

2. Air

Find help answering air questions[4]

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-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.**

During construction, equipment will generate dust and large vehicle emissions. Following completion of construction, emissions typical of residential use will likely include vehicle emissions, gas powered tool emissions and barbeques.

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

None are known to exist.

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

Dust control measures will be implemented in accordance with Benton Clean Air Authority standards, including items such as site watering, controlling vehicle routes through the site and limiting construction activities on windy days.

3. Water

Find help answering water questions[5]

a. **Surface:**
Find help answering surface water questions[6]

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 water bodies are present on-site or in the vicinity of the site.

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.

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

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

   No surface water withdrawals or diversions are proposed.

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

   No, the site is located outside of any identified 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.**

   No waste materials will be discharged to surface waters.

b. Ground:

Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

   No ground water withdrawals are proposed. Domestic water would be provided from the City of Richland municipal water system and irrigation water would be provided from the Kennewick Irrigation District canal that is located on the western boundary of the site.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 septic systems or other waste materials would be discharged on site. City sewer mains would be extended to serve new residential development.

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.**

   Proposed development including streets, sidewalks, driveways and home will create impervious surfaces and increase storm water runoff. A drainage system will be installed across the site along roadways, collected and routed to a storm water pond to be located either on-site or on the adjacent parcel to the south. Pervious runoff will continue to be generated from the natural drainage patterns of the site.

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

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

Not likely. Soil types are well drained and over 80 inches deep. Development of adjacent properties in the immediate vicinity has not resulted in any known ground water contamination issues and the site is far from the nearest surface water

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

   General storm drainage patterns in the area will remain unaffected. The proposed development will cause on-site runoff to follow the proposed street system.

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

Storm water runoff generated from the proposed development will be collected and routed to an infiltration system that will be located either on-site or on the adjacent property along the southern boundary of the site. Stormwater disposal will be required to meet existing state and City regulations for water quality and quantity. Engineered plans will be submitted to the City of Richland for review and approval.

4. Plants

Find help answering plants questions

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?

All existing vegetation would be removed from the site.

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

No threatened or endangered species are known to exist on-site, although a small amount of shrubsteppe exists on site, which is classified by the State Department of Fish and Wildlife as a Priority Habitat and Species (PHS). There are 670 square feet of shrub existing on site, according to a Critical Areas Report prepared by GC Environmental, LLC, July 2025. (See attached report.)

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

In accordance with Washington State Department of Fish and Wildlife ratios for shrubsteppe mitigation, (2:1) a total of 1,340 square feet are proposed be planted with shrubsteppe to mitigate the impacts of the development.

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

The Critical Areas Report references the presence of noxious weeds and non-native plants on-site.

5. Animals

Find help answering animal questions[8]

a. List any birds and other animals that 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:** rodents, such as mice, voles, moles
- **Fish: bass, salmon, trout, herring, shellfish, other:**

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

The Critical Areas Report noted the association between shrubsteppe habitat and several threatened species. The report evaluated Black-Tailed Jackrabbit (State Candidate Species, Townsend's Ground Squirrel (State Candidate Species), Sagebrush Sparrow (State Candidate Species) and Ferruginous Hawk (State Endangered Species). In no case did the report note the presence of any of these species on or near the site.

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

Yes, the Columbia Basin is a part of the Pacific Flyway.

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

No measures to preserve or enhance wildlife are proposed.

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

None were noted in either the Critical Areas Report or on the State Department of Fish and Wildlife website.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals
[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

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.**

Electrical energy and/or natural gas will be used to meet the energy requirements of the project. Primary energy needs will be home heating and cooling.

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

No impacts to the potential solar energy use of adjacent properties are anticipated, given the building setback and building height standards that the City of Richland imposes on single family residential construction.

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.**

All new construction will meet current building and energy code requirements established by the State of Washington.

7. Environmental health

Health Find help with answering environmental health questions[10]

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

Risks of environmental health hazards created by single family residential development are generally low. Future residential buildings would be subject to fire, although risks associated with new residential construction are very low.

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

   No sources of contamination on site are known to exist.

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 exist on site.

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.**

   During construction, heavy equipment will use diesel fuel. Following construction, some percentage of homeowners may store small quantities of hazardous chemicals on site such as fuel for lawnmowers, chemical fertilizers, pesticides, paints, thinners, etc.

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

4. **Describe special emergency services that might be required.**

   Residential land use generates few demands for special emergency services.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   Construction of the project will require installation of fire hydrants and compliance with building and fire codes that are designed to reduce the potential for fire.

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 existing residential development in the area is present on site.

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)?**

   During construction, noise generated by the operation of heavy equipment and construction activities will be present. Following construction, noises associated with typical single family development would be present, such as traffic, playing music or kids playing outdoors. During construction, workers would be subject to state and local noise standards and hours of operation (7:00 a.m. to 9:00 p.m.)

3. **Proposed measures to reduce or control noise impacts, if any:**

   Beyond compliance with existing noise regulations, no mitigation measures are needed.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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.

Part of the site is currently operated as a commercial orchard, while the remainder is undeveloped. The proposed single family residential development would match the type and density of residential development that is located immediately to the west and east of the site. Additional single family residential development is proposed on the adjacent property to the south (The Estates at White Bluffs).

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 because 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?

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

Approximately 7.5 acres of the site are under orchard production, while the remainder of the site lies fallow. The site is located within the corporate boundaries of the City of Richland and falls within the City's Urban Growth Area. No portion of the site is designated as agricultural or forest lands 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?**

   Land immediately north of the site is developed with an orchard and is currently under production. Operation of the adjacent orchard will not require access equipment to cross the site. Current orchard operations are largely surrounded by residential neighborhoods and operate in a manner to reduce land use conflicts. The adjacent property also falls within Urban Growth boundaries and will likely be converted to residential uses at some future point.

c. Describe any structures on the site.

There are no structures on the site.

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

No

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

Current zoning is SAG – Suburban Agriculture. The site is proposed to be rezoned to R-1-10 Low Density Residential.

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

Low Density Residential

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.

Richland's ordinance classifies PHS habitats and species as identified by the State Department of Fish and Wildlife as critical areas. One of these is Shrubsteppe. There are a total of 670 square feet of shrubsteppe located within the site. (Refer to the attached Critical Areas Report.)

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

Approximately 78 persons would reside in the completed project (2.5 persons/home).

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

No one would be displaced by the project.

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

No mitigation measures are needed.

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

The proposed rezoning of the site is consistent with both the comprehensive plan designation for the property and is consistent with the type and density of the single family residential development that is located within the vicinity of the site.

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

No mitigation measures are proposed.

9. Housing

Find help answering housing questions[12]

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

The project would result in 31 units of middle income housing.

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

No housing would be eliminated.

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

No mitigation measures are needed.

10. Aesthetics

Find help answering aesthetics questions[13]

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

Zoning codes restrict the height of a single family residence to 30 feet. Building exteriors have not yet been determined but would likely be typical of other single family homes in the City.

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

Existing orchard views would be replaced with views of single family homes.

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

New home construction will be required to meet city codes for building height, setbacks, lot coverage and landscaping.

11. Light and glare

Find help answering light and glare questions[14]

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics

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

The project will be built to comply with City street lighting standards. Outdoor residential lighting will vary by property owner preference and compliance with City outdoor lighting standards.

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

It is not anticipated that the project would result in detrimental light or glare impacts.

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

None are known.

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

New construction will comply with the City's adopted outdoor lighting standards.

12. Recreation

Find help answering recreation questions

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

There are a number of recreational facilities in the area, including: Brookline Park, approximately 1,400 feet east of the site; playgrounds and fields at the White Bluffs Elementary School, approximately 2,000 feet southeast of the site; The Keene Road walking trail, approximately ½ mile north of the site and hiking trails at both Badger Mountain and Candy Mountain.

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 project will be required to pay park mitigation fees to provide funding for the expansion of the City's park system.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

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

There are no buildings on site.

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.**

There are no landmarks, features, or other evidence of Indian or historic use/occupation. Per the Department of Archaeology and Historic Preservation (DAHP) WISAARD maps, the site is within areas varying from "Survey Contingent upon Project Parameters: Moderately Low Risk" to "Survey Highly Advised: High Risk" for finding archaeological resources and artifacts. However, these designations are based on a predictive model, and the entire Columbia basin falls within "Low" and "Very High" risk areas.

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.**

The Department of Archaeology and Historic Preservation (DAHP) WISAARD maps were used.

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.**

Upon discovery of potential or known archaeological resources at the subject property, the developer, contractor, and/or other parties involved shall immediately cease all onsite construction, act to protect the potential/known resources, and immediately notify the City of the discovery.

14. Transportation

Find help with answering transportation questions[16]

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 site is accessed from Cayuse Drive on the west and Jasper Street on the east. The proposed development would connect these two streets, thereby providing a connection that would improve circulation within this neighborhood.

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[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

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 site is not presently served by public transit. The nearest transit stop operated by Benton Franklin Transit is approximately 1,500 feet north of the site on Kennedy Road.

c. 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).

New streets will be built on site to service the proposed residential lots. The present end of Cayuse Drive will be extended easterly across the site to tie into Jasper Street. Additionally, a short cul-de-sac street would extend in a north-south direction in the central portion of the site. All proposed streets would be public and would be constructed to City standards for local streets.

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

No.

e. 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?

A Transportation Impact Analysis was completed by PBS, dated April 14, 2025, for the adjacent Estates at White Bluffs plat. That analysis is relevant to this project given that the site is located immediately adjacent to and north of the Estates at White Bluffs plat; both projects are identical in terms of land use type and density and traffic generated from both projects will impact the same intersections. Both plats would access Dallas Road from Cowlitz Boulevard and would access Kennedy Road from Sirron Avenue. The PBS study used ITE land use code 210 was for single-family residential development. Per this land use, the proposed 31 lots of the French Meadows project will generate 320 average daily trips, with 6 a.m. and 8 p.m. peak hour trips.

f. 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.

The project will not interfere with or by affected by the movement of agricultural or forest products.

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

The project will incrementally increase traffic on the surrounding collector and arterial streets and will be subject to the payment of traffic mitigation fees to the City of Richland in accordance with the City's mitigation fee schedule. Incremental impacts will also accrue to streets maintained by the City of West Richland. The applicant proposes to enter into an agreement with the City of West Richland to pay its proportionate share of the project's impacts to the West Richland street system.

15. Public services

Find help answering public service questions[17]

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.**

   Residential development of the site will incrementally increase demands for public services including fire and police protection, schools, parks, streets and public transit.

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

   Residential development will require the payment of traffic and park mitigation fees to the City of Richland. Additionally, as the value of the property increases with development, tax revenues used to support public services will also increase.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: irrigation water**

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.**

   Residential development on site will require domestic water, sanitary sewer and electrical power to be supplied by the City of Richland. Irrigation water will be supplied by the Kennewick Irrigation District.

C.Signature

Find help about who should sign[19]

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.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature



X_____

Type name of signee: Peter Harpster

Position and agency/organization: Harpster Land Development

Date submitted: October 15, 2025

NOT APPLICABLE

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]
Do not use this section 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:**

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

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

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

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

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

Exhibit 4

CITY OF RICHLAND
PLANNING DIVISION
625 Swift Boulevard, MS-35
Richland, WA 99352
(509) 942-7794

NOTICE OF APPLICATION, PUBLIC HEARING, AND OPTIONAL DNS (PLN-T3A-2025-00003, PLN-T3-2025-00005 & PLN-T1-2025-00337)

Notice is hereby given that Rick Simon of RPS Planning Consultant LLC has filed rezone and preliminary plat applications to: 1) rezone the project site from SAG (Suburban Agriculture) to Low Density Residential (R-1-10) reflecting the City's Comprehensive Plan Land Uses, and 2) subdivide an approximately 10+ acre site into 31 new residential lots and multiple tracts (French Meadows Preliminary Plat).

Project Site: The project site is located at 4450 Jasper Street, which is approximately 322- feet west of the intersection of Sirron Ave and Jasper St. and approximately 78-feet east from the end of Cayuse Drive (Parcel #120981012790001).

Public Hearing: The City of Richland Hearing Examiner will conduct a public hearing and review of the application on Monday, January 12, 2026 at 6:00pm in City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development**.** The environmental checklist and related information are available for review at https://www.richlandwa.gov/business/land-use.

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.

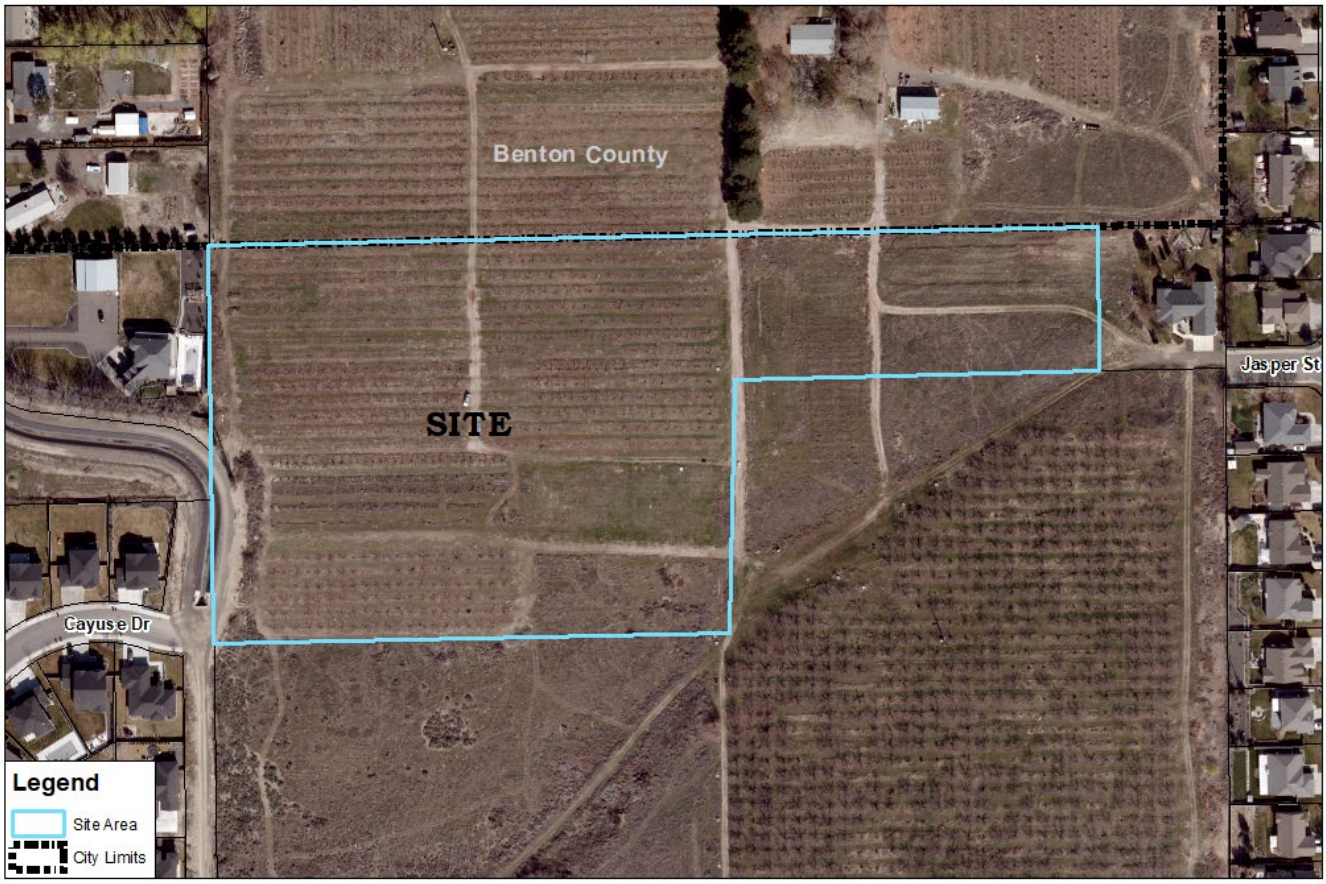
Comment Period Starts: December 14, 2025
Comment Period Ends: January 12, 2026 at 6:00 PM

Written comments must be received no later than 5:00 p.m. on Friday, January 02, 2026, 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: 4450 Jasper St - Preliminary Plat & Rezone
Applicant: Rick Simon, RPS Planning Consultant LLC
File #: PLN-T3A-2025-00003 & PLN-T3-2025-00005



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 15th day of December, 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Numbers PLN-T3A-2025-00003 and PLN-T3-2025-00005 (Preliminary Plat and Rezone for French Meadows) at the following location:

   Facing west beyond the end of Cayuse Drive.

Signed: Ryan Nelson

SIGNED AND SWORN to before me this 15th day of December, 2025, by Ryan Nelson.

JODI HOGAN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 24026835 9-17-28

Signature of Notary

Jodi Hogan
Printed Name

Notary Public in and for the State of Washington,

Residing in 625 Swift Blvd

My appointment expires: 9-17-28

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 16th day of December 2025 I mailed a copy of the attached NOTICE OF APPLICATION, PUBLIC HEARING, AND OPTIONAL DNS (PLN-T3A-2025-00003, PLN-T3-2025-00005 & PLN-T1-2025-00337) 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 16th day of December, 2025 by

Jennifer Rogers
Notary Public in and for the State of Washington,

JENNIFER ROGERS
NOTARY PUBLIC #24019457
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 1, 2028

Jennifer Rogers
Print Name
Residing at Kennewick, WA
My appointment expires: 3/1/2028

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

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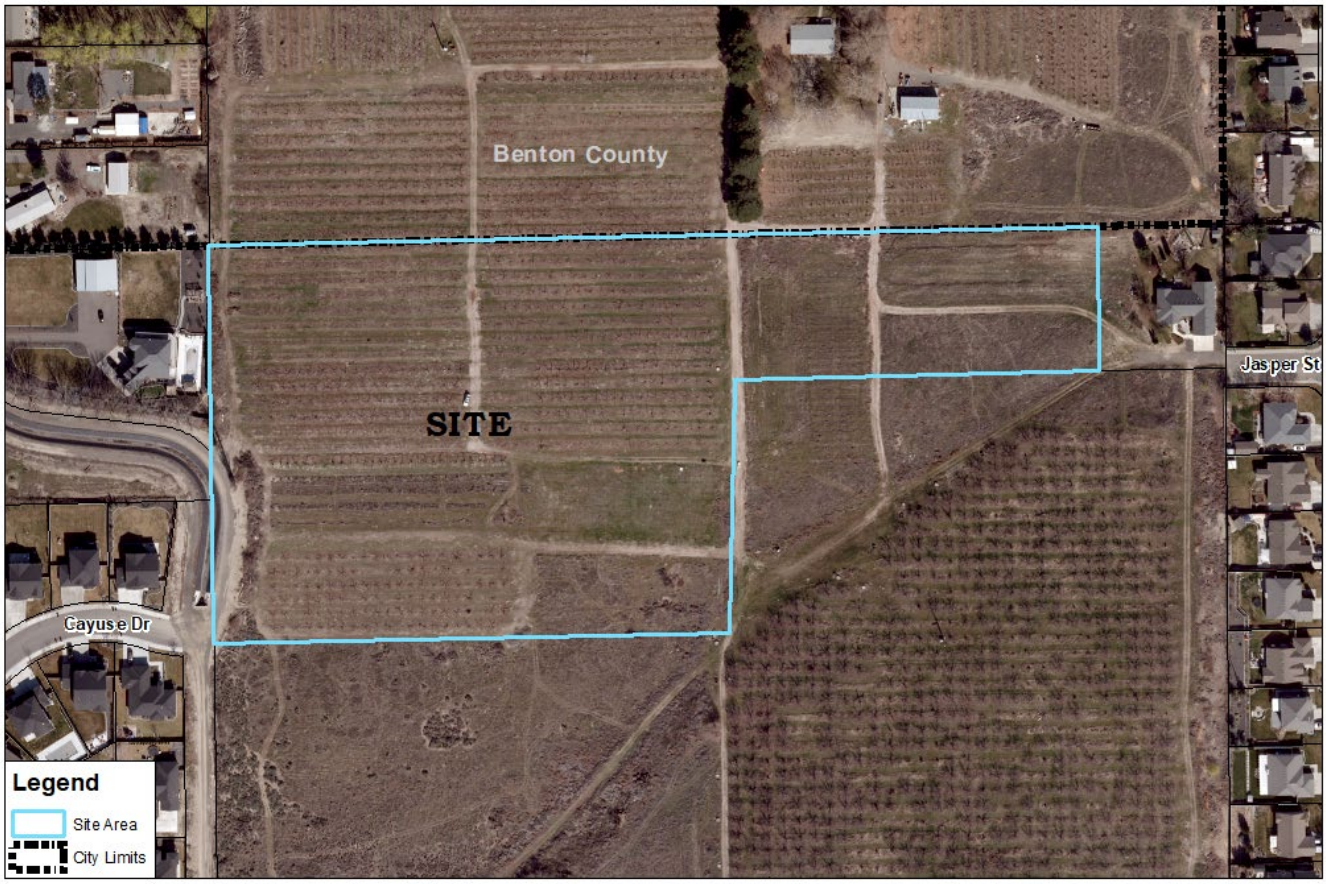
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Vicinity Map

Item: 4450 Jasper St - Preliminary Plat & Rezone
Applicant: Rick Simon, RPS Planning Consultant LLC
File #: PLN-T3A-2025-00003 & PLN-T3-2025-00005



owner	addr_line1	addr_city	addr_state	addr_zip
MATHESON JOHN R & ANGELA R	4680 RAU ST	RICHLAND	WA	99352-7831
ATENCIO GREG A & JULIANNE H	889 CAYUSE DR	RICHLAND	WA	99352
BLANC MICHAEL & KAYLIE	4701 TULALIP CT	RICHLAND	WA	99352
BROADBENT KYLE D & AMY E	901 CAYUSE DR	RICHLAND	WA	99352
BROUSSARD KAILAH DENEE & MICHAEL JOSEPH	961 SIRRON AVE	RICHLAND	WA	99352
CARROLL THOMAS E	955 SIRRON AVE	RICHLAND	WA	99352
CHUNN CALVIN B & KAYLEE E	916 CAYUSE DR	RICHLAND	WA	99352
FOSTER JAMES LEONARD & LUCINDA DONNETTE	4851 RAU LN	RICHLAND	WA	99352
FRENCH RAYMOND P & FRENCH THOMAS C	900 HARVEST LN PR NE	RICHLAND	WA	99352
FRENCH ROBIN W	955 HARVEST LN PR NE	RICHLAND	WA	99352
FRENCH THOMAS C & PAULETTE C	4408 JASPER ST	RICHLAND	WA	99352
HARRIS JOHN R & SARAH L	877 CAYUSE DR	RICHLAND	WA	99352
HEATON KEVIN M & JILL	4880 RAU LANE	RICHLAND	WA	99352
KASPAREK STEVEN J & DEBRA S	876 BRETZ PR	RICHLAND	WA	99352
KIRBY NICOLE R	1023 SIRRON AVE	RICHLAND	WA	99352
KNIGHT RANAE JOY	928 CAYUSE DR	RICHLAND	WA	99352
LEDFORD ANDREW & BETH	1075 SAMISH DR	RICHLAND	WA	99352
LITE III DONALD J & KIMBERLY	1087 SAMISH DRIVE	RICHLAND	WA	99352
LOPEZ LUIS & CHRISTINA	1416 S OLYMPIA PL	KENNEWICK	WA	99337
MASSIE ROBERT G & VALERIE L	888 BRETZ RD	RICHLAND	WA	99352
MOORE WILLIAM R & JUDY M	1007 SIRRON AVE	RICHLAND	WA	99352
NIELSEN CHRISTOPHER	989 SIRRON AVE	RICHLAND	WA	99352
OWENS NEKI	1015 SIRRON AVE	RICHLAND	WA	99352
QIN CHUAN & ZHU QIMEI	4750 SIOUX CT	RICHLAND	WA	99352
SMITH DONALD K & SUSAN F	967 SIRRON AVE	RICHLAND	WA	99352-7740
SOULAMI AYOUB & HRAM ASMAE	880 CAYUSE DR	RICHLAND	WA	99352
VELASCO MICHELLE J & CHRISTIAN	864 N BRETZ PR NE	RICHLAND	WA	99352
WEBB CURTIS J & MELISSA R	900 CAYUSE DRIVE	RICHLAND	WA	99352
WITT MORGAN F & ALEXANDRA A	4708 TULALIP CT	RICHLAND	WA	99352
ZIMMERMANN JONATHAN & BARBARA	975 SIRRON AVE	RICHLAND	WA	99352

McClatchy

The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51422	IPL0297829	Legal Ad - IPL0297829	2026.01.12 HE PHN PLN-T3A-2025-00003, PLN-T3	1.0	71.0L

ATTENTION: CITY OF RICHLAND/LEGALS IP
625 SWIFT BLVD. MS-11
RICHLAND, WA 99352
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CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (PLN-T3A-2025-00003, PLN-T3-2025-00005 & PLN-T1-2025-00337)

Notice: Rick Simon of RPS Planning Consultant LLC has filed rezone and preliminary plat applications to: 1) rezone the project site from SAG Suburban Agriculture) to Low Density Residential (R-1-10) reflecting the City's Comprehensive Plan Land Uses, and 2) subdivide an approximately 10+ acre site into 31 new residential lots and multiple tracts (French Meadows Preliminary Plat).

Project Site: The project site is located at 4450 Jasper Street, which is approximately 322 feet west of the intersection of Sirron Avenue and Jasper Street and approximately 78 feet east from the end of Cayuse Drive (Parcel #120981012790001).

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, January 12, 2026 at 6:00 p.m.** in City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available for review at www.richlandwa.gov/business/land-use.

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. The deadline for written comments is 6:00 p.m. on Monday, January 12, 2026. However, written comments must be received no later than 5:00 p.m. on Friday January 02, 2026, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.
IPL0297829

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.

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DIGITALLY SIGNED

Julie Ambry

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Dec 15, 2025, 2:49 PM EST

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CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(PLN-T3A-2025-00003, PLN-T3-2025-00005 & PLN-T1-2025-00337)

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PL0297829
Dec 14 2025

HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 1/12/2026 Agenda Category: New Business - Public Hearing

Prepared By: Ryan Nelson, Planner

Subject
4450 Jasper Street - French Meadows Preliminary Plat (PLN-T3-2025-00005)

Department
Development Services

Recommended Motion
Approval subject to completion of proposed conditions.

Summary
Rick Simon of RPS Planning Consultant LLC, on behalf of the property owner, Robin French, has filed a preliminary plat application to subdivide 4450 Jasper Street (Parcel #120981012790001) into 31 new residential lots and multiple tracts. This application runs parallel to File #PLN-T3A-2025-00003. Richland Municipal Code (RMC) Chapter 19.20.030 designates the Hearing Examiner as the hearing body responsible for conducting the review of preliminary plat approval applications.

Attachments
1. PLN-T3-2025-00005 - 4450 Jasper Street Preliminary Plat - Full Staff Report

CITY OF RICHLAND
PLANNING DIVISION
625 Swift Boulevard, MS-35
Richland, WA 99352
(509) 942-7794

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

GENERAL INFORMATION:

Proposal Name:	French Meadows Preliminary Plat
Location:	4450 Jasper Street
Applicant:	Rick Simon of RPS Planning Consultant LLC
Property Owner:	Robin French
File #:	PLN-T3-2025-00005 & PLN-T1-2025-00337
Description:	Request to divide one (1) parcel, approximately 10.3 acres, into 31 new residential lots and 2 designated tracts.
Project Type:	Type III Preliminary Plat Approval
Hearing Date:	January 12, 2026
Report By:	Ryan Nelson, Senior Planner
Recommended Action:	Approval subject to completion of proposed conditions.



Figure 1 – Vicinity Map

Project Data:

Gross Plat Area:	10.3 acres
Net Plat Area:	7.24 acres
Land for Streets/ROW/Other:	3.05 acres
Number of Lots:	31

Description of Proposal

Rick Simon of RPS Planning Consultant, on behalf of Robin French (property owner) has submitted a Preliminary Plat Application for the development of an approximately 10.3-acre site, consisting of thirty-one residential lots, two (2) tracts and related infrastructure. Figure 1 (above) shows the site within its larger context.

Reviewing Authority and Applicable Codes

Richland Municipal Code (RMC) Chapter 19.20.030 designates the Hearing Examiner as the hearing body responsible for conducting the review of preliminary plat approval applications.

Approval of preliminary plats shall follow the listed guidance below:

24.50.040 Preliminary subdivision – Review by hearing examiner.
The hearing examiner will hold an open record hearing concerning all preliminary subdivisions submitted to the city, and will review all preliminary subdivisions to assure conformance of the proposed subdivision to the general purposes of the comprehensive plan or other official growth management controls of the city, and to assure conformance to city planning standards, zoning, and specifications.

A. The hearing examiner shall inquire into the public use and interest proposed to be served by the subdivision and any dedications associated therewith. The hearing examiner shall determine if appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets, alleys, irrigation water right-of-way and distribution facilities, multi-use pathways, and other public ways, transit stops, public potable water supplies, sanitary sewer, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features, that assure safe walking conditions for students who walk to and from school, and determine whether the public interest will be served by the subdivision and dedications.

B. Every decision of the hearing examiner shall be in writing and shall include findings of fact and conclusions to support the decision.

C. The hearing examiner must act on the application within 90 days of filing of a fully completed preliminary subdivision application unless the applicant consents to an extension of time. This 90-day period excludes time required to comply with Chapter 43.21C RCW and RMC 24.50.030.

D. The decision of the hearing examiner is final unless a timely appeal is filed pursuant to RMC 24.50.060.

24.50.050 Findings
Prior to approving any preliminary subdivision, the hearing examiner shall determine and make written findings of fact that the public interest will be served by the subdivision, the proposed subdivision is in conformity with all applicable development code provisions and that appropriate provisions are made for the following:

A. The public health, safety, and general welfare;

B. Open spaces;

C. Drainage ways/stormwater;

D. Streets or road, alleys, sidewalks, multi-use pathways, and other public ways;

E. Transit stops;

F. Public potable water supplies and irrigation water right-of-way and distribution facilities;

G. Sanitary sewer;

H. Parks and recreation;

I. Playgrounds, schools and school grounds;

J. Sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

19.60.095 Required findings.

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

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

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

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

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

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

Site Description & Adjacent Land Uses

The French Meadows subdivision is comprised of one (1) parcel totaling approximately 10.3-acres. The project site is located east of the White Bluffs subdivision, north of the future Estate at White Bluffs subdivision and west of Hearthstone No.2 and No. 3 subdivisions.

The project area slopes down from west to east and will be accessed from Cayuse Drive to the west and Jasper Street to the east.

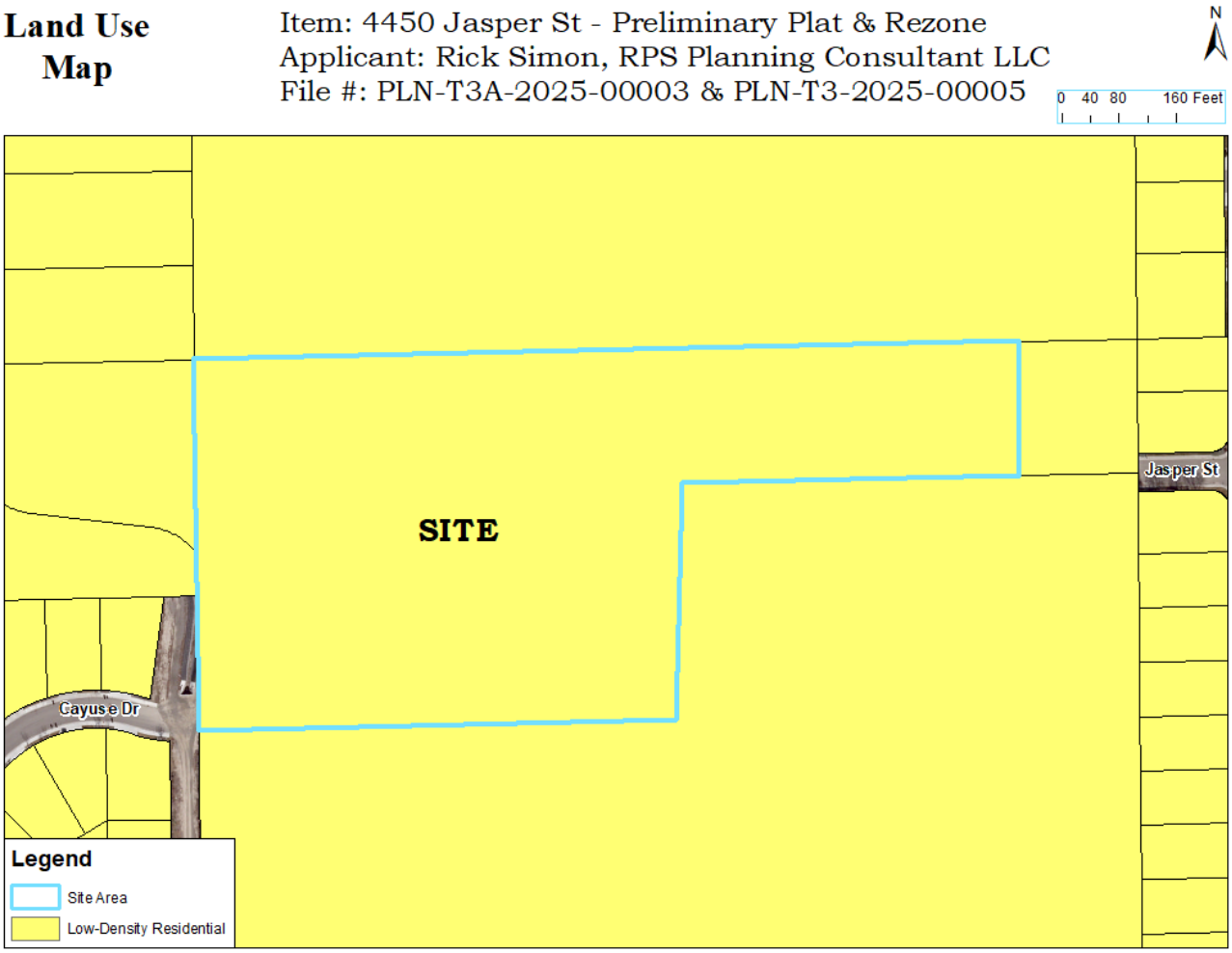


Figure 2 – Comprehensive Plan Map

Current Comprehensive Plan Land Use Designations and Uses:

Direction	Current Land Use Classification	Current Use
North	Low-Density Residential (County, within UGA)	Orchard and Single-Family Dwellings
East	Low-Density Residential	Single-Family Dwellings
South	Low-Density Residential	Former Orchard & Single-Family Dwellings
West	Low-Density Residential	Single-Family Dwellings

Comprehensive Plan Review

As illustrated in Figure 2 (above), the Comprehensive Plan Land Use designation designates the preliminary plat area for low-density residential development.

The City [RMC] zoning designations which can be applied to the low-density residential land use classification consists of Suburban Agricultural Use (SAG), Single-family residential – 12,000 (R-1-12), and Single-family residential – 10,000 (R-1-10). Only detached one-family dwellings are allowed within the aforementioned zoning districts.

Applicable Goals & Policies

Provided below is a set of the City's Comprehensive Plan goals & policies which are particularly applicable to the subject residential subdivision.

Land Use Element – Goal 1

Plan for the growth within the urban growth area and promote compatible land use.

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

Land Use Element – 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.

Land Use Element – 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.

Land Use Element – 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.

Land Use Element – Urban Design – Goal 3

Development through appropriate design, should protect natural features such as rivers, shoreline, ridgelines, steep slopes, and archaeological and historic resources.

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

Housing Element – Goal 1

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

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

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

- 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.

Housing Element – Neighborhood Character – Goal 5

Ensure compatibility of new residential developments with established neighborhoods and the community.

- Policy 1: Maintain quality design and landscaping in the new developments.

Transportation Element – Goal 2

Improve safety, connectivity, and operating efficiency of the transportation system.

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

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

Utilities Element – Goal 1

Utilities should support the land use and economic development goals of the City.

- Policy 1: Siting of proposed public facilities should be consistent with adopted land use policies.

Utilities Element – Goal 2

Maintain existing service levels to current customers and ensure that public facilities and services necessary to support development are planned, sized, and constructed to serve new development.

- Policy 1: Maintain current utility service levels based on local, state, and federal standards.

- Policy 2: Use a minimum 20-year planning horizon to plan for City-provided public utilities and identify new facilities, expansions, and improvements that will be needed. The City will work with other purveyors of public services to provide facilities and services concurrent with 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.

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

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

Capital Facilities Element – Goal 1
Ensure that adequate infrastructure and public facilities exist or can be provided concurrent with new development takes place.

Capital Facilities Element – Goal 13
Maintain and improve safe neighborhoods in Richland.
Policy 2: Implement physical planning and Crime Prevention Though Environmental Design (CPTED) principles to enhance user surveillance, de-opportunize criminal activities, and minimize potential for crime

Current Zoning Designations

The subject parcel is currently zoned SAG, Suburban Agricultural Use district. The surrounding parcels are zoned as follows:

North	UGAR – Urban Growth Area Residential (Benton County)
East	R-1-10 – Single-Family Residential – 10,000
South	R-1-10 – Single-Family Residential – 10,000 (as of 1/6/2026)
West	SAG – Suburban Agricultural Use and R-1-10 – Single-Family Residential – 10,000



Figure 3 – Zoning Map

As indicated previously, the site is currently zoned Suburban Agricultural (SAG). The Suburban Agricultural use district (SAG) is a zone classification providing for residential areas, rural in nature, with sufficiently large lots to allow for the maintenance of certain animals and farm crops, while at the same time establishing and maintaining a living environment of high standards for residential uses. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan. [RMC 23.14.010(B)].

Parallel to this preliminary plat approval, the applicant is also requesting a zoning change from SAG to the R-1-10 zoning district.

The single-family residential – 10,000 (R-1-10) is a residential zone classification requiring a low density of population, providing protection against hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are

designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan [RMC 23.18.010(B)].

23.14.020 Agricultural performance standards and special requirements.

B. The following standards relate to the agricultural activities permitted in the SAG district:
   1. Limited agricultural uses such as orchards, vineyards, vegetable gardens, field crops and pastures;

   2. Sale of products grown on the premises;

   3. Limited raising or keeping of large livestock as follows:
      a. Horses, ponies, mules, donkeys, burros, and similar animals;

      b. Dairy cattle, beef cattle, buffalo and similar animals;

      c. Sheep, goats, and similar animals;

      d. A maximum of two animal units (one animal unit equals approximately 1,000 pounds of animal weight) may be kept per one acre gross pasture area. Gross pasture area is that portion of a lot which is fenced and used solely for the grazing and keeping of large livestock. The following are examples of animal unit usages:

         i. One horse and one cow per gross pasture acre;

         ii. Two cows or two horses per gross pasture acre;

         iii. Ten sheep or 10 goats per gross pasture acre;

         iv. Eight sheep and two goats per gross pasture acre;

      e. If any additional animal(s) born on the premises causes the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter within the corresponding time limits specified below:

         i. Horses and similar animals: one year from date of birth;

         ii. Cattle and similar animals: one year from date of birth;

         iii. Sheep, goats, and similar animals: six months from date of birth;

      f. If any additional animal(s) are acquired by any means other than by birth, and cause the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter within 90 days after placement

of the additional animal(s) on the premises. In addition, a fence must be constructed prior to the acquisition of any large livestock to ensure containment of the livestock on the premises;

4. Limited raising or keeping of small livestock as follows:
    a. Rabbits and similar animals;

    b. Chickens, ducks, geese, turkeys, and other similar fowl.

        A maximum of 12 animals or fowl, as defined above, may be raised or kept per one acre gross lot area.

        In addition, a shed, coop, hutch, or similar containment structure must be constructed prior to the acquisition of any small livestock to ensure containment of the livestock on the premises.

        Standings under roofed stable must be made of material and which provides for proper drainage so as not to create offensive odors, fly or insect breeding, or other nuisances.

        Manure must be collected at least once a week and shall be disposed of in one or more of the following manners:
        i. Placement of manure in a fly-proof container with periodic removal of manure from the lot;

        ii. Adequate burying of the manure;

        iii. Removal of manure from the lot.

        Fences, pens, corrals or similar enclosures must be of sufficient height and strength to retain animals.

        Any structures used for the keeping of livestock shall be set back a minimum of 50 feet from any property line.

SAG Dimensional Standards

The following standards apply in the SAG zone per RMC 23.14.040:

Minimum Lot Area Requirement	43,560 square ft.
Minimum Lot Width	145 feet
Minimum Lot Depth	145 feet
Minimum Street Frontage	40 feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	25 feet[1]

Minimum Lot Coverage[2]		20%
Maximum Building Height	Main Building	30 feet
	Detached Accessory Buildings	24 feet

1. Main structures shall be set back a minimum of 25 feet and accessory structures shall meet the setback requirements of RMC 23.38.020 except that structures intended for the keeping of livestock shall meet the setback requirements of 50 feet as established in RMC 23.14.020(B)(4)(iii).

2. Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.

Again, these are the existing zoning performance standards for this land. The property owner via their applicant/representative is asking for a rezone of these properties to R-1-10 low-density residential.

23.18.020 Residential performance standards and special requirements.
There are no specific performance standards and special requirements for the R-1-10 zoning district.

23.18.025 Single-family residential design standards.
Any one-family attached dwelling, one-family detached dwelling or designated manufactured home shall meet the following minimum requirements:

A. All dwellings shall be placed on permanent foundations.

B. At the time of construction, all new single-family dwellings shall be new, not having been previously titled to a retail purchaser and not meeting the definition of a "used mobile home" as defined in RCW 82.45.032(2).

R-1-10 Dimensional Standards
The following standards apply in the R-1-10 zone per RMC 23.18.040:

Minimum Lot Area Requirement	One-Family Detached Dwelling	8,000 feet
	Two-Family Detached Dwelling	N/A
	One-Family Attached Dwellings	N/A
Maximum Density		N/A
Minimum Lot Width	One-Family Detached Dwelling	70 feet
	Two-Family Detached Dwelling	N/A
	One-Family Attached Dwellings	N/A
Average Lot Size Requirement[2]		10,000
Minimum Front Yard Requirement[3]		20 feet
Minimum Side Yard Requirement		10 feet
Minimum Rear Yard Requirement		25 feet
Maximum Lot Coverage[8]		40%
Maximum Building Height	Main Building	30 feet
	Detached Accessory Building[11]	16 feet

2. Minimum average lot area per subdivision, exclusive of the area of streets and lots designated for nonresidential uses. In calculating average lot size, at least 35 percent of all lots shall be larger than the average lot size requirement.

3. Front yard setbacks are required from all street rights-of-way adjoining a lot as shown in the table above, except as follows:

    a. In single-family residence districts and in R-2 and R-3 districts where more than 50 percent of the normal or average-size lots in a block fronting on one side of the street are developed with existing buildings, other than accessory buildings, with front yard setbacks less than that required for the district, a new single-family or duplex dwelling shall adopt a minimum front yard setback dimension which is the average of the setbacks of the buildings on the two adjoining lots, existing prior to July 22, 1960, but in no case shall this dimension be less than 15 feet nor need it exceed 30 feet.

    b. Residential Districts. In any R district, or any combination therewith, on any corner lot where there is provided a side yard along the interior side lot line at least equal in width to the minimum depth of the rear yard required for the district, the main building may encroach upon the required rear yard up to a line where the remaining rear yard is no less in depth than the minimum width of the side yard required for the district. No accessory buildings may be located in said side yard, except a patio shelter enclosed on no more than two sides by walls or other enclosures and in conformity with the other provisions of this title.

    c. The flanking frontage or nonaddress front yard of a corner lot may reduce the front yard setback of said frontage to 15 feet; see diagram below.

8. Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.

11. Detached accessory structures built pursuant to the setback provisions of RMC 23.38.020 are limited to one story.

Utility Availability

There are no existing utility connections in place within the project area, as shown in the map below (Figure 4). However, there are utility connections nearby along Cayuse Drive to the west and Jasper Street to the east. Utility services and connections would need to be extended from any nearby rights-of-ways to the project site.



Figure 4 – Utility Map

Sewer

There is an existing 8-inch gravity main, flowing west to east, along Jasper Street and an existing 8-inch gravity main, flowing west to east, along Cayuse Drive.

Water

There is an 8-inch distribution main within the Jasper Street right-of-way and the Cayuse Drive right-of-way. These water mains are not currently interconnected. The water main along Jasper Street is within the Tapteal II Pressure Zone and the water main along Cayuse Drive is within the Tapteal III Pressure Zone.

Irrigation

There is an existing 4-inch distribution main along the western edge of the Hearthstone No. 3 subdivision, to the west of Sirron Avenue. Irrigation lines are not located within the public road rights-of-way for Jasper Street or Cayuse Drive.

Stormwater

The City does have stormwater infrastructure in the immediate vicinity. There is a 15-inch main, flowing west to east, along Jasper Street and a 12-inch main, flowing west then south, near Cayuse Drive. The stormwater main along Cayuse Drive flows south through nearby residential properties to a nearby stormwater retention pond in the White Bluffs subdivision and does not follow a public road right-of-way. Ultimately, any new stormwater runoff from the proposed development will need to be maintained on-site per City and State stormwater runoff requirements.

Power

The site does not have any existing electricity infrastructure within the plat boundaries. Electricity connections would need to be made from either Cayuse Drive or from the overhead primary conductor, which runs north and south along the western edge of the Hearthstone No. 2 and No. 3 subdivisions.

Transportation & Access

Primary access into the proposed development will come from future connections to Jasper Street to the east, Cayuse Drive to the west, and The Estates at White Bluffs subdivision to the south.

This area is largely characterized as single-family housing in transition from undeveloped and agricultural uses. As such, there are no significant nodes of employment or shopping amenities via suburban scale commercial, office or industrial development within close proximity to the subject site.

Sidewalks will be installed on local roads. Likewise, there are ongoing efforts to improve the active transportation portfolio of the area through on-street bicycle lanes. Currently, there are no nearby or proposed Ben Franklin Transit bus routes that currently service the proposed site. The nearest public transit stop is approximately 1,500 linear feet to the north and is located near the corner of Sirron Avenue and Kennedy Road.

Easements

There are two easements within the proposed plat. One easement is approximately 20’ wide which runs east and west along the northern edge of the plat boundary. The other easement, runs perpendicular (north and south) to the previously mentioned easement, is located approximately at the half way point of the proposed plat, as shown in the map below (Figure 5).



Figure 5 – Easement Map

Fire Safety

The City of Richland Fire Department will provide fire protection services to the subject preliminary plat and resulting development. Currently, there are hydrants in place near the eastern and western edges of the proposed preliminary plat. The nearest hydrants are located:

- Approximately 600 feet away from the eastern edge of the plat boundary along Jasper Street, and

- Approximately 350 feet away from the western edge of the plat boundary along Cayuse Drive.

Schools

The proposed plat falls within the boundaries of the Richland School District. The nearest public school is White Bluffs Elementary, which is located approximately 1,500 linear feet to the southeast of the eastern edge of the proposed plat.

SEPA
The proposal is subject to State Environmental Review under the State Environmental Policy Act. A Determination of Non-Significance was issued on December 29, 2025 after utilizing the Optional DNS Process.

Critical Areas
The subject site contains shrubsteppe habitat which is classified as a Fish and Wildlife Habitat Conservation Area by the City's critical areas regulations contained within RMC Title 22.10.

Shoreline Master Program
The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Therefore, the requirements of RMC Title 26 are not applicable to this application.

Agency Comments
A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments received are included as an exhibit to this report and/or utilized as conditions of approval.

Public Comments
Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. As of the date of this report, Staff has received one (1) comment from the public regarding this project.

Public Notices

Notice of Hearing Mailed:	December 15, 2025
Notice of Hearing Posted:	December 15, 2025
Notice of Hearing Published:	December 14, 2025
Public Hearing:	January 12, 2026

A combined notice of application and SEPA Optional DNS determination was provided by mailing notices to property owners within 300 feet. Public hearing notices were distributed through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the Tri-City Herald newspaper. Copies of the notices and affidavits are included in *Exhibit 4*.

Analysis
The criteria for approval of a preliminary plat application (RMC Chapters 24.50.040, 24.50.050, and 19.60.095) are reprinted here, with a summary of how the application complies with the requisite standard:

RMC Chapter 24.50.040
The hearing examiner will hold an open record hearing concerning all preliminary subdivisions submitted to the city, and will review all preliminary subdivisions to assure

conformance of the proposed subdivision to the general purposes of the comprehensive plan or other official growth management controls of the city, and to assure conformance to city planning standards, zoning, and specifications.

A. The hearing examiner shall inquire into the public use and interest proposed to be served by the subdivision and any dedications associated therewith. The hearing examiner shall determine if appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets, alleys, irrigation water right-of-way and distribution facilities, multi-use pathways, and other public ways, transit stops, public potable water supplies, sanitary sewer, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features, that assure safe walking conditions for students who walk to and from school, and determine whether the public interest will be served by the subdivision and dedications.

B. Every decision of the hearing examiner shall be in writing and shall include findings of fact and conclusions to support the decision.

C. The hearing examiner must act on the application within 90 days of filing of a fully completed preliminary subdivision application unless the applicant consents to an extension of time. This 90-day period excludes time required to comply with Chapter 43.21C RCW and RMC 24.50.030.

D. The decision of the hearing examiner is final unless a timely appeal is filed pursuant to RMC 24.50.060.

RMC Chapter 24.50.050

Prior to approving any preliminary subdivision, the hearing examiner shall determine and make written findings of fact that the public interest will be served by the subdivision, the proposed subdivision is in conformity with all applicable development code provisions and that appropriate provisions are made for the following:

A. The public health, safety, and general welfare
   - Provisions have been made by the applicant for the public health, safety, and general welfare regarding this proposed plat.

B. Open spaces
   - Open spaces have been designated on this preliminary plat, as Tracts A and B.

C. Drainage ways/stormwater
   - There is a proposed stormwater pond to the south of the proposed plat and is located on the northern edge of “The Estates at White Bluffs” subdivision, which is directly south of the French Meadows proposed plat. The applicant

proposes to coordinate with the developer of “The Estates at White Bluffs” to have this proposed plat tie into this future stormwater pond.

D. Streets or roads, alleys, sidewalks, multi-use pathways, and other public ways
   - Proposed roads and sidewalks are to be designed to City standards.

E. Transit stops
   - Provisions have not been made for transit. The local transit agency, Ben Franklin Transit (BFT), has no plan to serve this area with a fixed bus route in the foreseeable future.

   - The nearest public transit stop is served by BFT Local Route 10 and is located approximately 1,500 linear feet to the northeast near the intersection of Sirron Avenue and Kennedy Road.

F. Public potable water supplies and irrigation water right-of-way and distribution facilities.
   - Proposed to be installed underground and throughout the plat area.

G. Sanitary sewer
   - Proposed to be installed underground and throughout the plat area.

H. Parks and recreation
   - There are no proposed parks or recreation for this application.

I. Playgrounds, schools and school grounds
   - Provisions not have been made for any playgrounds, schools, or school grounds, as there is an elementary school (White Bluffs Elementary) and a public park (Brookstone Park) approximately 1,300 to 1,500 linear feet from the eastern edge of the proposed plat.

J. Sidewalks and other planning features that assure safe walking conditions who only walk to and from school
   - The proposed plat will have sidewalks, constructed to City standards, and the posted speed limit along local and minor collector roads will be set at 25 miles per hour.

RMC Chapter 19.60.095

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

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

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

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

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

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

Findings, Conclusions and Recommendation:

Findings of Fact

1. The property owner in this matter is Robin French, with the applicant, Rick Simon of RPS Planning Consultant, acting on behalf of, and, as lead contact.

2. Richland's Comprehensive Plan designates the plat site for low-density residential with an average allowable residential density of 1-to-5 dwellings per acre. The plat proposes a net residential density of approximately 4 dwelling units/acre.

3. The French Meadows preliminary plat consists of 31 residential lots. Proposed residential lot sizes range from 8,001 square feet to 14,824 square feet, with a 10,179 square foot average lot size.

4. R-1-10 (Single-Family Residential – 10,000) zoning is applied to the residential areas of the proposed plat. R-1-10 zoning regulations permit residential densities of up to 5 dwelling units per acre and a 8,000 ft² minimum lot size for single-family detached structures.

5. Chapter 24.50.040 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider the public use and interest proposed to be served by the subdivision and any dedications associated therewith. The hearing examiner shall determine if appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets, alleys, irrigation water right-of-way and distribution facilities, multi-use pathways, and other public ways, transit stops, public potable water supplies, sanitary sewer, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning

features, that assure safe walking conditions for students who walk to and from school, and determine whether the public interest will be served by the subdivision and dedications.

6. The proposed preliminary plat provides for the extension of up to two (2) public streets (Cayuse Drive and Story Ave/Tomich Ave) and the creation of two (2) new public streets, built to City public road design standards, including provisions for the extension of public utilities.

7. Improvements proposed to serve the preliminary plat will be consistent with the City's development standards by applying municipal code provisions.

8. The Richland School District was invited to comment but expressed no concerns with the plat.

9. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in this report.

10. The applicant filed an environmental checklist along with their application for the preliminary plat and rezone (File #PLN-2025-T3A-00003) as required under the State Environmental Policy Act.

11. After review of the checklist, application materials and receipt of agency and public comments, staff issued a Determination of Non-Significance on Monday, December 29, 2025 after utilizing the Optional DNS process.

12. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.

13. The subject site contains Fish and Wildlife Habitat Conservation Area (shrubsteppe). The project will avoid impacts to the maximum extent practicable and will provide on-site mitigation for any unavoidable impacts. The applicant submitted a Critical Areas Report as part of the initial application materials.

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

Conclusions of Law

1. The lots within the proposed subdivision are consistent with the provisions of the City's respective R-1-10 zoning regulations.

2. The proposed preliminary plat conforms to the density and type of land use envisioned in the land use and transportation elements of the adopted Comprehensive Plan (Low Density Residential).

3. Pursuant to RMC Chapters 22.09, the procedures required under the State Environmental Policy Act have been followed.

4. As conditioned, the proposed preliminary plat makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school and the public interest will be served by the subdivision and dedications.

Recommendation

Staff has completed its review of the request for preliminary plat approval (File #PLN-T3-2025-00005 and File# PLN-T1-2025-00337) and recommends approval of the request subject to conformance with the conditions of approval, below, which are warranted because the project conforms to the City's adopted Comprehensive Plan and zoning regulations (per the recommendation of File #PLN-T3A-2025-00003); has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.

Recommended Conditions of Approval:

Planning

1. "Siron Ave" shall be renamed on the plat to match City records.

2. Coordinate with the Kennewick Irrigation District (KID) to address their comments for the preliminary plat and rezone.

3. Coordinate with the Washington State Department of Fish and Wildlife (WDFW) and the City regarding the submitted Critical Area Report and proposed mitigation measures, as described in RMC Chapter 22.10.220.

4. The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. Additionally, a written dust control plan must be developed and maintained for all soil destabilization project and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Addressing

5. Street names will be reviewed when construction drawings are submitted to the Public Works Department. When construction drawings are submitted, please include two (2) street name options for each of the new street segments and the City will review to determine acceptable street names.
    a. Street labeled Story Ave will be a continuation of Tomich Ave.

6. Addressing brackets […] are needed on all lots and tracts.

Kennewick Irrigation District

7. This parcel is within the Kennewick Irrigation District (KID) boundaries and is considered irrigable lands; therefore, the Kennewick Irrigation District assess them.
    a. A KID service connection is available. Contact KID for more information.

8. Please note that permanent structures are not allowed within irrigation easements.

9. Please protect all existing irrigation facilities.

10. The plat shall include the following irrigation easements consistent with KID requirements:
    a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match irrigation system components, centered on an irrigation pipeline.
    b. On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or five (5) feet in width if adjacent to a utility easement, located along the road frontage of each lot. An irrigation easement may be included within the 'sidewalk and utility' easement if one is proposed, denoting the easement as a "Sidewalk, Utility, and Irrigation Easement."

11. The Applicant is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to KID upon completion, at the time of final plat.
    a. KID Standard Specifications require a storage pond facility be constructed and sized appropriately for this plat application. Please grant this storage facility as a tract of land to KID, in fee simple (see item 5.a.i.1 and 2). In addition, the KID Standard Specifications require a pump station facility be constructed and sized appropriately for this plat application. The connection location for this facility is the Badger East Canal.
    b. **As an alternative** to a pond, pump station, and other "on-site" construction requirements per KID Standards Specifications, the Applicant and KID may mutually agree that it is in each of their best interests that other "off-site" improvements may be made to allow for the delivery of pressurized irrigation water to the plat. The other improvements would be proportionate and equal to the "on-site" requirements and may include:
        i. Contributions made towards a regional pump facility.
        ii. The installation of pipelines off site.

12. Design of the required irrigation system must be approved by KID prior to installation. The Applicant is required to submit an irrigation plan designed by a professional engineer for review and approval by KID. The plan may be hand drawn or computer drafted. The plan shall be accurate and to a scale not to exceed

one (1) inch = 50 feet. This is a vital step of the approval process. In addition to compliance with condition 2 above, the plan must ensure all reasonable measures are taken to protect any easements, rights-of-way, and facilities. Please contact Daniel Tissell at 586-6012 for more information regarding this irrigation plan.

13. Completion of all the facilities, consistent with an irrigation plan approved by KID, is required prior to KID signature on the final plat.
    a. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's then-existing standards.
    b. For each phase of the plat, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and rights-of-way. Such review and approval will be coordinated as part of City review and the final plat approval process.
    c. KID must inspect any new irrigation system installations or modifications. The Applicant shall contact KID to schedule an inspection at least two business days in advance of the desired inspection date.
    d. As an alternative to immediate construction prior to approval of the final plat, the Applicant may choose to delay installation of the irrigation system by entering into a facilities installation agreement with KID. The Applicant must still provide KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded and delayed up to five years. The facility installation agreement charge is $350.00. The Applicant must establish an approved bonding mechanism with KID in an amount approved by KID.

14. There exists KID Right-of-Way (ROW) (Badger East Lateral Canal) at the southwest corner of the subject property. The Applicant must show this ROW on the preliminary plat. A copy of the ROW map is available upon request. The proximity of the proposed residential development to the KID ROW increases the risk of harm to KID facilities and exposes residents to risk of injury. To mitigate these risks, KID requires the following:
    a. At the time of final plat, Applicant shall complete one of the following two items:
        i. Convey to KID a tract of land that fully contains the KID ROW, subject to the Applicant and KID entering a license agreement under which the Applicant agrees to construct and maintain fencing.
            1. If the tract will be granted to KID on the face of the plat, please add the following:
                a. Under the [Owner Certificate/Dedication/Declaration], add the following conveyance language: TRACT 'A' IS HEREBY GRANTED TO KENNEWICK IRRIGATION DISTRICT, IN FEE SIMPLE, AS SHOWN HEREON AND INCLUDED IN THE PREMISES DESCRIBED.
                b. Add a KID Acceptance block to the plat:

                <u>KENNEWICK IRRIGATION DISTRICT ACCEPTANCE</u>

TRACT ‘A’ SHOWN HEREON AND GRANTED TO KENNEWICK IRRIGATION DISTRICT IS HEREBY ACCEPTED. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS ACCEPTANCE ON BEHALF OF THE KENNEWICK IRRIGATION DISTRICT.

_____
KENNEWICK IRRIGATION DISTRICT
BY: _____
ITS: BOARD PRESIDENT

[INCLUDE ACKNOWLEDGEMENT]

b. Place the KID ROW into separate tracts, convey such tracts to a homeowner’s association or similar entity responsible for constructing and maintaining fencing and landscaping, subject to an easement benefitting KID with terms acceptable to KID.
c. No permanent structures within the KID ROW.
d. A note on the face of the plat that states: “No grading may be performed or any permanent structure built within Kennewick Irrigation District right of way without an approved permit from KID, when applicable.”
e. For each phase of the project, include a note on the face of the final plat stating as follows: “This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information.”
f. KID ROW signage to be installed by the Applicant along the ROW that has been approved by KID prior to final plat approval of each phase abutting the ROW.

15. A portion of the plat lies below a section of the Badger East Lateral canal. Grading and removal of material adjacent to and downhill of the canal poses a significant safety risk. To mitigate these risks, KID will require:
    a. ROW that shall include all reasonably necessary features to allow KID to operate, maintain and replace the canal and KID facilities, including the irrigation system.
    b. The proposed development shall protect and maintain the lateral support of the canal. The removal of material downhill of the canal could expose the toe of the canal compacted embankment and result in a global failure of the canal. A geotechnical analysis provided to the City and KID for review, will be required prior to approval of the grading plan should material downhill of the canal be proposed to be removed. The geotechnical report shall provide analysis and recommendations for the proposed material removal with the following as minimum criteria:
        i. Minimum slope: 2:1 slope commencing at the northern edge of the canal ROW.
        ii. Bench: Required if cut slopes are more than 10 vertical feet.

iii. Slope easements will be required to be dedicated to KID over the areas where protection of the lateral and subjacent support of the canal is required.
    1. Where slope easements are dedicated, the following slope easement notes are required on the face of the final plat:
        a. CONSTRUCTION, EXCAVATION, OR ALTERATION UPON OR WITHIN THE SLOPE EASEMENTS SHOWN HEREON ARE PROHIBITED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE KENNEWICK IRRIGATION DISTRICT (K.I.D.). K.I.D. HAS THE RIGHT TO ENTER UPON AND MAINTAIN THE SLOPE EASEMENTS, AND HAS THE RIGHT TO CONSTRUCT, MAINTAIN AND PLACE UPON AND WITHIN SAID EASEMENTS EMBANKMENT FILL OR CUT SLOPE AS APPLICABLE.
        b. THE INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING THE SLOPE EASEMENTS WITHIN THEIR RESPECTIVE LOT BOUNDARIES.

16. For each phase of the project, KID review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and final plat approval process.

17. The Applicant shall include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include “[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser.”

18. The Applicant shall post signs in appropriate areas with KID’s easements and ROW’s identifying KID’s facilities (with locations and design approved by KID).

19. The Applicant shall provide installation of fencing for the protection of KID facilities, along the existing canal ROW (future Tract ‘A’). This includes the following lots: 4-6. Fences shall not have gates allowing access to Tract ‘A’, and a restriction to this effect shall be place in the development’s recorded Covenants, Conditions and Restrictions (CCRs), or a note to this effect placed on the face of the final plat.

20. Prior to approval of each phase, the current year’s assessment must be paid. If the final plat is submitted for review after May 31st of a given year or submitted for review prior to May 31st but not submitted for final approval prior to June 15th, the next year’s estimated assessment (125% of the current year’s assessment) must be paid prior to plat approval.

21. Prior to approval of the first phase, the United States Bureau of Reclamation (USBR) construction loan payoff for **all parcels** owned by the property owner (Robin French) within the boundaries of the KID must be paid. According to KID records, the following parcels are owned by the Applicant:
    a. 120981012790001 – 10.30 acres
    b. 120981011311001 – 25.02 acres
    c. 120981011311004 – 1.01 acres
    d. The current construction loan payoff rates provided by the USBR is $13.20/acre (new lands). The total construction loan payoff amount for this project is $479.56.

22. The review and inspection fees in place at the time of each review request must be paid. At the time of application the review fees are as follows:
    a. A preliminary plat review fee of $825.00 which must be paid prior to scheduling for final plat approval at a KID Board meeting for the first phase.
    b. For each phase an inspection fee of $350 for the first 20 lots/tracts plus $25 per lot/tract after 20 lots/tracts.
    c. Final plat review fee for each phase of $225.00.

23. Per KID Policy 4.17, “Irrigable Land Recalibration Principles,” as land within the plat is subdivided or developed, KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.

24. In order to receive KID irrigation water delivery, a water master (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Homeowners Association (or similar organization) officers or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, then an election method similar to the attached document is required.

25. Prior to approval of each phase, an electronic file (AutoCAD 2004 format or later) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.

26. Please include the following irrigation title block on future final plats related to the proposed preliminary plat:

    a. I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, AND THAT THE IRRIGATION EASEMENTS SHOWN ON THIS FINAL PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20_____ A.D.

27. Permits issued by KID for construction and ownership of improvements will be required for all crossings of the KID ROW. This includes but is not limited to street, driveway, and utility crossings of the KID ROW.

    a. The preliminary plat drawings indicate Cayuse Drive will cross the ROW, and therefore, will require a permit.

28. Vehicular gates are required on the north side of Cayuse Drive. Additional vehicular traffic barriers (i.e. bollards) will be required as necessary.

29. There is privately owned pipeline serving a Private Line Area (PLA) lying within the subject property. The pipeline is to remain in service for the use of other properties within the PLA. If the City will not allow the private line to remain within future streets, the developer will be required to install pressurized KID pipeline within the streets.

30. KID may elect to upsize pipeline adjacent to or within the proposed subdivision in coordination with this development. The increased costs due to this upsizing will be at KID's option and expense.

31. All subdivisions of land are required to be approved by the KID Board of Directors during a KID board meeting. KID board meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of two weeks prior to a regularly scheduled board meeting to be considered at that meeting.

32. KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to final plat approval. The scope of these reviews will be limited to phases that are adjacent to the District's ROW. KID review of construction plans will be consistent with the City's plan review timelines.

33. KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for phases that are adjacent to KID's easements or ROW.

34. KID reserves the right to review and comment on the Applicant's covenants, conditions, and restrictions to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.

35. KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).

Public Works

General Conditions:

36. The eastern boundary of this pre-plat appears to be 50-feet further east than the current parcel boundaries, and appears to encompass a portion of parcel 1-2098-101-2790-002 (4408 Jasper). The boundary of the pre-plat needs to either be corrected to reflect the actual property lines, or a boundary line adjustment executed that will move the parcel lines as proposed on the pre-plat.

37. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically. When construction of the public infrastructure has been substantially completed, the applicant shall provide electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to final platting.

38. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.

39. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. Please visit the published fee schedule on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued.

40. Public utility infrastructure located on private property will require recording of a City standard form easement prior to final acceptance of the infrastructure. The City requires preparation of the easement legal description by the developer four weeks prior to the scheduled date of final platting. Once received, the City will prepare the easement document and provide it to the developer. The developer shall be responsible for payment of the recordation fees.

41. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 509-942-7500 to schedule a pre-construction conference.

42. The contractor and developer shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

43. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to installation or final platting.

Design Standards:

44. Public improvement design shall follow the following general format:

    a. All public improvements, materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines, Richland municipal code, and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.

    b. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.

    c. All utilities shall be extended to the adjacent property (properties) at the time of construction, if deemed necessary.

    d. The minimum centerline finish grade shall be no less than 0.30% and the maximum centerline finish grade shall be no more than 10.0% for local streets. 12% can be allowed for local streets for short distances.

    e. The minimum centerline radius for local streets shall be 100-feet.

    f. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.

45. If the project will be built in phases the applicant shall submit a comprehensive master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.

46. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the most current standards.

47. SURVEY MONUMENT DESTRUCTION: All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

    a. No survey monument shall be removed or destroyed *(the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible)* before a permit is obtained from the Department of Natural Resources (DNR). (WAC 332-120-030(2) and RCW 58.09.130).

    b. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).

    c. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

    When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and then file a permit with the DNR. It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

48. The "French Meadows" preliminary plat is subject to the City's transportation impact fee program (RMC 12.03).

49. Cayuse Drive shall be extended from the existing improvements to the west, and be extended across the KID parcel. For the portion of road outside of the plat boundary, the entire road section shall be constructed to city standards at the time of plat development, including all frontage improvements (curb, sidewalk, street lighting, etc.). The developer shall obtain the necessary approvals from the KID prior to City permit issuance. At the western limit of the plat, a portion of the Cayuse right-of-way crosses the parcel to the south. The developer shall obtain a right-of-way dedication deed from the neighboring parcel to secure this ROW.

50. The developer shall dedicate the right-of-way dedication deed from the adjacent parcels for the extensions of Jasper Street and "Story Ave." (see comment above regarding the eastern property boundary of the pre-plat adjacent to 4408 Jasper).

These rights-of-way lie adjacent to the existing single family parcel addressed as 4408 Jasper St., and extend to the north boundary of the pre-plat.

51. All frontage improvements along the eastern side of “Story Ave.” shall be installed across the frontage of the parcel addressed as 4408 Jasper Street at the time of plat construction.

52. Jasper Street shall be constructed from the existing improvements to the intersection with “Story Ave.” The north side shall have all frontage improvements installed. The south side of Jasper Street can be constructed as a rural section roadway and the adjacent parcel will be required to install the remaining frontage improvements when it develops. The intersection of Jasper Street and “Story Ave.” shall be constructed as a “tee” intersection.

53. Curb & gutter shall be installed along the north side of “Road A” at the time of plat construction.

54. Traffic calming devices shall be installed on “Road A” as required by the City Traffic Engineer prior to final plat to minimize speeding and/or cut-through traffic.

55. Street names are not reviewed or vested until construction plans are submitted for review. The street names included on the pre-plat may not be approved or available during the construction plan review process.

56. Sidewalks shall be installed along all public right-of-way frontages that building lots do not front on during construction of those phases (e.g., the water reservoir tract, storm drainage ponds, parks, HOA tracts, etc.).

57. All pedestrian ramps, driveway entrances and sidewalks shall be designed to current City standard details and PROWAG Standards to be compliant with federal ADA Standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profiles shall be designed to accommodate this.

58. Vision-clearance triangles shall be shown at all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines.

59. Any roadways narrower than 32-feet shall have parking restricted on one side, and any roads narrower than 27-feet shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developer’s expense. The restricted parking areas shall be indicated on the construction plans and the final plat.

60. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

61. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turnarounds built at the end of them. If the temporary turnaround is not located within the final plat, an easement with a 50-foot radius will be required.

Domestic Water:

62. The proposed preliminary plat is located within the Tapteal II water pressure zone. It shall be the responsibility of the developer to extend a watermain to and through this property to provide domestic water at the time of plat construction. This water main shall be sized to adequately supply domestic water and fire flows to the proposed development.

63. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed. If additional fire flow is needed, the developer may be required to connect to the existing water main in Cayuse Drive and construct a city standard pressure reducing vault (PRV), as that water main is in a higher pressure zone.

64. Looping of the water system provides redundancy, increases flow and helps to eliminate stagnant water. No dead end water pipelines will be allowed, except as approved by the City Engineer.

65. In accordance with municipal code, domestic water mains shall be extended to the adjoining properties adjacent to the preliminary plat, provided they are in the correct pressure zone.

66. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations or oversizing of the main where needed.

67. The fire hydrant layout shall be approved by the City Fire Marshal.

68. In accordance with Richland Municipal Code Chapter 18.16.080, an irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the

property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

Sanitary Sewer:

69. It will be the responsibility of the developer to extend a sewer main through this property to serve sanitary sewer to all parcels at the time of plat construction.

70. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

71. Sanitary sewer shall be extended to the adjoining properties adjacent to the preliminary plat.

Storm Water:

72. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

73. All public storm drainage collection systems shall have their flow rate and storage capacity designed by a professional engineer following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". The storm water calculations shall be stamped by a professional engineer and shall include a profile of the storm system showing the hydraulic grade line. The calculations should include an accurate delineation of the contributing drainage area to accurately size the stormwater facilities. Passing the storm water downhill to an existing storm system will require an analysis of the downstream storm system to determine its capability of

accepting the storm water without being overwhelmed. The applicant's design shall provide runoff protection to downstream property owners.

74. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.

75. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements/watercourses").

76. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.

77. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 72 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not percolate within 72 hours.

78. As per RMC chapter 24.100.240 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity. The storm drainage system for this development, both its conveyance and retention / infiltration components, shall be designed to effectively manage runoff from upstream properties that can be anticipated to convey stormwater onto this property because of a pre-development runoff condition, or as a result of flows discharged that are in excess of the design storm from the upstream property. Additionally, as this property is upslope of developed properties the stormwater system shall include provisions for possible discharge of runoff onto downslope properties from storms in excess of the design storm as described above. Those provisions may be required to include off-site downslope conveyance facilities and/or flowage easements allowing for the conveyance of stormwater to and across downslope properties.

79. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.

80. Stormwater collection pipes may need to be extended to the adjacent properties.

81. The parcel occupied by the stormwater basin shall be identified as a separate parcel or tract on the final plat and shall be dedicated to the City stormwater utility. If the storm pond is outside the plat boundary, and "access & maintenance"

easement shall be provided. The design of the basin shall include access features meeting the city's needs for maintenance.

82. The developer shall consider the long-term appearance of the storm basin, particularly if it will occupy a prominent location in the development. The City's typical storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal. If the pond location is deemed by City staff as being in a prominent location the developer shall design and install fencing and/or landscaping to mitigate the pond's visible character for the surrounding properties. If the City requires this type of treatment to the pond site the developer may propose landscaping treatments consistent with the development and establish maintenance responsibilities to remain with the development. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation unless the developer intends to maintain an irrigated pond site. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above.

83. The developer shall be responsible for landscaping the storm pond and for its maintenance and the plantings through the one-year infrastructure warranty period. At 11 months after the final acceptance date the developer shall clean the storm system and basin of all accumulated oil, sediment, and debris. After this maintenance is completed and inspected the City will begin routine maintenance of the system and basin. The developer shall replace any plantings that have failed to survive the warranty period. The developer shall also perform trimmings required to control weeds in excess of 18-inches in height for the 12-months following the date of final plat acceptance.

Final Platting Requirements:

84. When the construction is substantially complete a set of "record drawings" shall be prepared by a Professional Engineer and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

85. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer four weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

86. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City prior to permit issuance.

87. Ten-foot wide public utility easements will be required on the final plat along both sides of all right-of-ways within the proposed plat. They will also be required where the plat is adjacent to an existing right-of-way.

88. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

89. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

90. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

Exhibit List

1. Application Materials
2. Maps
3. SEPA DNS and Checklist
4. Public Notice and Affidavits
5. Agency Comments
6. Public Comments

Exhibit 1

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

Plan Snapshot Report

Plan Type:	Type 3	**Plan #:**	PLN-T3-2025-00005	**App Date:**	10/21/2025
Work Class:	T3 - Preliminary Plat	**District:**	City of Richland	**Exp Date:**	02/18/2026
Status:	In Review			**Completed:**	NOT COMPLETED
Description:	Division of 10.3 acres into 31 single family residential lots, known as "French Meadows"			**Approval Expire Date:**	

Parcel:	120981012790001	Main	**Address:**	4450 Jasper St Richland, WA 99352	Main

Zone: SAG(SAG)

Engineer
Derek Forza
Business: (425) 251-6222

Property Owner
Robin French
Home: (509) 627-3673
Mobile: (509) 438-7742

Applicant
Rick Simon
98402 N HARRINGTON RD
WEST RICHLAND, WA
99353-8722
Home: (509) 531-0142
Business: (509) 531-0142
Mobile: (509) 531-0142

Applicant
Peter Harpster
Business: (509) 212-9596

Applicant
Josh Blankenship
Business: (509) 531-7062

Surveyor
Chris Ammann
Business: (509) 905-0219

Plan Custom Fields

PreAppQuestionBox	Yes	PreAppMeetingDate	Jun 3 2025 12:00AM	Proposed Subdivision Name	French Meadows
Is a deviation being requested per RMC 24.100.380	No	Parcel Number	120981012790001	Zoning	SAG
Gross Plat Acreage	10.3	Number of Lots	31	Smallest Lot Size	8001
Largest Lot Size	14824	Net Lot Area Acreage	7.24	Average Lot Size	10179
Domestic Water Supply	City Supplied Water	Sewage Disposal	Sewer	Irrigation Source	Kennewick Irrigation District

FRENCH MEADOWS PRELIMINARY PLAT

LEGAL DESCRIPTION

For APN/Parcel ID(s): 120981012790001

Lot 1, Short Plat No. 2790, according to the Survey recorded under Auditor's File No. 2004-005496, records of Benton County, Washington.

ALTA COMMITMENT FOR TITLE INSURANCE

issued by agent:

TICOR TITLE COMPANY

Commitment Number:

472530590
Revision 1-Update Effective Date and Amend Exception 1

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Commonwealth Land Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Commonwealth Land Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Ticor Title Company
8101 W Grandridge Blvd., Suite 110
Kennewick, WA 99336

Countersigned By:

Dylan Strait
Authorized Officer or Agent

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: April Bauley Ticor Title Company 8101 W Grandridge Blvd., Suite 110 Kennewick, WA 99336 Phone: 509-579-7028 Main Phone: (509)579-7020 Email: April.Bauley@ticortitle.com	Escrow Officer: Kennewick Branch Ticor Title Company 8101 W Grandridge Blvd., Suite 110 Kennewick, WA 99336 Phone: 509-579-7020 Fax: 844-894-6828 Main Phone: (509)579-7020 Email: kaley.thompson@ticortitle.com

Order Number: 472530590
Property Address: 4450 Jasper St, Richland, WA 99352

SCHEDULE A

1. Commitment Date: October 3, 2025 at 08:00 AM

2. Policy to be issued:

   (a) ALTA Owner's Policy 2021 w-WA Mod

Proposed Insured:	Josh Blankenship and Amanda Blankenship, a married couple	
Proposed Amount of Insurance:	$1,200,000.00	
The estate or interest to be insured:	Fee Simple	
Premium:	$	2,963.00
Tax:	$	260.74
Rate:	General Schedule Standard	
Total:	$	3,223.74

   (b) ALTA Loan Policy 2021 w-WA Mod

Proposed Insured:	Lender with contractual obligations under a loan agreement with the vested owner identified at Item 4 below or a purchaser	
Proposed Amount of Insurance:	$10,000.00	
The estate or interest to be insured:	Fee Simple	
Premium:	$	351.00
Tax:	$	30.89
Rate:	Lender Simultaneous Extended	
Total:	$	381.89

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Ray and Miriam French, as Trustees of the Ray and Miriam French Revocable Living Trust, dated January 5, 1983

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 120981012790001

Lot 1, Short Plat No. 2790, according to the Survey recorded under Auditor's File No. 2004-005496, records of Benton County, Washington.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.

6. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

7. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

8. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

9. If documents for this transaction are to be signed using Remote Online Notary, we require the use of company approved RON providers which can be found here: <https://nationalagency.fnf.com/digitalclosinghub/RON-Technology-Providers>.

   The Notarial Certificate must state "This notarial act involved the use of communication technology."

   We require a copy of the notarization video for our file documentation prior to closing. Additional underwriting requirements may need to be satisfied.

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SCHEDULE B, PART I - Requirements
(continued)

10. Possible matters relating to General Exceptions A, B, C and D herein in connection with any extended coverage policy shown in Schedule A to be issued. Adverse matters, if any, will be shown in a supplemental report to this commitment and will be shown as special exceptions in any policy to be issued unless cleared to the satisfaction of the Company.

11. In the event that the Land is occupied or intended to be occupied by the owner and a spouse or registered domestic partner as a homestead, the conveyance or encumbrance of the Land must be executed and acknowledged by both spouses or both registered domestic partners, pursuant to RCW 6.13 which now provides for an automatic homestead on such Land.

12. Payment of the real estate excise tax, if required.

    The Land is situated within the boundaries of local taxing authority of City of Richland.

    The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

    State portion: 1.10% on any portion of the sales price of $525,000 or less;
    1.28% on any portion of the sales price above $525,000, up to $1,525,000;
    2.75% on any portion of the sales price above $1,525,000, up to $3,025,000;
    3.00% on any portion of the sales price above $3,025,000;

    The rate of excise for properties formally classified as timberland or agriculture land will be 1.28% for the State portion on the entire sales price.

    Local portion: 0.50% on the entire sales price.

    An additional $5.00 State Technology Fee must be included in all excise tax payments.

    If the transaction is exempt, an additional $5.00 Affidavit Processing Fee is required.

    Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online HERE <https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax>. The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

13. Property taxes and assessments for the year(s) 2025 are to be paid, pro rata by the buyer and seller at settlement.

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SCHEDULE B, PART I - Requirements
(continued)

14. The property herein described is carried on the tax rolls as partially exempt under an Open Space Farm and Agriculture Classification If said classification is discontinued, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:

    Levy Code: R5
    Estimated amount of tax without exemption, including special taxes and charges: $Undisclosed

15. The Land has been classified as Open Space and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

    Recording Date: September 30, 1974
    Recording No.: 670764

    Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

    Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Benton County Assessor's Records Section or the Company for additional information.

16. Liability, if any, for personal property taxes pursuant to RCW 84.56.070 wherein no sale can be made without prepayment of said tax, including advance tax for the following calendar year.

17. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

18. Right, title and interest of Robin French as disclosed by the application for title insurance.

19. Right, title and interest of Sandra French as disclosed by the application for title insurance.

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SCHEDULE B, PART I - Requirements
(continued)

20. The effect, if any, of Lack of Probate:
Grantor: Raymond C. French, Deceased Spouse
Grantee: Eva Miriam French, Surviving Spouse
Recorded: May 1. 2023
Recording No.: 2023-008263

NOTE: Property was vesting in the French Family Trust at time of said deeds execution, the individuals estate did not have property authority to convey any interest. We will require a copy of the trust and any amendments thereto.

21. The effect, if any, of Deed of Personal Representative:
Grantor: Robin French, as Personal Representative of the Estate of Eva Miriam French, deceased
Grantee: Robin W. French, a married person, as his separate property
Recorded: May 1, 2023
Recording No.: 2023-008264

NOTE: Property was vested in the French Family Trust at time of said deeds execution, the individuals estate did not have proper authority to convey any interest. We will require a copy of the trust and any amendments thereto, and Eva's death certificate for review.

22. Terms, powers, conditions and limitations of the French Family Trust.

The Company will require a copy of the trust agreement and any amendments thereto for review.

The Company reserves the right to add additional items/exceptions or make further requirements after review of the requested documentation.

END OF REQUIREMENTS

NOTES

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note B: Note: The Company is willing to issue an Extended Coverage Loan Policy. General Exceptions A-G & K, inclusive, are hereby deleted and will not appear on the forthcoming Loan Policy.

ALTA 22-06, ALTA 8.1 and ALTA 9-06 Endorsements will issue with the forthcoming Loan Policy.

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SCHEDULE B, PART I - Requirements
(continued)

Note C: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

4450 Jasper St
Richland, WA 99352

Note D: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

Lot 1, Short Plat No. 2790
Tax Account No.: 120981012790001

Note E: Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor:	Robin French, as Personal Representative of the Estate of Eva Miriam French, deceased
Grantee:	Robin W. French, a married person, as his separate estate
Recording Date:	May 1, 2023
Recording No.:	2023-008264

Note F: Note: Examination of the Public Records discloses no judgments or other matters pending against the name of the vested owner.

Note G: Note: Examination of the Public Records discloses no judgments or other matters pending against the name(s) of the proposed insured which would appear as exceptions in the policy.

Note H: Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

Note I: Note: The policy requested in the application for insurance is ALTA Homeowner's Policy of Title Insurance for a One-to-Four Family Residence. Said policy is not available for this property. The ALTA Owner's Policy as identified in Schedule A hereof will be issued. Contact your title officer with any questions.

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SCHEDULE B, PART I - Requirements
(continued)

Note J: Please be advised we submit documents to the county for processing and recording via e-filing using a 3rd party vendor.

Please make checks for excise tax and recording fees payable to the Company.

Effective February 1st 2024 there is an additional $15.00 fee for electronic recording service(s).

NOTE: Not all recordings qualify for e-filing.

Note K: Recording charges (per document title) for closings on January 1, 2024, and after, for all Washington counties:

Deed of Trust - $304.50 and $1 for each additional page.
Most other Docs, except as noted below - $303.50 and $1 for each additional page.
Assignment of Deed of Trust, Substitution or Appointment of Successor Trustee - $18.00 and $1 for each additional page
Multiple titled documents are charged per applicable title.

There is an additional $15.00 fee for electronic recording.

RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Note L: In the event the transaction fails to close and this commitment is cancelled, a fee will be charged to comply with the State Insurance Code and the filed schedule of this Company.

Note M: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

Note N: As part of the Company's commitment to the environment, we encourage the paperless distribution of our products whenever possible. To help conserve natural resources, we will automatically issue the forthcoming original policy(ies) electronically.

Please provide us with a current e-mail address for the new owner and/or lender prior to closing or by emailing WRCPF.PolicyDesk@TitleGroup.FNTG.com. Hard copy versions may be issued upon request.

END OF NOTES

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

G. Unpatented mining claims, and all rights relating thereto.

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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SCHEDULE B, PART II - Exceptions
(continued)

SPECIAL EXCEPTIONS

1. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

   Year: 2025
   Tax Account No.: 120981012790001
   Levy Code: R5
   Assessed Value-Land: $403,000.00
   Assessed Value-Improvements: $25,760.00

   General and Special Taxes:
   Billed: $470.84
   Paid: $235.45
   Unpaid: $235.39

   The property herein described is carried on the tax rolls as partially exempt under an Open Space Farm and Agriculture Classification If said classification is discontinued, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:

   Levy Code: R5
   Estimated amount of tax without exemption, including special taxes and charges: $Undisclosed

2. The Land has been classified as Open Space and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

   Recording Date: September 30, 1974
   Recording No.: 670764

   Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

   Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Benton County Assessor's Records Section or the Company for additional information.

3. Liability, if any, for personal property taxes pursuant to RCW 84.56.070 wherein no sale can be made without prepayment of said tax, including advance tax for the following calendar year.

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SCHEDULE B, PART II - Exceptions
(continued)

4. Assessment levied by Kennewick Irrigation District for the year 2025 for the first half of the year in the sum of $611.66, which shall become delinquent if unpaid after April 30, 2025 and for the second half of the year in the sum of $611.66, which shall become delinquent if unpaid after October 31, 2025. Please contact (509) 586-9111 for further information.

   NOTE: The full 2025 assessment is $1,223.32

5. Liability, if any, for proposed or final Local Improvement Assessment levied by Kennewick Irrigation District. Please contact 509-586-9111 for further information.

6. Rights-of-way for pipelines, ditches, canals, flumes, if any cross said premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.

7. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof.

   Recording Date: June 28, 1960
   Recording No.: 439157

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Benton Rural Electric Association
   Purpose: Set 10 poles for carrying electric power wires with such anchor and guy wires as may be necessary
   Recording Date: July 6, 1960
   Recording No.: 439629

9. Kennewick Irrigation District Resolution No. 79-36 including terms and conditions thereof:
   Recorded: September 27, 1979
   Recording No.: 803521

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: Rudy G. Tomich and Marian J. Tomich, husband and wife and Sirron Corporation, a Washington corporation
    Purpose: Water line and storage tank, and domestic water line
    Recording Date: February 17, 1978
    Recording No.: 750485

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SCHEDULE B, PART II - Exceptions
(continued)

11. Declaration of Covenant, and the terms and provisions thereof:

    Recording Date: October 14, 1982
    Recording No.: 867708

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: Benton Rural Electric Association
    Purpose: Electrical distribution system
    Recording Date: December 22, 1992
    Recording No.: 92-31923

    NOTE: Said easement was relinquished by document recorded August 24, 2010 under Auditor's File No. 2010-023940

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: Benton Rural Electric Association
    Purpose: Electrical distribution system
    Recording Date: December 22, 1992
    Recording No.: 92-31924 and 92-31925

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: Kennewick Irrigation District, a municipal corporation, and its successors or assigns
    Purpose: Right of Way Easement
    Recording Date: April 5, 2000
    Recording No.: 2000-008216

15. Resolution 06-520, and the terms and provisions thereof:

    Recording Date: September 26, 2006
    Recording No.: 2006-031805

16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey No. 3238:

    Recording No: 2003-042660

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SCHEDULE B, PART II - Exceptions
(continued)

17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 2790:

    Recording No: 2003-042660

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements; and

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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(continued)

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION - INTENTIONALLY DELETED

END OF CONDITIONS

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RECORDING REQUIREMENTS

Effective January 1, 1997, document format and content requirements have been imposed by Washington Law. Failure to comply with the following requirements may result in rejection of the document by the county recorder or imposition of a $50.00 surcharge.

First page or cover sheet:

3" top margin containing nothing except the return address.

1" side and bottom margins containing no markings or seals.

Title(s) of documents.

Recording no. of any assigned, released or referenced document(s).

Grantors names (and page no. where additional names can be found).

Grantees names (and page no. where additional names can be found).

Abbreviated legal description (Lot, Block, Plat Name or Section, Township, Range and Quarter, Quarter Section for unplatted). Said abbreviated legal description is not a substitute for a complete legal description which must also appear in the body of the document.

Assessor's tax parcel number(s).

Return address (in top 3" margin).

**A cover sheet can be attached containing the above format and data if the first page does not contain all required data.

Additional Pages:

1" top, side and bottom margins containing no markings or seals.

All Pages:

No stapled or taped attachments. Each attachment must be a separate page. All notary and other pressure seals must be smudged for visibility. Font size of 8 points or larger.

WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2025

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.,* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.,* loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link Privacy Request, or email privacy@fnf.com or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

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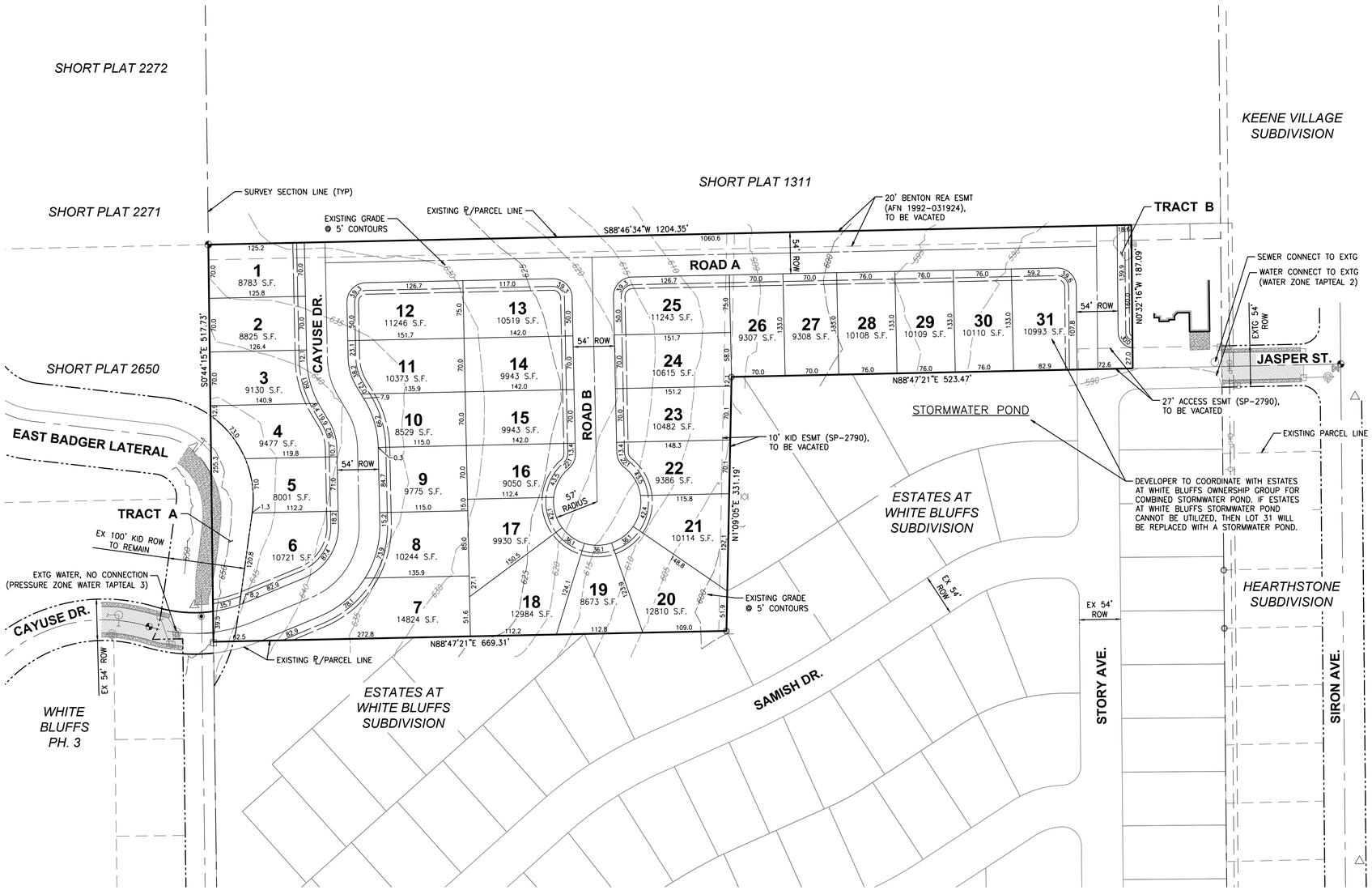
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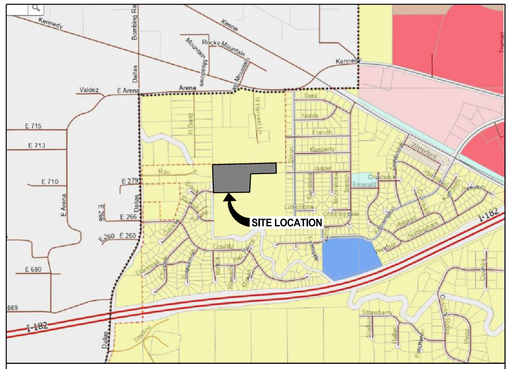
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Attn: Chief Privacy Officer

PLAT MAP
FOR
PRELIMINARY PLAT OF "FRENCH MEADOWS"
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 20, TWN. 9 N, RGE. 28 E, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON





VICINITY MAP
N.T.S

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, BARGHAUSEN CONSULTING ENGINEERS, LLC CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

LEGAL DESCRIPTION

PER TICOR TITLE COMPANY
ORDER NO. 472530590
ISSUED APRIL 8, 2025

LOT 1, SHORT PLAT NO. 2790, ACCORDING TO THE SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2004-005496, RECORDS OF BENTON COUNTY, WASHINGTON.

OWNER/DEVELOPER

JOSH BLANKENSHIP
5606 SOUTH TORO ROAD
KENNEWICK, WA 99338
(509) 531-7062
CONTACT: JOSH BLANKENSHIP

ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, LLC
400 COLUMBIA POINT DRIVE, SUITE 101-B
RICHLAND, WA 99352
(425) 251-6222
CONTACT: DEREK FORZA, PE

LAND SURVEYOR

AHBL, INC.
5804 ROAD 90, SUITE H
PASCO, WA 99301
(509) 380-5883
CONTACT: JOHN BECKER, PLS

SITE ADDRESS

4450 JASPER ST, RICHLAND, WA 99352
GENERAL LOCATION: NORTH OF I-182, WEST OF SIRRON AVE, EAST OF DALLAS RD, AND SOUTH OF KENNEDY RD.

PARCEL NUMBERS

120981012790001

UTILITIES

WATER:	CITY OF RICHLAND (TAPTEAL 2)
SEWER:	CITY OF RICHLAND
IRRIGATION:	KENNEWICK IRRIGATION DISTRICT
TELEPHONE:	CHARTER / ZIPLY
POWER:	RICHLAND ENERGY SERVICES
GAS:	CASCADE NATURAL GAS

LAND USE TABLE

CURRENT ZONING	SAG
PROPOSED ZONING	R-1-10
CURRENT LAND USE	LOW DENSITY RESIDENTIAL
TOTAL SITE AREA	448,363 SF (10.29 ACRES)
RIGHT OF WAY AREA	119,353 SF (2.74 ACRES)
TRACT AREA	13,457 SF (0.31 ACRES)
NUMBER OF TRACTS	2
RESIDENTIAL LOT AREA	315,553 SF (7.24 ACRES)
NUMBER OF RESIDENTIAL LOTS	31
AVERAGE RESIDENTIAL LOT AREA	10,179 SF (0.23 ACRES)
MINIMUM RESIDENTIAL LOT AREA	8,001 SF (LOT 5)
MAXIMUM RESIDENTIAL LOT AREA	14,824 SF (LOT 7)

TRACT TABLE

NAME	USE	AREA
TRACT A	KID ROW	10,568 SF (0.24 ACRES)
TRACT B	NEIGHBOR DEDICATION	2,889 SF (0.07 ACRES)
TOTAL AREA	-	13,457 SF (0.31 ACRES)

Title: PRELIMINARY PLAT MAP
FRENCH MEADOWS DEVELOPMENT
RICHLAND, WA 99352

For: JOSH BLANKENSHIP
5606 SOUTH TORO ROAD
KENNEWICK, WA 99338

DEREK JAMES FORZA
STATE OF WASHINGTON
21018730
REGISTERED
PROFESSIONAL ENGINEER

Scale: Horizontal 1"=80' Vertical N/A

Designed DJF Drawn DJF Checked NJM Approved DJF Date 8/12/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 24346
Sheet 1 of 1

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FRENCH MEADOWS
PRELIMINARY PLAT & REZONE

Date:	**October 2025**
Submitted to:	**City of Richland Development Services** **625 Swift Boulevard, MS-02** **Richland, WA 99352**
Location:	**4450 Jasper Street**
Owner:	**Robin French** **955 Harvest Lane, PR NE** **Richland, WA 99352**
Applicant:	**Josh Blankenship** **French Meadows Development LLC** **5606 South Toro Road** **Kennewick, WA 99338** **(509) 531-7062** **Blankenship_homes@yahoo.com**
Engineer:	**Barghausen Engineering** **400 Columbia Point Drive, Suite 101-B** **Richland, WA 99352** **Contact: Derek Forza, PE** **(425) 251-6222**
Surveyor:	**AKS** **2245 Robertson Drive** **Richland, WA 99354** **Contact: Chris Ammann** **(509) 905-0219**
Consultant:	**Peter Harpster** **Harpster Land Development** **5804 R. 90, Suite C** **Pasco, WA 99301** **(509) 212-9596** **peter@harpsterld.com**

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A. Preliminary Plat Map
B. Title Report
C. Environmental Checklist
D. Critical Areas Report

I. Executive Summary

The proposal consists of the rezoning of 10.3 acres from the present SAG – Suburban Agriculture zoning to a proposed R-1-10 Single Family Residential zoning. This proposed zoning is consistent with the City's Comprehensive Plan and would allow development at the same density as those existing residential developments in the immediate vicinity. The proposal also includes a preliminary plat application, known as "French Meadows." The plat would create 31 single family residential lots, set aside right-of-way for an existing irrigation canal that runs along the western property boundary and provide a 2,889 square foot open space tract. This tract would be used for the mitigation of 670 square feet of shrubsteppe that would be removed from the site by development activities. The street system within the plat would tie the existing Cayuse Drive located along the plat's western boundary into Jasper Street located along the site's eastern boundary. The development is proposed to be served with paved city streets, sidewalks, streetlights and city domestic water, sewer and electrical power, and Kennewick Irrigation District irrigation water in accordance with City construction standards.

II. Site Description

The parcel, located east of Cayuse Drive, north of Cowlitz Boulevard, and west of Sirron Avenue is located on a gradual hillside with a northeast aspect and topographic elevations ranging from approximately 645 feet (ft) to 580 ft (Figure 2). Positioned within the NW and NE quarters of Section 20 in Township 9 North and Range 28 East, W.M. (Lot 1, Short Plat #2790). The site has been addressed as 4450 Jasper Street. Assessor's Parcel #:120981012790001.

III. Applicable Review Criteria – Rezone

A. Conformance with the City Comprehensive Plan

The proposed rezone is consistent with the land use plan, which designates the site and adjacent properties as suitable for Low Density Residential land uses (0 to 5 dwellings/acre). According to RMC 23.18.010(B) the R-1-10 zoning classification is intended to be applied to some portions of the City that are designated for low density residential development. Additionally, the proposed rezone is consistent with and would help to implement the following comprehensive plan goals and policies:

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

Response: The site is located both within the established urban growth area boundaries and the corporate limits of Richland and so is consistent with the City's plan for future growth. It is adjacent to single family residential development to both the east and west. A development proposed for property located south of and adjacent to the site, the Estates at White Bluffs, is also planned for low density single family residential development. Therefore, the proposed rezone would be compatible with adjacent existing and planned land uses.

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

Response: The site is bordered by existing single family residential development to the west and east and so can be considered an infill site. Approval of the proposed rezone would help to implement this infill policy.

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

Response: The low density residential development that is proposed for this site is sustainable in that it would help to meet the housing goals of the City, while avoiding development of established critical areas, as there are no floodplains, unstable slopes or wetlands located on the site and only a minimal amount of shrubsteppe (shrubsteppe covers only .145% of area within site.)

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.

Response: The proposed low density residential zoning would provide for single family residential development in a location where it would be compatible with existing single family residential land uses, where existing streets and utilities could easily be extended to serve new development and is located near to the existing White Bluffs elementary school and Brookstone Park.

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

Response: The site is immediately adjacent to City water and sewer mains and electrical lines. City code requirements for residential development will ensure that utilities, streets, sidewalks and drainage systems will be installed at the time of development, ensuring compliance with this policy.

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

Response: The proposed R1-10 zoning of the site will require minimum standards regarding lot size, building setbacks, building height, lot coverage and off-street parking. These requirements imposed by the City will ensure that future development of the site will be consistent with the intent of the low density residential land use designation.

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

Response: The City's comprehensive plan envisions a variety of housing densities and types. Rezoning the site that is consistent with the City's planned low density residential district will help to implement this land use goal.

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.

Response: The proposed rezone together with the proposed preliminary plat will create connections of existing city streets across the site. Specifically, Cayuse Drive, located adjacent to and west of the site would be extended across the property to Jasper Street, which is located on the eastern boundary of the site. Provisions are also made for the extension of streets to the north and south to serve future development. This connection to and provision for future street connections implements the City's goals of ensuring connectivity and enhancing community access.

(…)
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: City standards mandate that local residential streets include provisions for allowing bicyclists to share streets with vehicles. Additionally, street standards require sidewalks. Compliance with City street standards will help to implement this policy.

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

Response: As noted in the preceding response, City standards provide for both pedestrian and bicycle travel.

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

Response: The proposed rezone will establish a density of development consistent with the City's comprehensive plan and so will help to implement this housing goal.

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

Response: Low density residential development supports three low density zoning districts, including the R-1-10 zone, which permits higher density than the other two low density districts (R-1-12 and SAG). Applying the higher density zoning designation to this site helps to meet Richland's demand for housing in a more efficient manner while still maintaining consistency with the City plan.

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

Response: The proposed R-1-10 zone would provide housing at a density that is comparable to the character of existing single family residential neighborhoods in the immediate vicinity. Development of the site would be considered infill

development, so approval of the rezone would help the City to implement with policy.

HE Goal 5: Ensure compatibility of new residential developments with established neighborhoods and the community.

Response: The proposed rezone would establish density standards consistent with existing, adjacent single family residential neighborhoods.

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

Response: The proposed rezone together with the preliminary plat will result in new connections with existing residential neighborhoods, providing for more efficient circulation patterns in the vicinity.

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

Response: Future development of the site will conform to City standards, which include street designs that accommodate bicycle travel and pedestrian sidewalks.

(…)

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.

Response: Future development of the site will conform to City standards and will include provisions for bicycle and pedestrian travel.

III. Applicable Review Criteria – Rezone

B. Responses to Rezone Application Questions:

The unique characteristics, if any, of the property or circumstances of the owner:

Response: The site is well suited for residential land uses, given its proximity to existing single family residential development and its proximity to existing city utilities. The existing street pattern in the vicinity provides an opportunity to connect existing residential streets with development that will provide improvements to neighborhood circulation. There are no unstable slopes, wetlands, or frequently flooded areas that would impede the development of the site.

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

Response: The City would lose the development potential of 10 acres that has been identified for low density residential development, incrementally reducing the City's ability to meet its housing goals. For the property owner, the hardship would be a loss of ability to generate income from the development of the property. The existing one acre zoning with the cost of utility extensions and street construction would make development at that low density unfeasible.

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

Response: The properties located both directly east and west of the site are developed with low density single family residential similar to the type of development that would be permitted with the proposed rezone. The property directly south of the site is proposed for development with a rezone to the same R1-10 zoning district. So, the proposed rezone would conform precisely to the development pattern present on the adjacent 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.

Response: The proposed rezone would be beneficial in helping to implement the City's comprehensive plan through the development of 10.3 acres that is well suited for low density residential development and that would add to the City's housing stock. Together with the preliminary plat, the rezone would increase the connectivity of the City's transportation system in the surrounding neighborhood.

The site could accommodate single family housing without impacting critical areas nor creating land use conflicts with adjoining properties.

Adverse effects accruing from the denial of the rezone application would include a modest reduction in the City's land base for housing, incrementally decreasing the City's ability to meet its housing goals, which leads to higher housing costs.

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

Response: The City benefits from the development of the site with low density residential housing through an increase in the City's tax base and an increase in connectivity to the City's street and utility systems within this South Richland neighborhood. Detrimental impacts of denial of this rezone would be fewer options for housing within the City and the potential for increased development pressure in areas that are not as well suited for development.

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

Response: The existing zoning would allow for residential development at a density of one unit/acre, a situation that makes development financially infeasible, given the City's standards for extension of public streets and utility systems and the current costs of construction. The proposed rezone would create a situation where densities could be increased to the point where a landowner could bear the costs of development and still anticipate a return on investment, while still maintaining the character of adjacent residential neighborhoods. Development of the site under the proposed rezone would go further in helping to satisfy the demand for additional housing within the City.

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

Response: The classic definition of spot zoning is "the process of singling out a small parcel for a zoning classification totally different from that of the surrounding area for the benefit of a particular land owner and to the detriment of other owners." (Anderson's American Law of Zoning, 4th Edition) In this case, the proposed zoning of the site is the same as the proposed zoning of the 29 acre tract located adjacent to and south of the site (the Estates at White Bluffs). The adjacent subdivisions located immediately to the east and west of the site are zoned R-2 Medium Density Residential, which is a zoning classification permitting higher density development than that of the R-1-10 zone. The average densities of the two adjoining subdivisions are 3.29 dwellings/acre for the plat of White Bluffs Phase 3 to the west of the site and 3.5 dwellings/acre for the plat of Hearthstone, located east

of and adjacent to the site. Therefore, the proposed rezone cannot be considered to be spot zoning.

Identify impacts on the environment and public safety.

Response: Low density single family residential development will increase demands for public services typically associated with population growth, including emergency services, increased demand placed on public parks and schools, increased traffic and increased water, sewer and power consumption. These impacts are offset when new development conforms to city standards that require compliance with minimum design standards as well as payment of utility connection fees, and park mitigation and traffic mitigation fees. Property taxes generated by the increased value of new development also mitigate the demand for increased public services.

In regard to environmental impact, the site does not contain unstable slopes, wetlands, frequently flooded areas or other physical characteristics that would cause negative impacts. A very minor amount of shrubsteppe habitat on site (670 square feet) would be lost and would be mitigated at a ratio of 2:1, thereby increasing the amount of on-site shrubsteppe.

IV. Applicable Review Criteria – Preliminary Plat

A. Conformance with Subdivision Design Standards

The proposed preliminary plat conforms to the City's subdivision standard, as enumerated in Richland Municipal Code Chapter 24 in the following ways:

24.100.010 Application.

Except for divisions of land which meet the conditions of RMC 24.20.020, the regulations contained in this chapter shall apply to all divisions of land within the city. Every map, plat, replat or plan hereafter made of any such division of land within the city limits shall comply with the provisions of this chapter and the public works standards.

Response: The proposed plat is subject to the City's subdivision regulations and has been designed to meet both the provisions of both subdivision regulations and Public Works standards.

24.100.020 Street requirements.

All streets and rights-of-way within a short subdivision, subdivision or binding site plan shall be designed and improved in accordance with city standards as established by Chapter 12.08 RMC and the public works standards.

Response: The street system proposed for the subdivision consists of Rights-of-Way that are 54 feet in width, which is consistent with the standard for minor (neighborhood) collectors and local streets.

24.100.030 Streets – Conformity with comprehensive plan.

The alignment of streets shall conform as nearly as possible with those shown on the comprehensive plan or related plans of the city.

Response: The City's Functional Street Plan identifies both streets adjoining the site as local streets - Jasper Street to the east and Cayuse Drive to the west. A designated minor collector street loops from Keene Road south to Sirron Avenue then east on Tomich Avenue, south on Ruby Avenue east and north on Kensington Way to intersect back onto Keene Road.

24.100.040 Streets – Relation to adjoining street systems.

The layout of streets shall provide for the continuation of major streets existing on adjoining properties or of their proper projection when adjoining property is not divided. The layout shall also provide for future projection of streets into areas which presently are not subdivided.

Response: There are no major streets abutting the property; however, the local street that abuts the western boundary of the site – Cayuse Drive would be extended across the site to connect with Jasper Street on the eastern boundary of the site. . Additionally, provisions are made for the extension of a north-south street running through the site. The proposed street layout conforms to this standard and will result in improved circulation within this South Richland neighborhood.

24.100.050 Streets – Access to bodies of water.

Unless topography or ground conditions prevent, any division of land bordering on a river or public waterfront reservation shall be provided with at least one street not less than 60 feet wide to the low water mark or the reservation boundary at one-half mile intervals as measured along such body of water.

Response: There are no bodies of water on or near the site, so this provision is not applicable.

24.100.060 Streets – Local residential streets.

Local streets which serve primarily to provide access to abutting property shall be designed to discourage cut-through traffic and planned to channel traffic onto minor collectors and other major streets. Local residential streets shall be designed to discourage average traffic speeds in excess of the posted or basic rule (25 mph) speed.

Response: The proposed street layout will meet City standards for local streets that are designed to provide access, not encourage speeding. While the street layout would connect two local streets together, it will not likely encourage cut through traffic, given the circuitous route along local streets, given the more direct paths of travel along Dallas, Kennedy and Keene Roads.

24.100.070 Streets – Dead-end.

Streets designed to have one end permanently closed or in the form of a cul-de-sac shall be no longer than 400 feet or as otherwise allowed due to topographical or other constraints and allowed by Appendix D of the International Fire Code as adopted by reference in RMC Title 20, and shall be designed and improved in accordance with city standards as established by Chapter 12.08 RMC and the public works standards.

Response: The proposed plat design includes one cul-de-sac, (Road B) approximately 280 feet long, ending in a cul-de-sac with a 57 foot radius and so is consistent with City standards.

24.100.080 Streets – Alignment.

For major streets, connecting street centerlines deflecting from each other at any one point more than 10 degrees shall be connected by a horizontal curve that meets the minimum curve radius per AASHTO guidelines unless otherwise approved by the public works director. Connecting tangents between curves shall be a minimum of 100 feet long. For minor streets, curves shall have a typical minimum deflection angle of 30 degrees with curve radii between 100 feet minimum and 150 feet maximum unless approved by the public works director or designee. These parameters are to minimize the potential for speeding within neighborhoods.

Response: The proposed plat consists of only minor streets. The extension of Cayuse Drive, a curvilinear street located along the western boundary of the plat fits within this standard.

24.100.090 Streets – Intersections.

Street intersections shall be as nearly at right angles as is practicable. When the most feasible plan entails an intersection angle that deviates more than 15 degrees from a right angle, curves or suitable radius and lengths shall be provided. Where street intersections have curvature within 275 feet of the centerline of a stop or yield controlled intersection (looking right or left), the plat shall establish sight distance easements if necessary, based on evaluation of the AASHTO sight triangles per RMC 12.111.020.

Response: The proposed plat would intersect with Jasper Street, along the eastern boundary of the plat at a 90^0 angle and so is consistent with this standard.

24.100.100 Streets – Half-width.

A street lying along the boundary of a subdivision may be dedicated to a width of 30 feet (half of the right-of-way width as required by RMC 24.100.130) if it is practical to require the dedication of the other half when the adjoining property is subdivided; and, whenever there exists a dedicated half-street of an adjoining parcel, the other half shall be dedicated on the proposed plat to make the street complete. Streets lying along the boundary of a subdivision, whether dedicated by the plat or already dedicated, but not improved, shall be improved by the developer to a minimum paved width of 22 feet. These regulations shall not apply to new roads/streets to be located adjacent to unincorporated land or as otherwise determined by the public works director.

Response: The proposed plat includes a street lying along the northern boundary of the site (Road A). A full width dedication of 54 feet is proposed, therefore meeting the requirements included in this section.

24.100.110 Streets – Grades.

Streets shall confirm closely to the natural contour of the land, except where a different grade has been established by the city authorities or the agency furnishing municipal services to the community. Grades shall be not less than 0.50 percent on any street and shall meet AASHTO maximum guidelines for major streets and a maximum of 12 percent for minor streets, unless otherwise approved by the public works director and the fire marshal based on the fire department's specific apparatus needs. Changes passing through intersections shall not exceed five percent with one percent grade breaks allowed upon entry and exit.

Response: The street grades within the plat will be 5% or less and are designed to tie into the existing street grades located at the boundaries of the site (Cayuse Drive on the west and Jasper Street on the east). The proposed plat design conforms to this standard.

24.100.120 Streets – Intersection spacing.

Intersection spacing or jogs of minor streets in neighborhoods shall not be less than 125 feet from centerline to centerline of street. Intersection spacing along major streets with minor streets shall use the following table to the extent feasible based on the posted speed of the major street. Greater spacing may be required in some instances where a proposed intersection might be within the ninety-fifth percentile queues from intersections of two major streets.

Posted Speed (MPH)	Minimum Spacing (Feet)
25	155
30	200
35	250
40	305
45	360

Response: The streets proposed within the plat are classified as minor streets and would require 25 MPH speed limits and 155 foot spacing between intersections. Cayuse Drive and Road B would be spaced 347* feet apart. Road B and Story Avenue would be spaced 655* feet apart. The proposal conforms to this requirement.

*Measured from street centerline to street centerline.

24.100.130 Streets – Width.

Street widths and right-of-way widths shall be as shown in the public works standards.

Response: The proposed plat includes 54 foot wide rights-of-way. Street width of 32 feet is required on Minor (Neighborhood) Collector and Local Streets per Public Works Standards. The proposal will comply with these requirements.

24.100.140 Roadway widths and standards.

All streets, not including alleys, shall be improved in accordance with the public works standards.

Response: The proposed plat is intended to be built in accordance with all applicable Public Works standards.

24.100.150 Rural street standards.

Rural street standards shall apply in the FP, AG and SAG zoning districts and elsewhere with approval from the public works director.

Response: This standard is not applicable to this project.

24.100.160 Street name signs.

Street signs corresponding in design to those adopted as standard for the city shall be installed at each intersection for convenient identification of streets. Street naming and addressing shall be consistent with Chapter 12.01 RMC.

Response: The proposed plat is intended to conform to these street sign requirements.

24.100.170 Alleys.

Alleys (public) shall not be provided within the city of Richland.

Response: No alleys either public or private are included in this proposed plat.

24.100.180 Sewer system requirements.

All proposed land division shall be provided with a complete sanitary sewer system serving each lot designed for human habitation. Design of the sewage disposal system shall be in accordance with RMC Title 17 and the public works standards.
Response: The proposed plat is intended to be served by Richland's sewer system, via an extension along the eastern boundary of the site along the Jasper Street right-of-way.

24.100.190 Water system requirements.

All new development shall be connected to the public water main to provide a potable water distribution system serving each lot designed for human habitation. Design of the water distribution system shall be in accordance with International Fire Code Standards, RMC Title 18 and the public works standards.
Response: The proposed plat is intended to be served by Richland's domestic water system via an extension along the eastern boundary of the site along the Jasper Street right-of-way.

24.100.200 Provision for irrigation.

Nonpotable irrigation facilities must be provided for every lot within any proposed residential land division in which the use of potable water is restricted pursuant to RMC 18.16.080. The irrigation distribution system (as distinguished from the separate domestic water distribution system) must be designed and installed in accordance with the public works standards and irrigation districts or irrigation purveyor's requirements, except as otherwise approved by the public works director and applicable irrigation district or irrigation purveyor.
Response: The proposed plat is intended to be served by the Kennewick Irrigation District.

24.100.210 Stormwater system requirements.

Stormwater runoff from streets, impervious areas, and other areas shall be disposed of through stormwater drainage facilities complying with RMC Title 16 and the public works standards.
Response: Stormwater runoff facilities will be built to conform to Public Works standards and code requirements. The applicant is collaborating with the developer of the adjacent Estates at White Bluffs project to construct a shared stormwater pond on a parcel located south of and adjacent to the proposed plat. If coordination of a shared stormwater pond is not workable, then Lot 31 would be converted into a stormwater pond tract.

24.100.220 Utility rights-of-way and easements – Required.

All municipal utility rights-of-way and utility easements shall be dedicated to the public and shown on the plat. Ten-foot public utility easements shall be placed adjacent to existing and proposed public street ROWs. Separate utility easements shall be located as required by the provider.

Response: The proposed plat depicts 10 foot utility easements adjacent to all proposed streets in conformance with this standard. Additionally, the existing 100 foot East Badger Lateral Right-of-way along the westerly boundary of the plat will be retained in favor of the Kennewick Irrigation District.

*24.100.230 Easements – Watercourses***.**

Where a development is traversed by a watercourse, canal, drainage way, wasteway, channel, or stream, there shall be provided a stormwater easement, irrigation easement or drainage right-of-way conforming substantially to the lines of such watercourse, canal, drainage way, wasteway, channel, or stream, and such further width for construction and maintenance as will be adequate for the purpose.

Response: The existing Kennewick Irrigation District Right-of-Way will be maintained across the site.

24.100.240 Capacity for future developments.

The capacities and dimensions of water, sewerage, drainage, electrical, and street facilities shall be adequate to provide for the future needs of other undeveloped properties in the general vicinity. The city may share in the cost of these improvements to the extent of the difference in cost between the capacities needed to serve the development and the capacities required to serve the vicinity.

Response: The proposed plat will conform to this standard.

24.100.250 Blocks – Depth.

Except for reverse frontage lots, the width of blocks shall be sufficient to allow for two tiers of lots of depths consistent with the type of land use proposed.

Response: No reverse frontage lots are proposed within this application and all lots meet the City's standards for lot depth.

24.100.260 Blocks – Pedestrian pathway connections.

For blocks over 500 feet in length a pedestrian pathway right-of-way not less than 12 feet wide shall be provided where such a pathway is deemed essential to

provide circulation or access to schools, playgrounds, shopping centers, transportation lines, and other community facilities.
Response: The configuration of the proposed plat, the existing development patterns of the adjacent subdivisions and locations of area schools, playgrounds shopping centers, transportation lines and other community facilities does not lend itself to mid-block pedestrian pathways. Therefore, this standard is not applicable to the proposed plat.

*24.100.270 Lots – Access***.**

Each lot shall be provided with satisfactory access by means of a public street or by some other legally sufficient right of access (easement) which is permanent and inseparable from the lot served subject to the provisions of RMC Title 12.
Response: All lots within the proposed plat would have direct access to a public street.

24.100.280 Lots – Size.

Lot widths and lot areas shall conform with the zoning restrictions applicable to the area within which the property may be located, except that corner lots for which side yards are required shall have extra width to permit appropriate setback from and orientation to both streets. Lot depths shall be suitable for the land use proposed.
Response: Lots sizes within the proposed plat range from 8,001 to 14,824 square feet in area with an average lot size of 10,179 square feet. The standards in the R-1-10 zoning district require a minimum lot size of 8,000 square feet and an average lot size within the development of 10,000 square feet. The minimum lot width is 70 feet. There are four corner lots proposed, each exceeding the minimum lot depth requirement and also exceeding the average lot size requirement. Therefore, all lots within the proposed plat meet or exceed these minimum zoning standards.

*24.100.290 Lots – Shape***.**

Lots shall be as nearly rectangular as possible with side lot lines approximately at right angles or radial to street lines. Ordinarily, the ratio of width to depth shall be one to not more than two and one-fourth. Flag lots shall be discouraged unless no other practical alternative exists as determined by the review authority.
Response: All lots within the proposed plat are generally rectangular in shape except for the cul-de-sac lots. No flag lots are proposed. So, the proposed plat conforms to this requirement.

24.100.300 Lots – Double frontage.

Residential lots which have street frontage along two opposite boundaries shall be avoided except for reverse frontage lots which are essential to provide separation of residential development from traffic arterials, or to overcome specific disadvantages of topography and orientation. For such lots, there shall be an easement in favor of the city limiting access to only one street and a note stating such shall be placed on the face of the final plat map.

Response: No double frontage lots are included in the proposed plat.

24.100.310 Standard specifications.

Physical developments and improvements required by this title shall be designed and installed in accordance with public works standards and/or other specifications as determined by the public works director. Construction shall be performed subject to the inspection of the public works director or designee. The improvement intended to become part of the city system, including streets, water, electrical and sewer utilities, shall not become part of the city system until formally accepted by the city.

Response: The proposed plat is intended to conform to these Public Works standards.

24.100.320 Streetlights required.

Streetlights shall be installed by the developer in accordance with the public works standards.

Response: The proposed plat is intended to conform to the Public Works street lighting standards.

24.100.330 Other utilities required.

New electrical, telephone, and cable television lines must be placed underground, except:

A. Electric utility substations, pad-mounted transformers and switching facilities, and electrical service pedestals.

B. CATV pedestals, active and passive devices, including amplifiers and cable warning signs.

C. Telephone pedestals, cross connect terminals, repeaters and cable warning signs.

D. Temporary services for construction.

E. Existing overhead electric and communications lines which are not in substantial conflict with the final, approved design such that they would render lots or streets unusable.

F. Existing main feeder lines which are relocated.

Response: The proposed plat is intended to conform to these utility standards.

IV. Applicable Review Criteria – Preliminary Plat

B. Conformance with RMC 24.50.050 - Findings

Prior to approving any preliminary subdivision, the hearing examiner shall determine and make written findings of fact that the public interest will be served by the subdivision, the proposed subdivision is in conformity with all applicable development code provisions and that appropriate provisions are made for the following:

A. The public health, safety, and general welfare;

Response: The public health, safety and general welfare would be served by approval of this proposed plat since it complies with City subdivision standards, including street width, alignment and improvement and utility and storm drainage standards. Further, the project would provide a connection between two existing city streets, resulting in improved circulation for the surrounding residential neighborhoods. Compliance with the City zoning standards concerning lot size, lot width and depth also furthers public health and safety. The project is also consistent with the City's comprehensive plan and would help to implement several plans and policies of the plan as enumerated in the previous section of this narrative.

B. Open spaces;

Response: There are several open spaces tracts immediately adjacent to and part of the proposed plat. The Kennewick Irrigation District right-of-way is located partially on the site and extends to the north and west, providing an open space corridor. A storm drainage pond will be constructed immediately south of and adjacent to the plat to serve as a storm water facility for both the project and the adjacent Estates at White Bluffs plat. An open space tract, set aside for shrubsteppe habitat of over an acre is located south of and adjacent to the plat boundary. On site, a small shrubsteppe open space tract will be provided near the eastern boundary of the site.

C. Drainage ways/stormwater;

Response: Provisions for a shared storm water pond with the adjacent Estates at White Bluffs plat are included with the proposed project. Alternatively, Lot 31 could be used as a storm drainage tract if a shared facility with the adjacent plat is not feasible. The Kennewick Irrigation District right-of-way also runs along the

western boundary of the site and will be established as a separate tract on the plat.

D. Streets or roads, alleys, sidewalks, multi-use pathways, and other public ways;
Response: The proposed plat layout would connect two public street segments together. Cayuse Drive to the west of the site would be extended to tie into Jasper Street on the east boundary of the site. All streets to be constructed within the plat would be designed to meet city standards for local streets, which accommodate vehicle, bicycle and pedestrian travel.

E. Transit stops;
Response: The Ben Franklin Transit service operates Route 10 which runs along Kennedy and Keene Roads. The nearest bus stop is located along Kennedy, near its intersection with Sirron Avenue, approximately 1,500 feet from the site.

F. Public potable water supplies and irrigation water right-of-way and distribution facilities;
Response: Existing city water mains are located in the Jasper Street right-of-way, near the eastern boundary of the project site and can be extended to serve the project. The Kennewick Irrigation District presently serves the orchard located on site and can provide service to future residential properties.

G. Sanitary sewer;
Response: City sewer mains are located within the Jasper Street right-of-way, near the eastern boundary of the site and can be extended to serve the project.

H. Parks and recreation;
Response: Brookstone Park is located approximately 1,400 feet east of the site.

I. Playgrounds, schools and school grounds;
Response: White Bluffs Elementary School is located south and east of the site, approximately 2,000 from the eastern site boundary.

J. Sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
Response: All streets within the plat would have sidewalks. The route leading from the site to White Bluffs Elementary School (east on Jasper Street, south on

Sirron Avenue, east on Tomich Avenue and south on Ruby Avenue) is fully improved with sidewalks.

IV. Applicable Review Criteria –Preliminary Plat

C. *Conformance with RMC 19.60.095 – Required Findings*

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

A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.
Response: The proposal is consistent with the City's comprehensive plan and would help to implement several of the City's goals and policies as delineated in Section 1A of this document.

B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.
Response: The proposal follows City codes and standards and therefore appropriately mitigates impacts to both the built and natural environments, The proposed mitigation of impacts to identified shrubsteppe habitat have been addressed in a manner that is consistent with both the State Department of Fish and Wildlife mitigation standards and with the City's Critical Areas Ordinance. Traffic impacts will be adequately addressed through the payment of traffic mitigation fees to both the Cities of Richland and West Richland.

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.
Response: Benefit to the public health, safety and welfare is evidenced by compliance with the City's comprehensive plan, zoning regulations, critical areas regulations, subdivision regulations and Public Works standards and the determination that the project will not likely result in significant adverse environmental impacts, through the completion of the State Environmental Policy Act process.

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum

level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

Response: The relatively small size of this project, its low density, compliance with the City's comprehensive plan, compliance with transportation impact fee regulations, including the payment of traffic mitigation fees to the City of West Richland, and the multiple points of access and egress into and out of the site will ensure that the development does not result in any service level dropping to or below level D.

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

Response: This determination will need to be made by the City during the review of this proposal.

V.Applicable Review Criteria – Critical Areas Ordinance

The Critical Areas report identifies 670 square feet on the site that contains shrubsteppe habitat. This habitat will be lost if the development of the project proceeds as planned. The applicant proposes to replace the 654 square feet of shrubsteppe near the southwestern corner of the site and 16 square feet (4 individual big sagebrush shrubs that are scattered over the southern half of the site), with 1,340 square feet of shrubsteppe mitigation area that would be located on the eastern boundary of the site. (Refer to figure 1 below.) This follows the 2:1 mitigation ratio for shrubsteppe replacement mandated by the State Department of Fish and Wildlife.

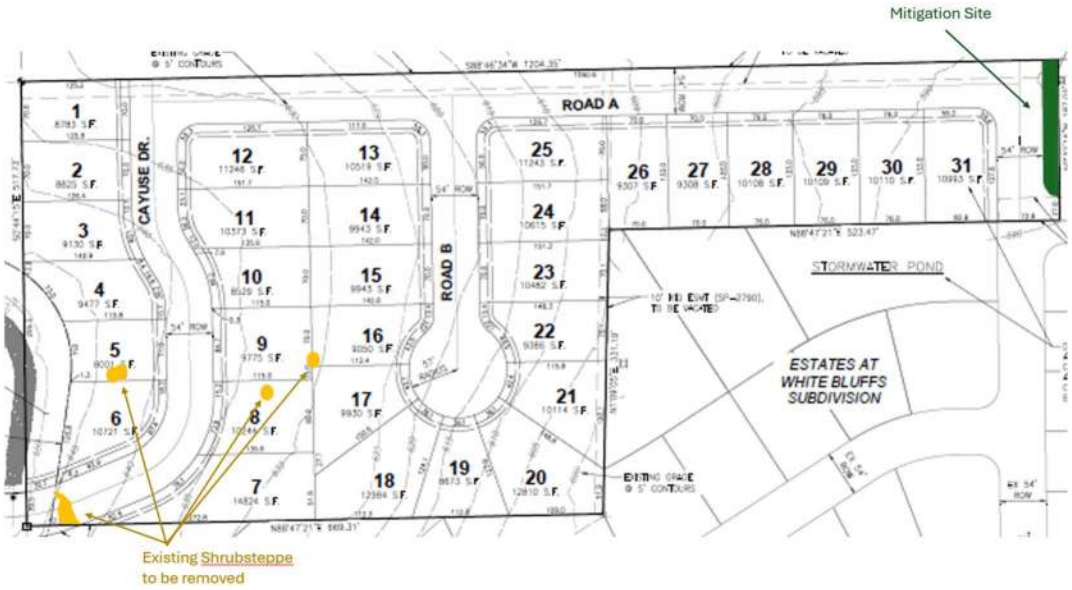


Figure 1:
Location of Existing Shrubsteppe

Mitigation sequencing is required in accordance with RMC 22.10.220(A) which seeks to avoid adverse impacts to habitat functions and values and mitigate them to the extent feasible and reasonable. This proposal is consistent with the City's mitigation sequencing standards as follows:

1. **Avoiding the impact altogether by not taking a certain action or parts of actions;**

Response: The purpose of the project is to provide a single family residential development on the site. The plat is designed to conform to city standards for lot size, street width and configuration as well as developing the land in a way that follows its natural contours. The design is predicated on the extension of an existing street - Cayuse Drive, which would cross the site and tie into Jasper Street along the eastern boundary of the site. The small pocket of shrubsteppe (654 square feet, which represents .15% of the total site area) lies directly in the path of the Cayuse Drive street extension. It is not possible to extend this street without

removing this shrubsteppe. Eliminating the street extension from the plat design would eliminate the possibility of increasing traffic circulation and connectivity in this area, which is a tenant of good land use planning. The other 4 big sagebrush plants on site are so isolated as to eliminate the potential for providing useful habitat.

The Critical Areas Report prepared for this project (see attached) notes that the existing shrubsteppe in the vicinity of the site is unlikely to support any sensitive wildlife species and that no wetlands or streams are present on-site. No rare plants or ecosystems have been documented in the project vicinity by the Washngton Natural Heritage Program. The report states that the site does not contain evidence of use by Blacktailed Jackrabbits, Townsend's Ground Squirrels, Sagebrush Sparrows or Ferruginous Hawks, which are the Priority Habitats and Species (PHS) associated with shrubsteppe.

The conclusion is that the shrubsteppe identified on site is of low value and that impact to shrubsteppe cannot be avoided while still meeting the purpose of the project.

2. **Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology and engineering, or by taking affirmative steps to avoid or reduce adverse impacts;**

   Response: The small size of shrubsteppe habitat and its isolation from other shrubsteppe does not provide any opportunity to leave any portion of the shrubsteppe intact. It is not possible to construct a city standard street and associated utility line extensions without eliminating this small pocket of shrubsteppe altogether. Similarly, attempting to preserve 4 individual sagebrush shrubs are impractical.

3. **Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;**

   Response: As noted above, the small size and isolation of the onsite shrubsteppe does not allow for opportunities to repair, rehabilitate or restore existing on site shrubsteppe.

4. **Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;**

   Response: There are no opportunities to reduce or eliminate the impact over time, as the initial construction of the project would eliminate the small isolated pockets of low-value shrubsteppe that exist on site.

5. **Compensating for the impact by replacing, enhancing, or providing similar substitute resources or environments. Preference shall be given to measures that replace the impacted functions on site or in the immediate vicinity of the impact;**

Response: This alternative is the one that is most appropriate for this project. Tract B as shown on the preliminary plat is 2,889 square feet in area, a little over twice the size of the mitigation area (1,340 square feet) that is required to meet the state's 2:1 ratio for shrubsteppe mitigation.

Conclusion

The submittal requirements for rezone and preliminary plat have been met. The project is consistent with and would help to implement the City's comprehensive plan; the plat has been designed to conform with city subdivision regulations and zoning code standards. Environmental impacts of the project will be adequately mitigated through the payment of traffic impact fees to both City of Richland and West Richland and the set aside of 1,370 square feet of open space for shrubsteppe mitigation satisfies the requirements of the City's Critical Area Ordinance. Both the criteria for the approval of a preliminary plat and the review of Type III applications have been met. Therefore, we respectfully request approval of the rezone to R-1-10 zoning and approval of the French Meadows Preliminary Plat.

CRITICAL AREAS REPORT

Wetlands and Wildlife Conservation Areas

Parcel 120981012790001

4450 Jasper St

City of Richland

Benton County, Washington

Prepared for:

Josh Blankenship
5606 South Toro Rd | Kennewick, WA 99338

Prepared by:

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Geoffrey Gray, MA, PWS
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July 3, 2025

GG Environmental, LLC
WETLANDS • FISH • WILDLIFE

Summary

On June 24, 2025, Geoffrey Gray, MA, PWS (GG Environmental, LLC) completed a critical areas field investigation (wetlands and wildlife conservation areas) for Benton County parcel 120981012790001 (10.3 acres) (parcel), situs address 4450 Jasper St, within the city limits of Richland (city), in Benton County, Washington. Currently zoned and managed for agricultural production (orchard), Josh Blankenship (Client) is proposing to rezone the parcel for residential development – an action characterized as a *high-impact land use* per the Richland Municipal Code (RMC). The study area includes all uninterrupted and accessible areas within a 300-foot (ft) radius of the parcel boundary.

The parcel is bordered by existing urban development to the east and west. Additional orchard acreage is present to the north and south, but the corporate agricultural polygon is entirely isolated by existing urban development.

The majority of the parcel acreage is managed as a stone fruit orchard while open areas are highly disturbed and weedy. The adjacent property to the south supports several concentrations of big sagebrush (*Artemisia tridentata*) with trace yellow rabbitbrush (*Chrysothamnus viscidiflorus*), two of which overlap the parcel's southwest corner (654 ft^2 total cover). Otherwise, the parcel supports four (4) individual big sagebrush shrubs (16 ft^2 total cover) that have volunteered in open/fallow areas of the parcel amongst non-native and noxious weeds.

The parcel vicinity is unlikely to support sensitive wildlife species. No wetlands or streams are present.

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Acronyms and Abbreviations

AgACIS	Agricultural Applied Climate Information System
CAO	Critical Areas Ordinance
City	City of Richland
Corps	United States Army Corps of Engineers
County	Benton County
Ecology	Washington State Department of Ecology
GIS	Geographic Information System
GNSS	Global Navigation Satellite System
GPS	Global Positioning System
NHD	National Hydrography Dataset
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
PHS	Priority Habitats and Species
PWS	Professional Wetland Scientist
RMC	Richland Municipal Code
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WDFW	Washington Department of Fish and Wildlife
WETS	Climate Analysis for Wetlands Tables
WGS84	World Geodetic System 1984

1. Introduction

GG Environmental, LLC (Geoffrey Gray, MA, PWS) was retained by Josh Blankenship (Client) to complete a critical areas investigation (wetlands and wildlife conservation areas) for parcel 120981012790001 (10.3 acres) (parcel), situs address 4450 Jasper St, located within the city limits of Richland, in Benton County (county), Washington. The Client is proposing to rezone the parcel for residential development (Project) – an action characterized as a *high-impact land use* per Table 22.10.110(C) of the Richland Municipal Code (RMC) (City of Richland 2025).

2. Location

The parcel, located east of Cayuse Drive, north of Cowlitz Boulevard, and west of Sirron Avenue (**Figure 1**), is located on a gradual hillside with a northeast aspect and topographic elevations ranging from approximately 645 feet (ft) to 580 ft (**Figure 2**). Positioned within the NW and NE quarters of Section 20 in Township 9 North and Range 28 East, the approximate geospatial center of the parcel is located at latitude 46°15'9.99" north and longitude 119°20'6.48" west (WGS84).

The Project occurs within United States Department of Agriculture (USDA) Land Resource Region B, Columbia Basin USDA Major Land Resource Area (NRCS 2006), Water Resource Inventory Area 37 (Lower Yakima), and Yakima River subwatershed (12th Hydrologic Unit Code 170300031205).

3. Methods

An overview of the methods employed to investigate critical areas (wetlands and wildlife conservation areas) is presented in this section.

3.1. Study Area

The study area includes the parcel acreage as well as all areas within an uninterrupted (and accessible) 300-ft radius[1] of the parcel limits (**Figure 1**). The study area does not include existing urbanized zones since this development is not considered to provide (i.e., it "interrupts") critical areas buffer functions. The full interiors of orchard stands were also not evaluated due to the reasonable assumption that, due to historic and ongoing agricultural management (irrigation, mowing, pruning, herbicide application, etc.) no significant critical areas function or value is present.

[1] Consistent with RMC 22.10.200(B).

Figure 1. Parcel Location, Study Area, and Critical Areas Investigation

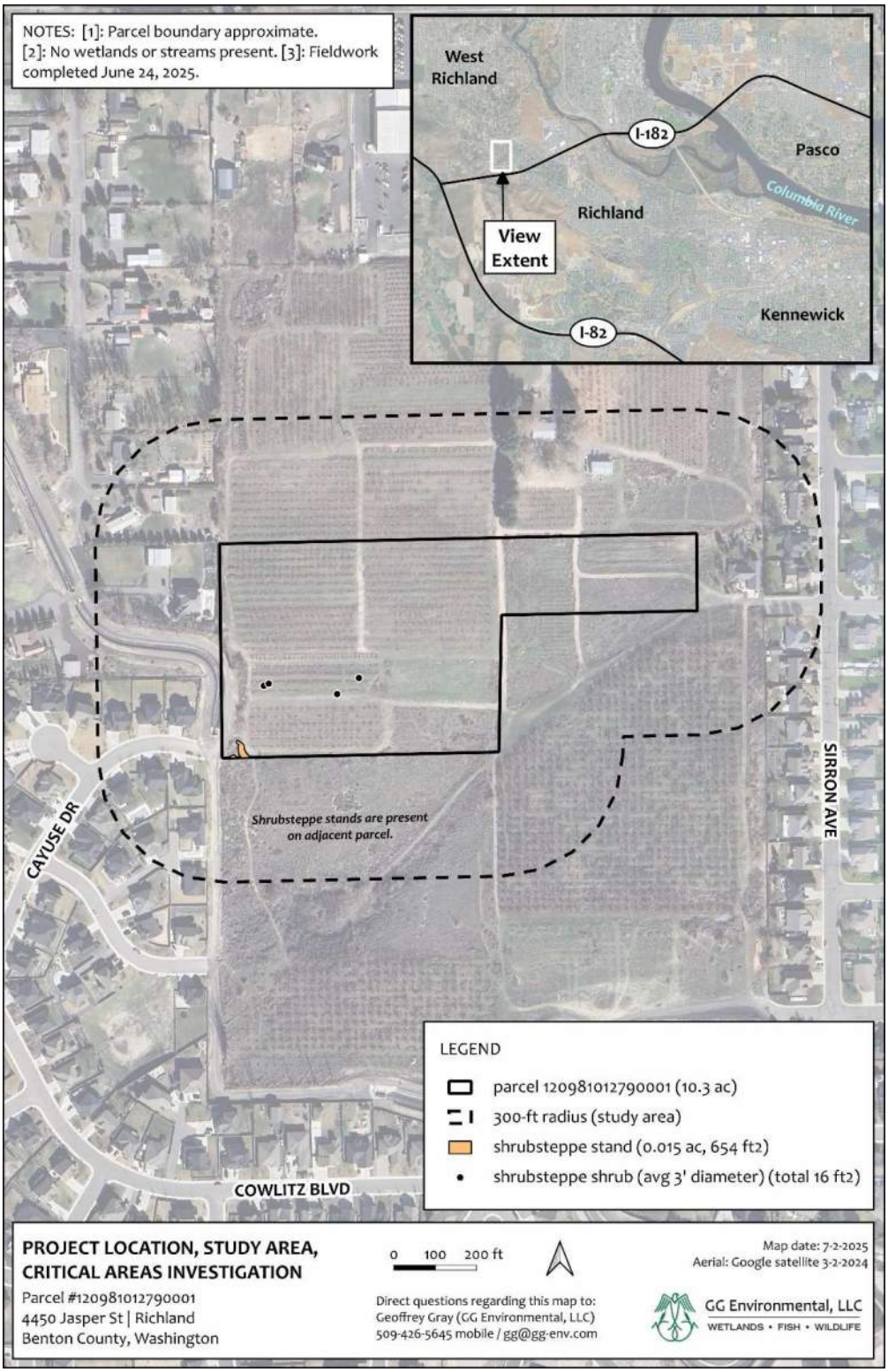
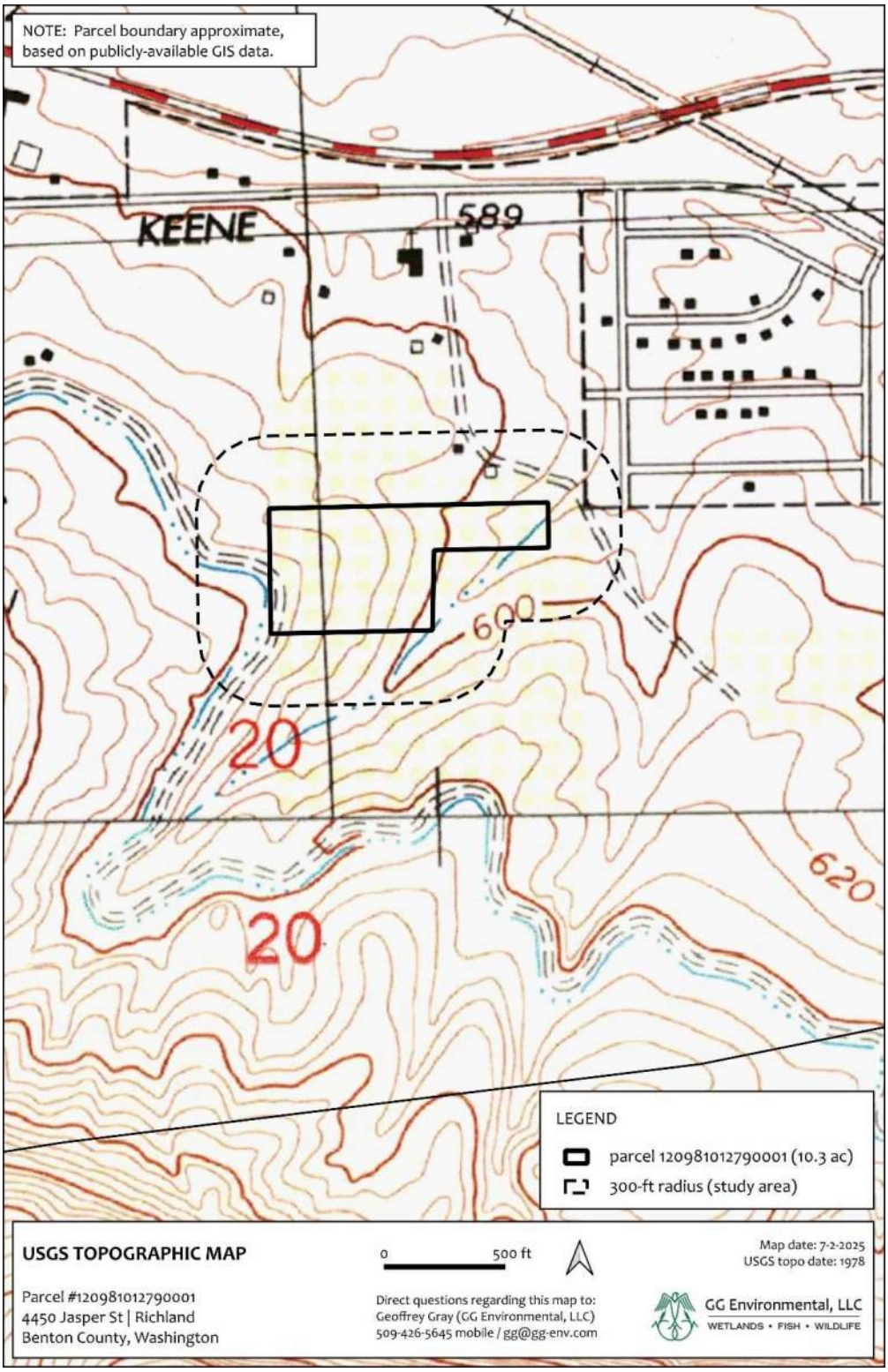


Figure 2. USGS Topographic Map (1978)



3.2. Background Research

Available data for the study area, including information on soils, topography, vegetation, precipitation, wetlands, streams, habitats, fish and wildlife species, historic aerial imagery, land use history, and city code were researched:

- USGS topographic maps (**Figure 2**) (USGS 2025a);
- USGS National Hydrography Dataset (NHD) (USGS 2025b);
- National Wetlands Inventory (NWI) (USFWS 2025);
- Richland Municipal Code (City of Richland 2025);
- Benton County GIS (Critical Areas) (Benton County 2025a);
- NRCS soil survey data (NRCS 2025a);
- AgACIS climate data (NRCS 2025b);
- Historic aerial photography: 1955 (CWU 2025) and 1985-2024 (Google 2025);
- WDFW Priority Habitats and Species (PHS) (WDFW 2025a).

3.3. Field Investigation

Fieldwork was conducted on June 24, 2025 by GG Environmental, LLC (Geoffrey Gray, MA, PWS). The parcel interior was investigated on foot while the study area within 300 ft of the parcel boundary was observed from within the parcel limits and in reference to historic satellite imagery. Site photos are included in **Appendix A**.

3.4. Wetland Delineation Guidance, Regulatory Jurisdiction

The wetland investigation was performed in reference to routine methods described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (Corps 2008). Plants were identified by scientific name and wetland indicator status per Corps (2020).

Since the project occurs within the city limits of Richland and is located outside shoreline jurisdiction, any wetlands present would be regulated under Critical Areas Ordinance (CAO) Chapter 22.10 – Article III of the RMC.

3.5. Wildlife Conservation Area Survey, Regulatory Jurisdiction

Fish and Wildlife Habitat Conservation Areas are regulated under CAO Chapter 22.10 – Article IV of the RMC (City of Richland 2025). Background research and fieldwork to assess the presence or absence of Fish and Wildlife Habitat Conservation Areas were completed to provide those data required under RMC CAO Chapter 22.10.200.

3.6. Geospatial Documentation

Notable features in the field were geospatially surveyed with a Motorola G Stylus mobile phone, running the Mapit Spatial GIS application paired via Bluetooth® with a Juniper Systems Geode™ Multi-Global Navigation Satellite System (Multi-GNSS) receiver capable of sub-meter horizontal accuracy.[2]

4. Existing Conditions

4.1. Land Use History

Historic aerial imagery (CWU 2025) shows the surrounding region to be undeveloped and dominated by shrubsteppe in 1955. According to the Kennewick Irrigation District (KID), the nearby East Badger Lateral Canal (canal) became operational in 1957 (Kennewick Irrigation District 2025). According historic satellite imagery (Google 2025), the parcel, along with adjacent parcels to the north and south, has since been continuously managed for agriculture since at least 1985.

4.2. Topography

The parcel occurs within the lowest terrain of Goose Gap between Candy Mountain and Badger Mountain. Topography within the general vicinity is consistently sloped toward the northeast and was historically interspersed with shallow erosional swales. The region between Interstate 182, Keene Road, and Dallas Road is today largely developed with topography leveled to allow for construction.

4.3. Soils

Four mapped soil units underlie the parcel (NRCS 2025a). All four are well-drained to excessively-drained, exhibit depths greater than 80 inches (in) to a restrictive feature or groundwater, do not flood or pond, and are not listed as hydric soils.

[WdC] Warden silt loam, 5 to 8 percent slopes, is associated with terraces. Comprised of loess over lacustrine deposits, the typical profile includes silt loam in the upper 19 in with stratified very fine sandy loam to silt loam from 19 to 60 in. It is well drained with depth to restrictive feature and water table over 80 in. It does not flood or pond and is not listed as a hydric soil. **[WfB2] Warden very fine sandy loam, 2 to 8 percent slopes** and **[WfC2] Warden very fine sandy loam, 2 to 8 percent slopes,** are associated with terraces. Comprised of loess over lacustrine deposits, the typical profiles include very fine sandy loam in the upper 4 in followed by silt loam to 14 in and stratified very fine sandy loam to silt loam from 14 to 60 in. They are well drained with depth to restrictive feature and water

[2] Horizontal accuracy is typically eight (8) inches with good (open sky) satellite coverage.

tables over 80 in. They do not flood or pond and are not listed as a hydric soil. **[HeD] Hezel loamy fine sand, 2 to 15 percent slopes,** is associated with terraces. Comprised of Eolian sands over silty lacustrine deposits, the typical profile includes loamy fine sand to 16 in underlain by stratified fine sandy loam to silt loam from 16 to 60 in. It is somewhat excessively drained with depth to restrictive feature and water table over 80 in. It does not flood or pond and is not listed as a hydric soil.

4.4. Hydrology

According to a historic aerial imagery (CWU 2025), the region was universally xeric and dominated by shrubsteppe in 1955 (**Figure 3**), with no evidence of wetlands, streams, moist areas, or trees. No wetlands are mapped on the parcel in historic United States Geological Survey (USGS) topographic maps from 1917 to present (USGS 2025a) and neither the National Wetlands Inventory (NWI) (USFWS 2025) nor Benton County (Benton County 2025) identify a potential wetland in this location.

As for streams, the USGS National Hydrography Dataset (NHD) (USGS 2025b) currently maps the canal as a canal and the swale bottom, southeast of the parcel, as an intermittent stream. The swale was first illustrated as an intermittent stream by the USGS in its 1978 edition topographic map (**Figure 2**).

No evidence of surface flow (bed, bank, or channel) was observed during critical areas fieldwork. USGS StreamStats (USGS 2025c) maps the up-gradient watershed at 613 ac. This relatively small watershed is largely developed with surface runoff interrupted by urban residential, transportation infrastructure, and agriculture. Given this interruption, low average annual precipitation (7.44 in) (NRCS 2025b), and pervious soils, best available science suggests that little to no surface flow can enter the swale.

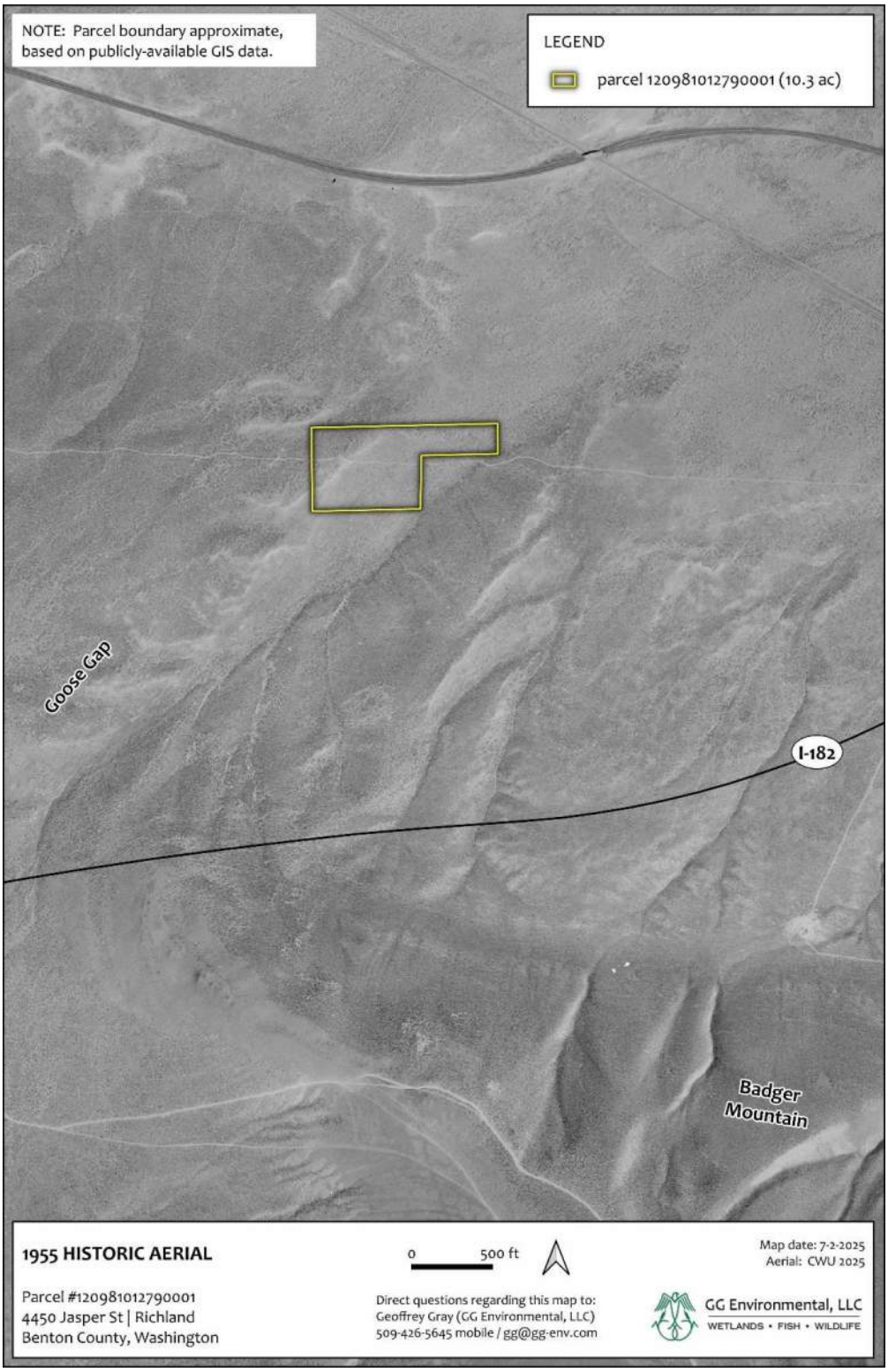
4.5. Plants

Non-orchard/fallow portions of the parcel are dominated by non-native and noxious weeds (Benton County 2025b)[3]. The adjacent parcel to the south supports multiple stands of big sagebrush (*Artemisia tridentata*) with trace yellow rabbitbrush (*Chrysothamnus viscidiflorus*), two small stands of which overlap the extreme southwest corner of the parcel boundary. Four (4) individual big sagebrush shrubs are rooted in a weedy area in the parcel's southwest quarter (**Figure 1**).

No rare plants or ecosystems are documented in the Project vicinity by the Washington Natural Heritage Program (WNHP) (DNR 2025).

[3] Benton County noxious weeds observed: [Class A] none; [Class B] perennial pepperweed (*Lepidium latifolium*, rush skeletonweed (*Chondrilla juncea*), Scotch thistle (*Onopordum acanthium*), yellow starthistle (*Centaurea solstitialis*); [Class C] none.

Figure 3. Historic Aerial Photo (1955)



5. Findings

5.1. Wetlands and Streams

No wetlands or streams are present within the study area.

5.2. Fish and Wildlife Habitat Conservation Areas

Priority Habitats and Species (PHS), include **shrubsteppe**, **Townsend's ground squirrel** (*Urocitellus townsendii townsendii*) (State Candidate), and **Ferruginous hawk** (*Buteo regalis*) (State Endangered), are mapped within the parcel limits by the Washington Department of Fish and Wildlife (WDFW) (WDFW 2025a).

The WDFW may consider shrubsteppe shrub concentrations, even isolated by surrounding urban development, to meet the definition of a Fish and Wildlife Habitat Conservation Area under Richland Municipal Code 22.10.185 (WDFW 2024). These areas may also support **black-tailed jackrabbit** (*Lepus californicus*) (State Candidate), **sagebrush sparrow** (*Artemisiospiza nevadensis*) (State Candidate), and other bird species protected under the federal Migratory Bird Treaty Act and State of Washington under RCW 77.12.020(3). For this reason, black-tailed jackrabbit and sagebrush sparrow are also evaluated in this report.

5.2.1. Shrubsteppe

Approximately 0.015 ac (654 ft^2 total cover) of shrubsteppe, consisting of two small contiguous stands and four (4) scattered individual shrubs (16 ft^2 total cover), are rooted within the parcel boundary (**Figure 1**), all of which may be impacted by the Project. Observed shrub height ranges from approximately 2-5 ft in height with average cover (for the two contiguous stands) qualitatively estimated at >60 percent. Big sagebrush (*Artemisia tridentata*) is dominant (qualitatively estimated at 100% relative cover).

Shrubsteppe is defined by WDFW, as cited in Azarrad et al. 2011, as a non-forested vegetation type consisting of one or more layers of perennial bunchgrasses and a conspicuous but discontinuous layer of shrubs. Although big sagebrush is the most widespread shrubsteppe shrub, other dominant (or co-dominant) shrubs include antelope bitterbrush, three-tip sagebrush, scabland sagebrush, and dwarf sagebrush. Dominant bunchgrasses include (but are not limited to) Idaho fescue, bluebunch wheatgrass, Sandberg bluegrass, Thurber's needlegrass, and needle-and-thread. Sites can also have a layer of algae, mosses, or lichens. In areas with greater precipitation or on soils with higher moisture-holding capacity, shrubsteppe can also support a dense layer of forbs (i.e., broadleaf herbaceous flora). Shrubsteppe contains various habitat features, including diverse topography, riparian areas, and canyons. Another important component is habitat quality (i.e., degree to which a tract resembles a site potential natural community), which may be influenced by soil condition and erosion; and the distribution, coverage, and vigor of native shrubs, forbs, and grasses. At some more disturbed sites, non-natives such as cheatgrass or crested wheatgrass may be co-dominant species.

Fire disturbance is an ecological component of shrubsteppe. Shrubsteppe disturbed by fire may lack the aforementioned vegetative components during periods of post-fire recovery.

Although shrub canopy cover can be as high as 60%, less disturbed habitat typically has a canopy between 5% and 30%. In areas of higher precipitation, shrub cover is lower while grasses and forbs are more prevalent. Trees may occur in shrubsteppe, especially when near riparian habitat or wetlands. Isolated trees from adjacent forests or woodlands can also occur. Conifers such as juniper and pine sometimes encroach into shrubsteppe while planted trees can also sometimes be found.

Healthy shrubsteppe supports a soil surface layer of cryptobiotic crust. Comprised of a complex and fragile community of blue-green algae, bacteria, fungi, lichens, or mosses, these crusts form in the spaces between perennial bunchgrasses, forbs, and shrubs. Soil crusts benefits habitat by locking in soil moisture, reducing erosion, and by increasing the soil's nutrients and productivity. They also help prevent the establishment and spread of invasive plants such as cheatgrass.

5.2.2. Black-tailed jackrabbit

Life history obtained from WDFW 2025b.

In central Washington, east of the Cascade Mountains, black-tailed jackrabbit (*Lepus californicus*) (State Candidate) distribution is concentrated in the semi-arid Columbia Plateau shrubsteppe and grassland habitats, and extends south into Oregon. Areas used include habitats dominated by sagebrush and rabbitbrush, as well as areas of mixed grassland and shrub. Black-tailed jackrabbits tend to occupy areas with more shrubs and less grass than white-tailed jackrabbits. The black-tailed jackrabbit is one of three species of hare in Washington. The other two species are the white-tailed jackrabbit and snowshoe hare. Hares differ from rabbits in that young are born fully furred with their eyes open, and they can hop within hours of their birth. Predators known to prey on black-tailed jackrabbits include coyotes, badgers, bobcats, golden eagles, several species of hawk, owls, rattlesnakes, and gopher snakes.

Determination: Neither black-tailed jackrabbits nor jackrabbit sign (fecal pellets) were observed. A single introduced Eastern cottontail (*Sylvilagus floridanus*) was noted in association with the shrubsteppe stands in the parcels extreme southwest corner. Although black-tailed jackrabbits can tolerate urban noise and visual disturbance if substantial habitat is available, the isolation of the parcel by urban development, agricultural disturbance, small patch size, and focused predation by coyotes (scat observed) makes jackrabbit presence unlikely.

5.2.3. Townsend's ground squirrel

Life history obtained from WDFW 2025c.

The Townsend's ground squirrel (*Urocitellus townsendii townsendii*) (State Candidate) is only found in Washington in the Columbia Basin west of the Columbia River in Klickitat, Benton, Yakima, and Kittitas counties. A burrowing species, it is found primarily in small to fairly large colonies, but can also occur solitarily. The squirrels historically occurred primarily in native shrubsteppe, grasslands, and large patches of sagebrush at the lower edges of forest. A variety of human-modified habitats are now also occupied, including pastures, abandoned fields, orchards, vineyards, hop fields, canal

banks, and sites adjacent to irrigated fields and springs. Occupied sites must have ample soil depths to provide space for burrow construction. The squirrels are active for only four to five months, spending the rest of the year hibernating. Adults emerge from hibernation from January to February and mate soon after. Litters average about eight pups and first appear above ground in March to April. Adults and juveniles consume large amounts of food before hibernation in an effort to gain adequate fat reserves to survive through hibernation. Animals enter hibernation in May and June. Burrows provide safety from predators, shelter from bad weather, protection for raising young, and a stable environment for hibernation. Diet is broad and comprised mainly of grasses, forbs, and seeds. American badgers, raptors, and snakes are the most important predators.

Determination: No squirrels of any kind were observed nor any burrows capable of supporting Townsend's ground squirrel. Although this species is known to tolerate human noise and visual disturbance if substantial habitat is available, the isolation of the parcel by urban development, small patch size, and focused predation pressure by coyotes (scat observed) makes squirrel presence unlikely.

5.2.4. Sagebrush sparrow

Life history obtained from WDFW 2025d.

The Sagebrush sparrow (*Artemisiospiza nevadensis*) (State Candidate) is a sagebrush obligate species, typically associated with big sagebrush in eastern Washington. Sagebrush sparrows appear to be sensitive to patch size, and the probability they will use a site is higher in areas with large expanses of unconverted shrubsteppe, typically areas greater than 2,500 acres. The sparrow prefers the sagebrush/bunchgrass shrubsteppe landscapes of the Columbia Basin. During the breeding season, this species forages on the ground for insects, spiders, small fruits, and seeds. During the non-breeding season, diet is similar but also includes succulent plant material. Pairs generally arrive together on breeding grounds. Males sing atop sagebrush in defense of their territory. Nest building in or under big sagebrush begins in mid-March. After an incubation period of 10 to 16 days, the young usually leave the nest 9 to 10 days after hatching. Most females raise two broods per year. This sparrow migrates to overwintering areas between central California and central Nevada, including as far south as northern Mexico.

Determination: No sagebrush sparrows were observed although a comprehensive avian survey was not completed. However, given the very small patch size of the shrubsteppe onsite, adjacent disturbance, and isolation of the habitat in the midst of urban development, it is unlikely that sagebrush sparrows are associated with the parcel.

5.2.5. Ferruginous hawk

Life history obtained from Richardson et al. 1999.

In Washington, the ferruginous hawk (*Buteo regalis*) (State Endangered) frequents shrub-steppe in the channeled scablands and juniper-savannah areas of the Columbia Basin. Landscapes comprised primarily of shrubsteppe, native prairie, hayland, and pasture are favored for nesting, while cropland is avoided. Most nests are found in areas with a high proportion of grassland, shrubland, and juniper

forest and a low proportion of wheatland. Ferruginous hawk populations decline consistently once cultivated land exceeds 30% of the area. In Washington, this species nest on rock outcrops, steep low cliffs, ledges on hills, in some canyons, in isolated trees, and on powerline towers or other artificial structures. Sensitive to disturbance, pairs may abandon nests even when mildly disturbed during nest building or incubation. Rather than becoming acclimated to repeated disturbance, ferruginous hawks become sensitized, flush at greater distances, and typically nest farther from human habitations than closely related raptor species. Preying on small- to medium-size mammals and, to a lesser extent, snakes, birds, and insects, northern pocket gophers appear to dominate the diet.

Determination: The survey area exhibits poor habitat quality for ferruginous hawks due to urban development, adjacent agriculture, lack of perching and nesting habitat, and anthropogenic disturbance. Although the survey area supports small mammals (gophers, voles, mice) which can serve as prey, the vicinity provides insignificant foraging habitat for ferruginous hawks.

6. Limitations

The data presented herein reflect site conditions encountered on June 24, 2025. Work was performed in accordance with accepted standards for professional biologists and applicable and current federal, state, and local ordinances. Although this report is accurate and complete to the best of available scientific knowledge, it should be considered a preliminary determination, with no warranty, express or implied, until it has been reviewed, and approved in writing, by appropriate jurisdictional authorities.

7. Consultant Qualifications

Geoffrey Gray, MA, PWS is a professional biologist and wetland scientist whose 28-year career has provided him with a unique breadth of experience that can readily assist you in moving your project forward.

Investing eight years in higher education, he earned a Bachelor's Degree in Business Management and a Master's degree in Biology from California State University at Fresno.

Geoffrey has earned 12.4 credit hours of certified professional wetland training, including completion of the 38-hour Army Corps of Engineers (Corps) Wetland Delineation and Management Training Program, as well as Corps Advanced Wetland Delineation , Corps Delineation Manual Regional Supplements, Washington State Department of Ecology (Ecology) 2014 Wetland Rating System, Ecology Credit-Debit Method for Estimating Mitigation Needs, Ecology Selecting Wetland Mitigation Sites Using a Watershed Approach, and multiple courses in wetland plant identification.

Continuously employed as a wetland, fish, and wildlife biologist since 1997, while serving tenures in field research, a large environmental consulting firm, state agencies in both California and Washington, and as an independent environmental consultant, Geoff's resume includes 17 years of full-time duty as a wetland biologist, with experience ranging from the unique vernal pool wetland habitats of California's Central Valley to the diverse wetlands of Eastern Washington State, stretching from the Cascade crest to Idaho.

Spanning his career, Geoff has performed hundreds of wetland delineations and has managed 35 wetland mitigation/riparian restoration sites. As a fish and wildlife biologist, he has evaluated over 600 projects for compliance under the Endangered Species Act, including 128 federal consultations.

Geoff founded GG Environmental in 2015, and has since served a diverse palette of clients including salmonid habitat restoration groups, private landowners, commercial enterprises, tribes, and city governments who need assistance in overcoming the challenges of Critical Areas/Shorelines permitting and Endangered Species Act consultation.

A professional-level GPS/GIS user for 27 years, Geoff employs cutting-edge GPS technology in the field and is proficient in GIS mapping with ArcGIS and Quantum GIS (QGIS).

Globally recognized as a Professional Wetland Scientist by the Society of Wetland Scientists, Geoff's work is performed to the highest standards and is fully insured.

8. References

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Appendix A. Photos

Photo 1. Shrubsteppe stand in the parcel's extreme southwest corner (view toward northeast)



Photo 2. Two of the four individual big sagebrush shrubs observed (view toward south)



Photo 3. Fallow, weedy zone in the parcel's southeast quarter (view toward southeast)



Vicinity Map

Item: 4450 Jasper St - Preliminary Plat & Rezone
Applicant: Rick Simon, RPS Planning Consultant LLC
File #: PLN-T3A-2025-00003 & PLN-T3-2025-00005

Exhibit 2

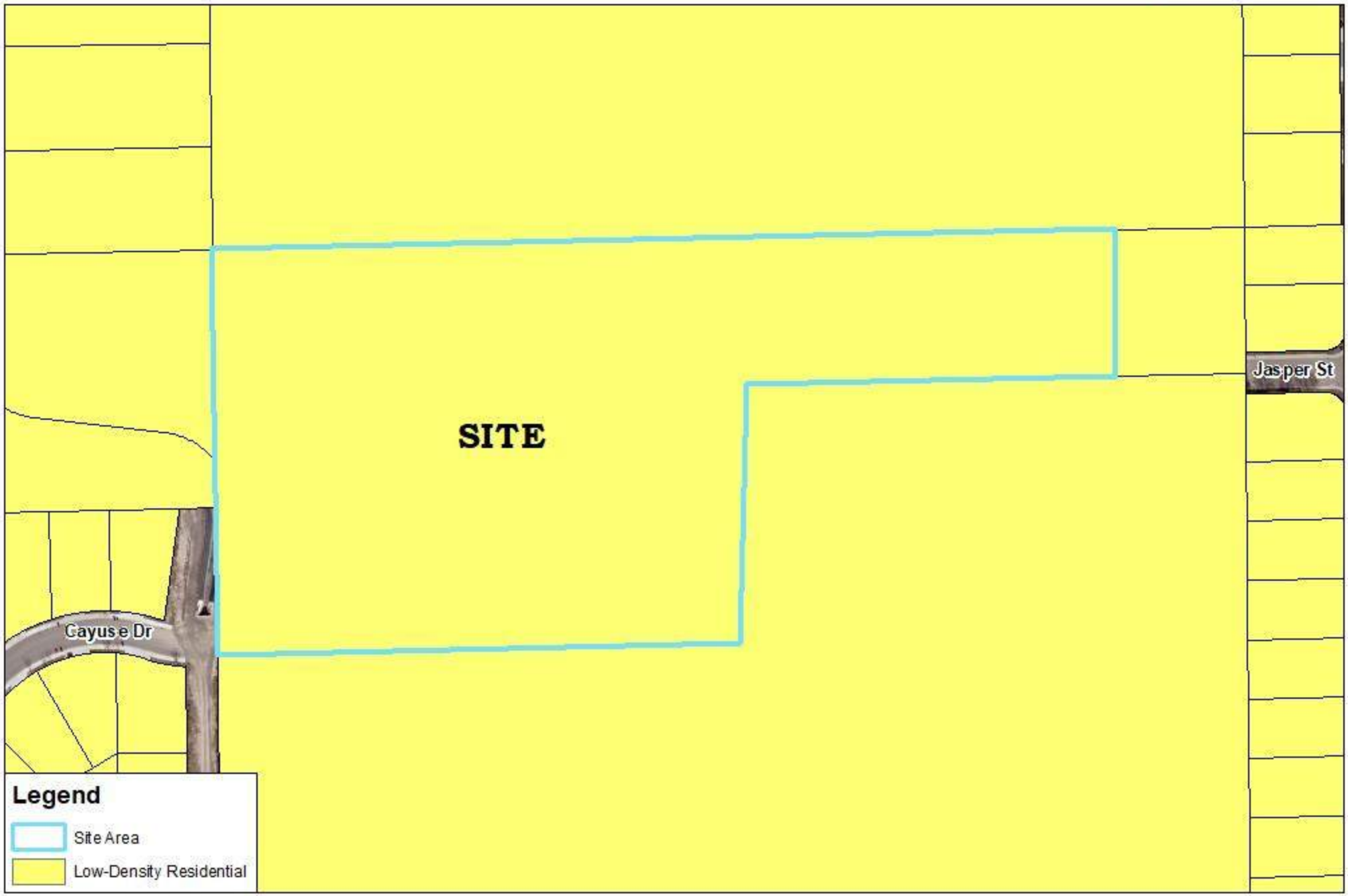
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Land Use Map

Item: 4450 Jasper St - Preliminary Plat & Rezone
Applicant: Rick Simon, RPS Planning Consultant LLC
File #: PLN-T3A-2025-00003 & PLN-T3-2025-00005



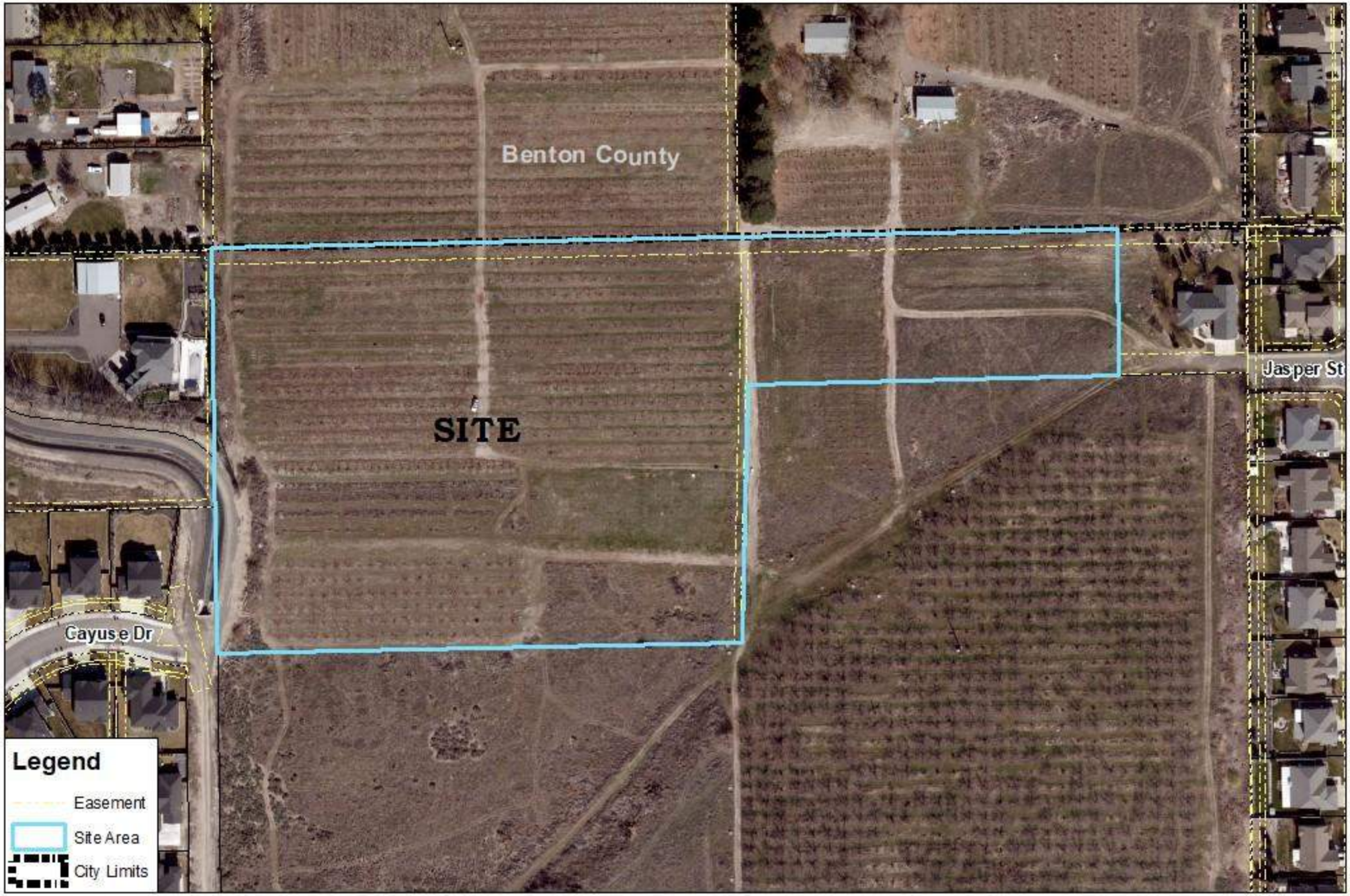
Zoning Map

Item: 4450 Jasper St - Preliminary Plat & Rezone
Applicant: Rick Simon, RPS Planning Consultant LLC
File #: PLN-T3A-2025-00003 & PLN-T3-2025-00005



Easement Map

Item: 4450 Jasper St - Preliminary Plat & Rezone
Applicant: Rick Simon, RPS Planning Consultant LLC
File #: PLN-T3A-2025-00003 & PLN-T3-2025-00005



Utility Map

Item: 4450 Jasper St - Preliminary Plat & Rezone
Applicant: Rick Simon, RPS Planning Consultant LLC
File #: PLN-T3A-2025-00003 & PLN-T3-2025-00005

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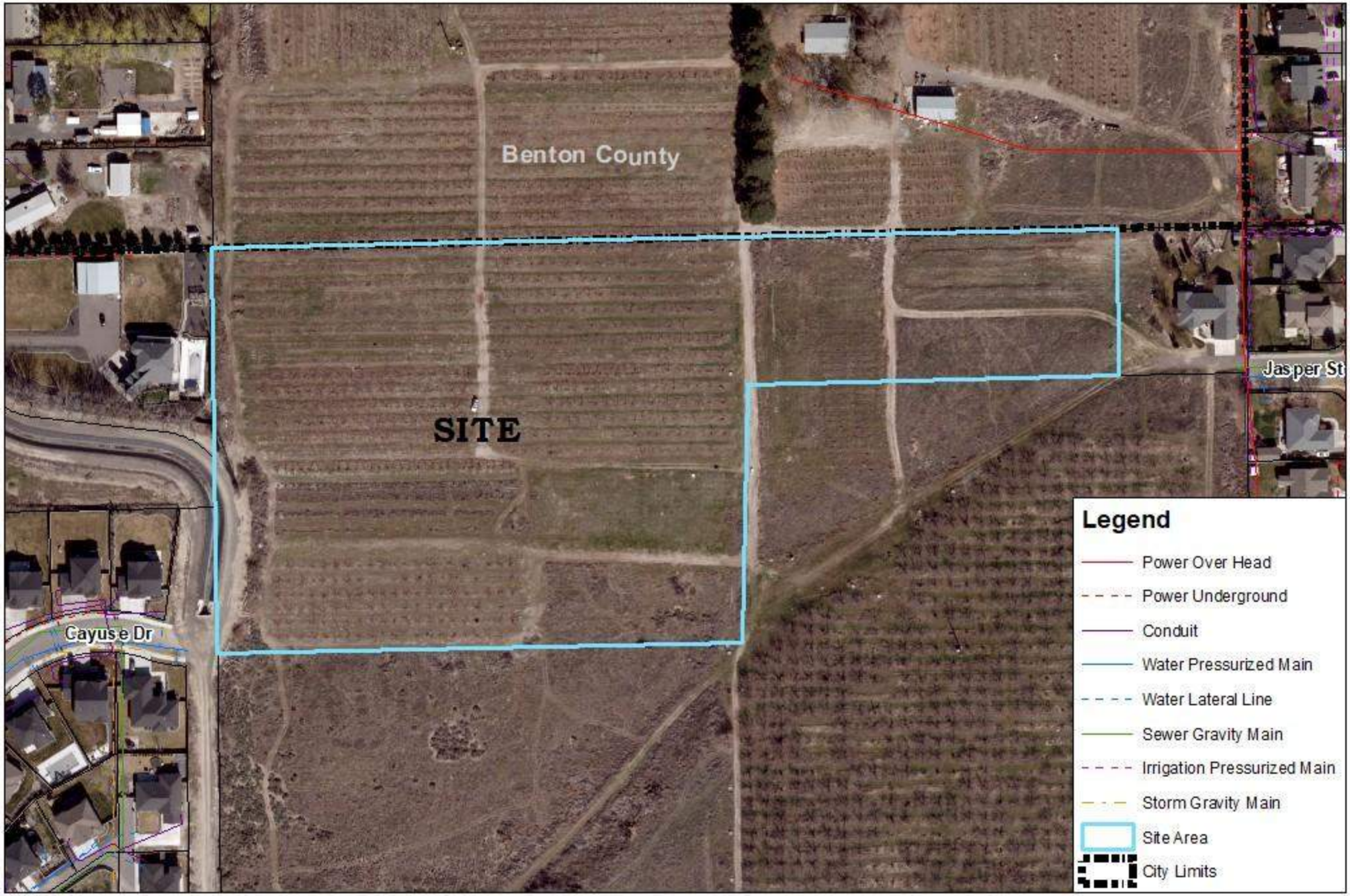


Exhibit 3

File No. PLN-T1-2025-00337

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: French Meadows is a proposed plat to divide 10.3 acres into 31 single family residential lots. This proposal includes the rezoning of the site from its current SAG – Suburban Agricultural zone to an R-1-10 Single Family Residential Low Density zone. The project will require the extension of a city street across the site from Cayuse Drive on the west boundary of the site to Jasper Street on the east boundary. Improvements would include extension of city water, sewer and power services, and irrigation water provided by the Kennewick Irrigation District. An on-site storm water pond would be constructed on-site or on the adjacent property to the south.

Proponent: Josh Blankenship
French Meadows Development LLC
5606 South Toro Road
Kennewick, WA 99338

Location of Proposal: The site is generally east of Dallas Road, west of Sirron Avenue, south of Kennedy Road and north of I-182. The address is 4450 Jasper Street and the Benton County Assessor Parcel Number is 120981012790001.

Lead Agency: City of Richland

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

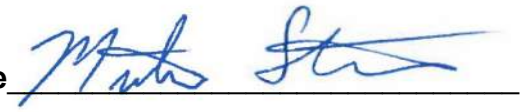
( ) There is no comment for the DNS.

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

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

Responsible Official: Mike Stevens
Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352
Date: December 29, 2025

Signature 

SEPA[1] Environmental Checklist

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

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

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   The Preliminary Plat of French Meadows

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

2. **Name of applicant:**

   Josh Blankenship

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

Josh Blankenship	Peter Harpster
French Meadows Development LLC	Harpster Land Development
5606 South Toro Road	5804 Road 90, Suite C
Kennewick, WA 99338	Pasco, WA 99301
(509) 531-7062	(509) 212-9595
Blankenship_homes@yahoo.com	peter@harpsterld.com

4. **Date checklist prepared:**

   October, 2025

5. **Agency requesting checklist:**

   City of Richland

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

   Construction of project to begin in spring, 2026, following project approvals.

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

   Site grading permits to be issued by Richland Development Services. Construction permits for street and utility extensions to be issued by Richland Public Works Department. Following construction of the plat, building permits will be required for the construction of single family homes, which will be filed by others.

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

   A Critical Areas Report for Wetlands and Wildlife Conservation Areas has been prepared. A copy is included with the application packet.

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.**

   No other applications are pending.

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

    City of Richland to approve rezone and preliminary plat applications, construction stormwater general permit (CSWGP), grading permits, ROW permits and final plat approvals.

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.)

French Meadows is a proposed plat to divide 10.3 acres into 31 single family residential lots. This proposal includes the rezoning of the site from its current SAG – Suburban Agricultural zone to an R-1-10 Single Family Residential Low Density zone. The project will require the extension of a city street across the site from Cayuse Drive on the west boundary of the site to Jasper Street on the east boundary. Improvements would include extension of city water, sewer and power services, and irrigation water provided by the Kennewick Irrigation District. An on-site storm water pond would be constructed on-site or on the adjacent property to the south.

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 site is generally east of Dallas Road, west of Sirron Avenue, south of Kennedy Road and north of I-182. The address is 4450 Jasper Street and the Benton County Assessor Parcel Number is 120981012790001.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

    The site is on gently rolling terrain with slopes generally less than 7%. the highest elevation at approximately 645 feet is found along the western boundary of the site to approximately 580 feet along the easterly boundary.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

    Approximately 7%.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

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

Soil types present on-site include: Warden silt loam, 5 – 8% slopes; Warden very fine sandy loam, 2 – 8% slopes; Hezel loamy fine sand, 2 – 15%. A geotechnical engineering report will be prepared that will provide additional soil information prior to issuance of construction permits.

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

There are no known indications or history of unstable soils

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.**

The roads and lots proposed for this project have been designed to follow natural contours to limit the amount of grading needed to prepare the site for development. Grading quantities of less than 60,000 cubic yards are anticipated, with balanced cuts and fills. A specific grading plan will be prepared and submitted to the city prior to any construction activities on site.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Erosion could occur on-site but will be minimized through the use of best management practices.

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

A total of 2.74 acres would be devoted to street right-of-way, which will largely be covered (80% or more) with asphalt streets and sidewalks. Future residential lots will be improved with homes, driveways and patios that will result in approximately 40% of the total surface area covered with impervious surfaces.

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

Specific erosion control measures will be delineated at the time that grading and construction permits are issued for the project but will likely include silt fencing, soil stabilization, watering of the site with water trucks and installation of construction entrances.

2. Air

Find help answering air questions[4]

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-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.**

During construction, equipment will generate dust and large vehicle emissions. Following completion of construction, emissions typical of residential use will likely include vehicle emissions, gas powered tool emissions and barbeques.

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

None are known to exist.

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

Dust control measures will be implemented in accordance with Benton Clean Air Authority standards, including items such as site watering, controlling vehicle routes through the site and limiting construction activities on windy days.

3. Water

Find help answering water questions[5]

a. **Surface:**
Find help answering surface water questions[6]

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 water bodies are present on-site or in the vicinity of the site.

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.

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

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

   No surface water withdrawals or diversions are proposed.

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

   No, the site is located outside of any identified 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.**

   No waste materials will be discharged to surface waters.

b. Ground:

Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

   No ground water withdrawals are proposed. Domestic water would be provided from the City of Richland municipal water system and irrigation water would be provided from the Kennewick Irrigation District canal that is located on the western boundary of the site.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 septic systems or other waste materials would be discharged on site. City sewer mains would be extended to serve new residential development.

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.**

   Proposed development including streets, sidewalks, driveways and home will create impervious surfaces and increase storm water runoff. A drainage system will be installed across the site along roadways, collected and routed to a storm water pond to be located either on-site or on the adjacent parcel to the south. Pervious runoff will continue to be generated from the natural drainage patterns of the site.

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

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

Not likely. Soil types are well drained and over 80 inches deep. Development of adjacent properties in the immediate vicinity has not resulted in any known ground water contamination issues and the site is far from the nearest surface water

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

   General storm drainage patterns in the area will remain unaffected. The proposed development will cause on-site runoff to follow the proposed street system.

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

Storm water runoff generated from the proposed development will be collected and routed to an infiltration system that will be located either on-site or on the adjacent property along the southern boundary of the site. Stormwater disposal will be required to meet existing state and City regulations for water quality and quantity. Engineered plans will be submitted to the City of Richland for review and approval.

4. Plants

Find help answering plants questions

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?

All existing vegetation would be removed from the site.

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

No threatened or endangered species are known to exist on-site, although a small amount of shrubsteppe exists on site, which is classified by the State Department of Fish and Wildlife as a Priority Habitat and Species (PHS). There are 670 square feet of shrub existing on site, according to a Critical Areas Report prepared by GC Environmental, LLC, July 2025. (See attached report.)

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

In accordance with Washington State Department of Fish and Wildlife ratios for shrubsteppe mitigation, (2:1) a total of 1,340 square feet are proposed be planted with shrubsteppe to mitigate the impacts of the development.

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

The Critical Areas Report references the presence of noxious weeds and non-native plants on-site.

5. Animals

Find help answering animal questions[8]

a. List any birds and other animals that 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:** rodents, such as mice, voles, moles
- **Fish: bass, salmon, trout, herring, shellfish, other:**

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

The Critical Areas Report noted the association between shrubsteppe habitat and several threatened species. The report evaluated Black-Tailed Jackrabbit (State Candidate Species, Townsend's Ground Squirrel (State Candidate Species), Sagebrush Sparrow (State Candidate Species) and Ferruginous Hawk (State Endangered Species). In no case did the report note the presence of any of these species on or near the site.

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

Yes, the Columbia Basin is a part of the Pacific Flyway.

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

No measures to preserve or enhance wildlife are proposed.

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

None were noted in either the Critical Areas Report or on the State Department of Fish and Wildlife website.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals
[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

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.**

Electrical energy and/or natural gas will be used to meet the energy requirements of the project. Primary energy needs will be home heating and cooling.

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

No impacts to the potential solar energy use of adjacent properties are anticipated, given the building setback and building height standards that the City of Richland imposes on single family residential construction.

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.**

All new construction will meet current building and energy code requirements established by the State of Washington.

7. Environmental health

Health Find help with answering environmental health questions[10]

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

Risks of environmental health hazards created by single family residential development are generally low. Future residential buildings would be subject to fire, although risks associated with new residential construction are very low.

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

   No sources of contamination on site are known to exist.

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 exist on site.

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.**

   During construction, heavy equipment will use diesel fuel. Following construction, some percentage of homeowners may store small quantities of hazardous chemicals on site such as fuel for lawnmowers, chemical fertilizers, pesticides, paints, thinners, etc.

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

4. **Describe special emergency services that might be required.**

   Residential land use generates few demands for special emergency services.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   Construction of the project will require installation of fire hydrants and compliance with building and fire codes that are designed to reduce the potential for fire.

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 existing residential development in the area is present on site.

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)?**

   During construction, noise generated by the operation of heavy equipment and construction activities will be present. Following construction, noises associated with typical single family development would be present, such as traffic, playing music or kids playing outdoors. During construction, workers would be subject to state and local noise standards and hours of operation (7:00 a.m. to 9:00 p.m.)

3. **Proposed measures to reduce or control noise impacts, if any:**

   Beyond compliance with existing noise regulations, no mitigation measures are needed.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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.

Part of the site is currently operated as a commercial orchard, while the remainder is undeveloped. The proposed single family residential development would match the type and density of residential development that is located immediately to the west and east of the site. Additional single family residential development is proposed on the adjacent property to the south (The Estates at White Bluffs).

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 because 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?

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

Approximately 7.5 acres of the site are under orchard production, while the remainder of the site lies fallow. The site is located within the corporate boundaries of the City of Richland and falls within the City's Urban Growth Area. No portion of the site is designated as agricultural or forest lands 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?**

   Land immediately north of the site is developed with an orchard and is currently under production. Operation of the adjacent orchard will not require access equipment to cross the site. Current orchard operations are largely surrounded by residential neighborhoods and operate in a manner to reduce land use conflicts. The adjacent property also falls within Urban Growth boundaries and will likely be converted to residential uses at some future point.

c. Describe any structures on the site.

There are no structures on the site.

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

No

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

Current zoning is SAG – Suburban Agriculture. The site is proposed to be rezoned to R-1-10 Low Density Residential.

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

Low Density Residential

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.

Richland's ordinance classifies PHS habitats and species as identified by the State Department of Fish and Wildlife as critical areas. One of these is Shrubsteppe. There are a total of 670 square feet of shrubsteppe located within the site. (Refer to the attached Critical Areas Report.)

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

Approximately 78 persons would reside in the completed project (2.5 persons/home).

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

No one would be displaced by the project.

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

No mitigation measures are needed.

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

The proposed rezoning of the site is consistent with both the comprehensive plan designation for the property and is consistent with the type and density of the single family residential development that is located within the vicinity of the site.

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

No mitigation measures are proposed.

9. Housing

Find help answering housing questions[12]

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

The project would result in 31 units of middle income housing.

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

No housing would be eliminated.

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

No mitigation measures are needed.

10. Aesthetics

Find help answering aesthetics questions[13]

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

Zoning codes restrict the height of a single family residence to 30 feet. Building exteriors have not yet been determined but would likely be typical of other single family homes in the City.

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

Existing orchard views would be replaced with views of single family homes.

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

New home construction will be required to meet city codes for building height, setbacks, lot coverage and landscaping.

11. Light and glare

Find help answering light and glare questions[14]

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics

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

The project will be built to comply with City street lighting standards. Outdoor residential lighting will vary by property owner preference and compliance with City outdoor lighting standards.

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

It is not anticipated that the project would result in detrimental light or glare impacts.

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

None are known.

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

New construction will comply with the City's adopted outdoor lighting standards.

12. Recreation

Find help answering recreation questions

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

There are a number of recreational facilities in the area, including: Brookline Park, approximately 1,400 feet east of the site; playgrounds and fields at the White Bluffs Elementary School, approximately 2,000 feet southeast of the site; The Keene Road walking trail, approximately ½ mile north of the site and hiking trails at both Badger Mountain and Candy Mountain.

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 project will be required to pay park mitigation fees to provide funding for the expansion of the City's park system.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

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

There are no buildings on site.

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.**

There are no landmarks, features, or other evidence of Indian or historic use/occupation. Per the Department of Archaeology and Historic Preservation (DAHP) WISAARD maps, the site is within areas varying from "Survey Contingent upon Project Parameters: Moderately Low Risk" to "Survey Highly Advised: High Risk" for finding archaeological resources and artifacts. However, these designations are based on a predictive model, and the entire Columbia basin falls within "Low" and "Very High" risk areas.

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.**

The Department of Archaeology and Historic Preservation (DAHP) WISAARD maps were used.

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.**

Upon discovery of potential or known archaeological resources at the subject property, the developer, contractor, and/or other parties involved shall immediately cease all onsite construction, act to protect the potential/known resources, and immediately notify the City of the discovery.

14. Transportation

Find help with answering transportation questions[16]

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 site is accessed from Cayuse Drive on the west and Jasper Street on the east. The proposed development would connect these two streets, thereby providing a connection that would improve circulation within this neighborhood.

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[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

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 site is not presently served by public transit. The nearest transit stop operated by Benton Franklin Transit is approximately 1,500 feet north of the site on Kennedy Road.

c. 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).

New streets will be built on site to service the proposed residential lots. The present end of Cayuse Drive will be extended easterly across the site to tie into Jasper Street. Additionally, a short cul-de-sac street would extend in a north-south direction in the central portion of the site. All proposed streets would be public and would be constructed to City standards for local streets.

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

No.

e. 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?

A Transportation Impact Analysis was completed by PBS, dated April 14, 2025, for the adjacent Estates at White Bluffs plat. That analysis is relevant to this project given that the site is located immediately adjacent to and north of the Estates at White Bluffs plat; both projects are identical in terms of land use type and density and traffic generated from both projects will impact the same intersections. Both plats would access Dallas Road from Cowlitz Boulevard and would access Kennedy Road from Sirron Avenue. The PBS study used ITE land use code 210 was for single-family residential development. Per this land use, the proposed 31 lots of the French Meadows project will generate 320 average daily trips, with 6 a.m. and 8 p.m. peak hour trips.

f. 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.

The project will not interfere with or by affected by the movement of agricultural or forest products.

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

The project will incrementally increase traffic on the surrounding collector and arterial streets and will be subject to the payment of traffic mitigation fees to the City of Richland in accordance with the City's mitigation fee schedule. Incremental impacts will also accrue to streets maintained by the City of West Richland. The applicant proposes to enter into an agreement with the City of West Richland to pay its proportionate share of the project's impacts to the West Richland street system.

15. Public services

Find help answering public service questions[17]

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.**

   Residential development of the site will incrementally increase demands for public services including fire and police protection, schools, parks, streets and public transit.

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

   Residential development will require the payment of traffic and park mitigation fees to the City of Richland. Additionally, as the value of the property increases with development, tax revenues used to support public services will also increase.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: irrigation water**

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.**

   Residential development on site will require domestic water, sanitary sewer and electrical power to be supplied by the City of Richland. Irrigation water will be supplied by the Kennewick Irrigation District.

C.Signature

Find help about who should sign[19]

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.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature



X_____

Type name of signee: Peter Harpster

Position and agency/organization: Harpster Land Development

Date submitted: October 15, 2025

NOT APPLICABLE

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]
Do not use this section 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:**

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

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

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

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

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

Exhibit 4

CITY OF RICHLAND
PLANNING DIVISION
625 Swift Boulevard, MS-35
Richland, WA 99352
(509) 942-7794

NOTICE OF APPLICATION, PUBLIC HEARING, AND OPTIONAL DNS (PLN-T3A-2025-00003, PLN-T3-2025-00005 & PLN-T1-2025-00337)

Notice is hereby given that Rick Simon of RPS Planning Consultant LLC has filed rezone and preliminary plat applications to: 1) rezone the project site from SAG (Suburban Agriculture) to Low Density Residential (R-1-10) reflecting the City's Comprehensive Plan Land Uses, and 2) subdivide an approximately 10+ acre site into 31 new residential lots and multiple tracts (French Meadows Preliminary Plat).

Project Site: The project site is located at 4450 Jasper Street, which is approximately 322- feet west of the intersection of Sirron Ave and Jasper St. and approximately 78-feet east from the end of Cayuse Drive (Parcel #120981012790001).

Public Hearing: The City of Richland Hearing Examiner will conduct a public hearing and review of the application on Monday, January 12, 2026 at 6:00pm in City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development**.** The environmental checklist and related information are available for review at https://www.richlandwa.gov/business/land-use.

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 Starts: December 14, 2025
Comment Period Ends: January 12, 2026 at 6:00 PM

Written comments must be received no later than 5:00 p.m. on Friday, January 02, 2026, 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: 4450 Jasper St - Preliminary Plat & Rezone
Applicant: Rick Simon, RPS Planning Consultant LLC
File #: PLN-T3A-2025-00003 & PLN-T3-2025-00005



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 15th day of December, 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Numbers PLN-T3A-2025-00003 and PLN-T3-2025-00005 (Preliminary Plat and Rezone for French Meadows) at the following location:

   Facing west beyond the end of Cayuse Drive.

Signed: Ryan Nelson

SIGNED AND SWORN to before me this 15th day of December, 2025, by Ryan Nelson.

JODI HOGAN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 24026835 9-17-28

Signature of Notary

Jodi Hogan
Printed Name

Notary Public in and for the State of Washington,

Residing in 625 Swift Blvd

My appointment expires: 9-17-28

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 16th day of December 2025 I mailed a copy of the attached NOTICE OF APPLICATION, PUBLIC HEARING, AND OPTIONAL DNS (PLN-T3A-2025-00003, PLN-T3-2025-00005 & PLN-T1-2025-00337) 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 16th day of December, 2025 by

Jennifer Rogers
Notary Public in and for the State of Washington,

JENNIFER ROGERS
NOTARY PUBLIC #24019457
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 1, 2028

Jennifer Rogers
Print Name
Residing at Kennewick, WA
My appointment expires: 3/1/2028

CITY OF RICHLAND
PLANNING DIVISION
625 Swift Boulevard, MS-35
Richland, WA 99352
(509) 942-7794

NOTICE OF APPLICATION, PUBLIC HEARING, AND OPTIONAL DNS (PLN-T3A-2025-00003, PLN-T3-2025-00005 & PLN-T1-2025-00337)

Notice is hereby given that Rick Simon of RPS Planning Consultant LLC has filed rezone and preliminary plat applications to: 1) rezone the project site from SAG (Suburban Agriculture) to Low Density Residential (R-1-10) reflecting the City's Comprehensive Plan Land Uses, and 2) subdivide an approximately 10+ acre site into 31 new residential lots and multiple tracts (French Meadows Preliminary Plat).

Project Site: The project site is located at 4450 Jasper Street, which is approximately 322- feet west of the intersection of Sirron Ave and Jasper St. and approximately 78-feet east from the end of Cayuse Drive (Parcel #120981012790001).

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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 Starts: December 14, 2025
Comment Period Ends: January 12, 2026 at 6:00 PM

Written comments must be received no later than 5:00 p.m. on Friday, January 02, 2026, 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: 4450 Jasper St - Preliminary Plat & Rezone
Applicant: Rick Simon, RPS Planning Consultant LLC
File #: PLN-T3A-2025-00003 & PLN-T3-2025-00005



owner	addr_line1	addr_city	addr_state	addr_zip
MATHESON JOHN R & ANGELA R	4680 RAU ST	RICHLAND	WA	99352-7831
ATENCIO GREG A & JULIANNE H	889 CAYUSE DR	RICHLAND	WA	99352
BLANC MICHAEL & KAYLIE	4701 TULALIP CT	RICHLAND	WA	99352
BROADBENT KYLE D & AMY E	901 CAYUSE DR	RICHLAND	WA	99352
BROUSSARD KAILAH DENEE & MICHAEL JOSEPH	961 SIRRON AVE	RICHLAND	WA	99352
CARROLL THOMAS E	955 SIRRON AVE	RICHLAND	WA	99352
CHUNN CALVIN B & KAYLEE E	916 CAYUSE DR	RICHLAND	WA	99352
FOSTER JAMES LEONARD & LUCINDA DONNETTE	4851 RAU LN	RICHLAND	WA	99352
FRENCH RAYMOND P & FRENCH THOMAS C	900 HARVEST LN PR NE	RICHLAND	WA	99352
FRENCH ROBIN W	955 HARVEST LN PR NE	RICHLAND	WA	99352
FRENCH THOMAS C & PAULETTE C	4408 JASPER ST	RICHLAND	WA	99352
HARRIS JOHN R & SARAH L	877 CAYUSE DR	RICHLAND	WA	99352
HEATON KEVIN M & JILL	4880 RAU LANE	RICHLAND	WA	99352
KASPAREK STEVEN J & DEBRA S	876 BRETZ PR	RICHLAND	WA	99352
KIRBY NICOLE R	1023 SIRRON AVE	RICHLAND	WA	99352
KNIGHT RANAE JOY	928 CAYUSE DR	RICHLAND	WA	99352
LEDFORD ANDREW & BETH	1075 SAMISH DR	RICHLAND	WA	99352
LITE III DONALD J & KIMBERLY	1087 SAMISH DRIVE	RICHLAND	WA	99352
LOPEZ LUIS & CHRISTINA	1416 S OLYMPIA PL	KENNEWICK	WA	99337
MASSIE ROBERT G & VALERIE L	888 BRETZ RD	RICHLAND	WA	99352
MOORE WILLIAM R & JUDY M	1007 SIRRON AVE	RICHLAND	WA	99352
NIELSEN CHRISTOPHER	989 SIRRON AVE	RICHLAND	WA	99352
OWENS NEKI	1015 SIRRON AVE	RICHLAND	WA	99352
QIN CHUAN & ZHU QIMEI	4750 SIOUX CT	RICHLAND	WA	99352
SMITH DONALD K & SUSAN F	967 SIRRON AVE	RICHLAND	WA	99352-7740
SOULAMI AYOUB & HRAM ASMAE	880 CAYUSE DR	RICHLAND	WA	99352
VELASCO MICHELLE J & CHRISTIAN	864 N BRETZ PR NE	RICHLAND	WA	99352
WEBB CURTIS J & MELISSA R	900 CAYUSE DRIVE	RICHLAND	WA	99352
WITT MORGAN F & ALEXANDRA A	4708 TULALIP CT	RICHLAND	WA	99352
ZIMMERMANN JONATHAN & BARBARA	975 SIRRON AVE	RICHLAND	WA	99352

McClatchy

The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51422	IPL0297829	Legal Ad - IPL0297829	2026.01.12 HE PHN PLN-T3A-2025-00003, PLN-T3	1.0	71.0L

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

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (PLN-T3A-2025-00003, PLN-T3-2025-00005 & PLN-T1-2025-00337)

Notice: Rick Simon of RPS Planning Consultant LLC has filed rezone and preliminary plat applications to: 1) rezone the project site from SAG Suburban Agriculture) to Low Density Residential (R-1-10) reflecting the City's Comprehensive Plan Land Uses, and 2) subdivide an approximately 10+ acre site into 31 new residential lots and multiple tracts (French Meadows Preliminary Plat).

Project Site: The project site is located at 4450 Jasper Street, which is approximately 322 feet west of the intersection of Sirron Avenue and Jasper Street and approximately 78 feet east from the end of Cayuse Drive (Parcel #120981012790001).

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, January 12, 2026 at 6:00 p.m.** in City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available for review at www.richlandwa.gov/business/land-use.

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. The deadline for written comments is 6:00 p.m. on Monday, January 12, 2026. However, written comments must be received no later than 5:00 p.m. on Friday January 02, 2026, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

IPL0297829

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:
12/14/25 Print

Print Tearsheet Link

Marketplace Link

Julie Ambry

DIGITALLY SIGNED

Julie Ambry

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Dec 15, 2025, 2:49 PM EST

NOTARY PUBLIC STATE OF TEXAS
MARY CASTRO
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2028

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

CITY OF RICHLAND
IOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(PLN-T3A-2025-00003, PLN-T3-2025-00005 & PLN-T1-2025-00337)

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ublic Comment: Any person desiring express their views or to be notied of any decisions pertaining to this pplication should notify Ryan Nelson, enior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@i.richland.wa.us. The deadline for vritten comments is 6:00 p.m. on Monday, January 12, 2026. However, vritten comments must be received o later than 5:00 p.m. on Friday January 02, 2026, to be incorporated into he staff report. Comments received fter that time will be entered into the ecord during the hearing.

PL0297829
Dec 14 2025

Exhibit 5

CITY OF RICHLAND
DEVELOPMENT SERVICES
625 Swift Blvd.
Richland, WA 99352
Telephone (509) 942-7794
Fax (509) 942-7764
CI.RICHLAND.WA.US · 509-942-7390

DATE:December 22, 2025

TO: Ryan Nelson, Senior Planner

REVIEW BY: Nichole Westphal, Permit Technician III

PROJECT NAME: PLN-T3-2025-00005 – French Meadows

1. Street names will be reviewed when construction drawings are submitted to the Public Works Department. When construction drawings are submitted, please include two (2) street name options for each of the new street segments and the City will review to determine acceptable street names.
    a. Street labeled Story Ave will be a continuation of Tomich Ave.
2. Addressing brackets [ ] are needed on all lots and tracts.

From: Segregations
To: Planning
Subject: RE: 4450 Jasper St - French Meadows Preliminary Plat & Rezone
Date: Monday, December 15, 2025 2:30:31 PM
Attachments: image002.png
image003.png

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

Hello,
This has pre-approval from our office.

Thank you,

Kimberly Schultz
Office Assistant II
Benton County Assessor's Office
Kennewick: (509) 735-2394 (ext. 2518)
kimberly.schultz@co.benton.wa.us

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, December 15, 2025 8:19 AM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Ballard, Jennifer <jballard@richlandwa.gov>; Michelle Mercer <Michelle.Mercer@co.benton.wa.us>; Segregations <segregations@co.benton.wa.us>; Planning Department <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@richlandwa.gov>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@richlandwa.gov>; Eric Mendenhall <emendenhall@westrichland.org>; erin.hockaday@bfhd.wa.gov; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <GIS@co.benton.wa.us>; Greg Wendt <Greg.Wendt@co.benton.wa.us>; Hill, Kelly <khill@richlandwa.gov>; Hogan, Jodi <jhogan@richlandwa.gov>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; john.lyle@bentoncleanair.org; 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

<mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@richlandwa.gov>; Nelson, Ryan <rnelson@richlandwa.gov>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@richlandwa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PUBLICWORKS <PublicWorks@co.benton.wa.us>; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <jreathaford@richlandwa.gov>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@richlandwa.gov>; Schiessl, Joe <jschiessl@richlandwa.gov>; Schluter, Shaun <sschluter@richlandwa.gov>; SEPA BFHD <SEPA@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; Val Connell <vlconnell@bpa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@richlandwa.gov>; Whittier, John <jwhittier@richlandwa.gov>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>; Zanin, Heather <hzanin@richlandwa.gov>
Subject: [EXTERNAL] 4450 Jasper St - French Meadows Preliminary Plat & Rezone

Good Morning,

RPS Planning Consultant LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to R-1-10 (Low Density Residential) reflecting the City's Comprehensive Plan Land Uses, and 2) subdivide an approximately 10+ acre site into 31 new residential lots and several tracts. The project site is located at 4450 Jasper Street and affects the following parcel number: 120981012790001.

Please review the attached materials relative to your agency's regulations or you may view the related materials at https://www.richlandwa.gov/business/land-use and submit any comments no later than 5:00 PM on January 02, 2026 to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,

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

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

BENTON CLEAN AIR AGENCY

December 15, 2025

Re: 4450 Jasper St – French Meadows Preliminary Plat & Rezone

Planning Division
625 Swift Blvd., MS-35
Richland, WA 99352

Applicant/Proponent: RPS Planning Consultant LLC
Attn: Rick Simon
98402 N Harrington Rd
West Richland, WA 99353

Dear Richland Planning Division:

It has come to our attention that you are reviewing a proposal for the above-named applicant in which a parcel or parcels will be disturbed for development. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will ensure that the proponent has the ability and resources to control fugitive dust emissions that may be created because of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Deon Steichen

Deon Steichen
Inspector

From: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ
To: Planning
Subject: RE: 4450 Jasper St - French Meadows Preliminary Plat & Rezone
Date: Wednesday, December 31, 2025 1:03:45 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 4450 Jasper St - French Meadows Preliminary Plat & Rezone.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately one mile north and east 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 contact me at (360) 624-0566 or BPA realty specialist Valorie Connell at (509) 544-4746.

Thank you for the opportunity to review this application.

Deborah Rodgers
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
(CONTR) Actalent
Right-of-Way Agent | Real Property Field Services | TERR/Tri-Cities-RMHQ
dxrodgers@bpa.gov | 360-624-0566

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, December 15, 2025 8:19 AM
To: Castle,Angela C (CONTR) - TERR-PASCO <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Ballard, Jennifer <jballard@richlandwa.gov>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@richlandwa.gov>; Davis, Deanna <d.davis@bces.wa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Deskins, John <jdeskins@richlandwa.gov>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@richlandwa.gov>; Hogan, Jodi

<jhogan@richlandwa.gov>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Kinch,James L (BPA) - TERR-BELL-1 <JLKinch@bpa.gov>; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; 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 <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@richlandwa.gov>; Nelson, Ryan <rnelson@richlandwa.gov>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@richlandwa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <jreathaford@richlandwa.gov>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@richlandwa.gov>; Schiessl, Joe <jschiessl@richlandwa.gov>; Schluter, Shaun <sschluter@richlandwa.gov>; SEPA BFHD <SEPA@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; Connell,Valorie L (BPA) - TERR-PASCO <vlconnell@bpa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@richlandwa.gov>; Whittier, John <jwhittier@richlandwa.gov>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>; Zanin, Heather <hzanin@richlandwa.gov>
Subject: 4450 Jasper St - French Meadows Preliminary Plat & Rezone

Good Morning,

RPS Planning Consultant LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to R-1-10 (Low Density Residential) reflecting the City's Comprehensive Plan Land Uses, and 2) subdivide an approximately 10+ acre site into 31 new residential lots and several tracts. The project site is located at 4450 Jasper Street and affects the following parcel number: 120981012790001.

Please review the attached materials relative to your agency's regulations or you may view the related materials at https://www.richlandwa.gov/business/land-use and submit any comments no later than 5:00 PM on January 02, 2026 to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,

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

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

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

December 17, 2025

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

Subject: Review Comments for PLN-T3A-2025-00003 & PLN-T1-2025-00337 – 4450 Jasper St

Dear Mr. Nelson:

The Kennewick Irrigation District has received the information regarding PLN-T3A-2025-00003 (COZ) and PLN-T1-2025-00337 (SEPA) – 4450 Jasper St, Richland, WA 99352.

1. This parcel is within the Kennewick Irrigation District (KID) boundaries and is considered irrigable lands; therefore, the Kennewick Irrigation District assesses them.
    a. A KID service connection is available. Contact KID for more information.
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 20-09-28

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

December 17, 2025

Ryan Nelson, Planner
City of Richland – Development Services
625 Swift Blvd., MS-35
Richland, WA 99352

Subject: Review Comments for the Preliminary Plat of French Meadows (PLN-T3-2025-00005)

Dear Ryan:

This letter provides Kennewick Irrigation District (KID) review comments on the Preliminary Plat of French Meadows (PLN-T3-2025-00005) submitted by Robin French ("Applicant"[1]). **These comments are preliminary and subject to KID Board approval on January 6th, 2026. A final comment letter will be provided to the City after Board approval.** The property is generally located at 4450 Jasper Street, Richland, WA, 99352 in the Southwest Quarter of the Northeast Quarter of Section 20, Township 9 North, Range 28 East, W.M., Richland, Benton County, Washington, and includes the following parcel:

- 120981012790001 (10.29 acres)

The property identified on the proposed preliminary plat is located within KID boundaries, and consists of 9.74 **irrigable** acres and 0.57 **non-irrigable** acres. Accordingly, KID provides the following comments to be included as required conditions of approval by the legislative authority under RCW 58.17.310(2):

1) The plat shall include the following irrigation easements consistent with KID requirements:
    a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match irrigation system components, centered on an irrigation pipeline.
    b. On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or a five (5) feet in width "Kennewick Irrigation District Easement" if adjacent to a utility easement, located along the road frontage of each lot. An irrigation easement may be included within the 'sidewalk and utility' easement if one is proposed, denoting the easement as a "Sidewalk, Utility, and Irrigation Easement."

[1] Reference to the "Applicant" throughout this comment letter shall refer to the property owner and/or developer of the proposed plat.

2) The Applicant is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to KID upon completion, at the time of final plat.
    a. KID Standard Specifications require a storage pond facility be constructed and sized appropriately for this plat application. Please dedicate this storage facility as a tract of land deeded to the KID. In addition, the KID Standard Specifications require a pump station facility be constructed and sized appropriately for this plat application.
    b. **As an alternative** to a pond, pump station, and other "on-site" construction requirements per KID Standards Specifications, the Applicant and KID may mutually agree that it is in each of their best interests that other "off-site" improvements may be made to allow for the delivery of pressurized irrigation water to the plat. The other improvements would be proportionate and equal to the "on-site" requirements and may include:
        i. Contributions made towards a regional pump facility.
        ii. The installation of pipelines off site.

3) Design of the required irrigation system must be approved by KID prior to installation. The Applicant is required to submit an irrigation plan designed by a professional engineer for review and approval by KID. The plan may be hand drawn or computer drafted. The plan shall be accurate and to a scale not to exceed one (1) inch = 50 feet. This is a vital step of the approval process. In addition to compliance with condition 2 above, the plan must ensure all reasonable measures are taken to protect any easements, rights-of-way, and facilities. Please contact Jan Enstad at 586-6012 for more information regarding this irrigation plan.

4) Completion of all the facilities, consistent with an irrigation plan approved by KID, is required prior to KID signature on the final plat.
    a. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's then-existing standards.
    b. For each phase of the plat, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and rights-of-way. Such review and approval will be coordinated as part of City review and the final plat approval process.
    c. KID must inspect any new irrigation system installations or modifications. The Applicant shall contact KID to schedule an inspection at least two business days in advance of the desired inspection date.
    d. As an alternative to immediate construction prior to approval of the final plat, the Applicant may choose to delay installation of the irrigation system by entering into a facilities installation agreement with KID. The Applicant must still provide KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded

and delayed up to five years. The facility installation agreement charge is $350.00. The Applicant must establish an approved bonding mechanism with KID in an amount approved by KID.

In addition, pursuant to RCW 58.17.310 (1), KID would like to inform the City of the following information regarding the effect of the proposed preliminary plat upon the structural integrity, including lateral support, of KID's facilities, other risk exposures, and the safety of the public and irrigation district, and conditions of approval that KID deems to be necessary as a result:

5) There exists KID Right-of-Way (ROW) (Badger East Lateral canal) at the southwest corner of the subject property. The Applicant must show this ROW on the preliminary plat. A copy of the ROW map is available upon request. The proximity of the proposed residential development to the KID ROW increases the risk of harm to KID facilities and exposes residents to risk of injury. To mitigate these risks, KID requires the following:
    a. At the time of final plat, Applicant shall complete one of the following two items:
        i. Convey to KID a tract of land that fully contains the KID ROW, subject to the Applicant and KID entering a license agreement under which the Applicant agrees to construct and maintain fencing.
            1. If the tract will be granted to KID on the face of the plat, please add the following:
                a. Under the [Owner Certificate/Dedication/Declaration], add the following conveyance language:
                TRACT 'A' IS HEREBY GRANTED TO KENNEWICK IRRIGATION DISTRICT, IN FEE SIMPLE, AS SHOWN HEREON AND INCLUDED IN THE PREMISES DESCRIBED.
                b. Add a KID Acceptance block to the plat:
                KENNEWICK IRRIGATION DISTRICT ACCEPTANCE
                TRACT 'A' SHOWN HEREON AND GRANTED TO KENNEWICK IRRIGATION DISTRICT IS HEREBY ACCEPTED. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS ACCEPTANCE ON BEHALF OF THE KENNEWICK IRRIGATION DISTRICT.

                _____
                KENNEWICK IRRIGATION DISTRICT
                BY: _____
                ITS: BOARD PRESIDENT

                [INCLUDE ACKNOWLEDGMENT]
    b. Place the KID ROW into separate tracts, convey such tracts to a homeowner's association or similar entity responsible for constructing and maintaining fencing and landscaping, subject to an easement benefitting KID with terms acceptable to KID.
    c. No permanent structures within the KID ROW.

d. A note on the face of the plat that states: "No grading may be performed or any permanent structure built within Kennewick Irrigation District right of way without an approved permit from KID, when applicable."
e. For each phase of the project, include a note on the face of the final plat stating as follows: "This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information."
f. KID ROW signage to be installed by the Applicant along the ROW that has been approved by KID prior to final plat approval of each phase abutting the ROW.

6) A portion of the plat lies below a section of the Badger East Lateral canal. Grading and removal of material adjacent to and downhill of the canal poses a significant safety risk. To mitigate these risks, KID will require:
    a. ROW that shall include all reasonably necessary features to allow KID to operate, maintain and replace the canal and KID facilities, including the irrigation system.
    b. The proposed development shall protect and maintain the lateral support of the canal. The removal of material downhill of the canal could expose the toe of the canal compacted embankment and result in a global failure of the canal. A geotechnical analysis provided to the City and KID for review, will be required prior to approval of the grading plan should material downhill of the canal be proposed to be removed. The geotechnical report shall provide analysis and recommendations for the proposed material removal with the following as minimum criteria:
        i. Minimum slope: 2:1 slope commencing at the northern edge of the canal ROW.
        ii. Bench: Required if cut slopes are more than 10 vertical feet.
        iii. Slope easements will be required to be dedicated to KID over the areas where protection of the lateral and subjacent support of the canal is required.
            1. Where slope easements are dedicated, the following slope easement notes are required on the face of the final plat:
                a. CONSTRUCTION, EXCAVATION, OR ALTERATION UPON OR WITHIN THE SLOPE EASEMENTS SHOWN HEREON ARE PROHIBITED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE KENNEWICK IRRIGATION DISTRICT (K.I.D.). K.I.D. HAS THE RIGHT TO ENTER UPON AND MAINTAIN THE SLOPE EASEMENTS, AND HAS THE RIGHT TO CONSTRUCT, MAINTAIN AND PLACE UPON AND WITHIN SAID EASEMENTS EMBANKMENT FILL OR CUT SLOPE AS APPLICABLE.
                b. THE INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING THE SLOPE EASEMENTS WITHIN THEIR RESPECTIVE LOT BOUNDARIES.

7) For each phase of the project, KID review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and final plat approval process.

8) The Applicant shall include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser."

9) The Applicant shall post signs in appropriate areas with KID's easements and ROW's identifying KID's facilities (with locations and design approved by KID).

10) The Applicant shall provide installation of fencing for the protection of KID facilities, along the existing canal ROW (future Tract 'A'). This includes the following lots: 4-6. Fences shall not have gates allowing access to Tract 'A', and a restriction to this effect shall be placed in the development's recorded Covenants, Conditions and Restrictions (CCRs), or a note to this effect placed on the face of the final plat.

Finally, KID requests the following additional conditions of final plat approval:

11) Prior to approval of each phase, the current year's assessment must be paid. If the final plat is submitted for review after May 31st of a given year or submitted for review prior to May 31st but not submitted for final approval prior to June 15th, the next year's estimated assessment (125% of the current year's assessment) must be paid prior to plat approval.

12) Prior to approval of the first phase, the United States Bureau of Reclamation (USBR) construction loan payoff for **all parcels** owned by the property owner (Robin French) within the boundaries of the KID must be paid. According to KID records, the following parcels are owned by the Applicant:
    a. 120981012790001 – 10.30 acres
    b. 120981011311001 – 25.02 acres
    c. 120981011311004 – 1.01 acres
    d. The current construction loan payoff rates provided by the USBR is $13.20/acre (new lands). The total construction loan payoff amount for this project is $479.56.

13) The review and inspection fees in place at the time of each review request must be paid. At the time of application the review fees are as follows:
    a. A preliminary plat review fee of $825.00 which must be paid prior to scheduling for final plat approval at a KID Board meeting for the first phase.
    b. For each phase an inspection fee of $350 for the first 20 lots/tracts plus $25 per lot/tract after 20 lots/tracts.

c. Final plat review fee for each phase of $225.00.

14) Per KID Policy 4.17, "Irrigable Land Recalibration Principles," as land within the plat is subdivided or developed, KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.

15) In order to receive KID irrigation water delivery, a water master (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Homeowners Association (or similar organization) officers or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, then an election method similar to the attached document is required.

16) Prior to approval of each phase, an electronic file (AutoCAD 2004 format or later) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.

17) Please include the following irrigation title block on future final plats related to the proposed preliminary plat:
    a. I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, AND THAT THE IRRIGATION EASEMENTS SHOWN ON THIS FINAL PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20_____ A.D.

18) Permits issued by KID for construction and ownership of improvements will be required for all crossings of the KID ROW. This includes but is not limited to street, driveway, and utility crossings of the KID ROW.
    a. The preliminary plat drawings indicate Cayuse Drive will cross the ROW, and therefore, will require a permit.

19) Vehicular gates are required on the north side of Cayuse Drive. Additional vehicular traffic barriers (i.e., bollards) will be required as necessary.

20) There is privately owned pipeline serving a Private Line Area (PLA) lying within the subject property. The pipeline is to remain in service for the use of other properties within the PLA. If the City will not allow the private line to remain within future streets, the developer will be required to install pressurized KID pipeline within the streets.

21) KID may elect to upsize pipeline adjacent to or within the proposed subdivision in coordination with this development. The increased costs due to this upsizing will be at KID's option and expense.

22) All subdivisions of land are required to be approved by the KID Board of Directors during a KID board meeting. KID board meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of two weeks prior to a regularly scheduled board meeting to be considered at that meeting.

KID reserves the following rights regarding future review of the plat:

23) KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to final plat approval. The scope of these reviews will be limited to phases that are adjacent to the District's ROW. KID review of construction plans will be consistent with the City's plan review timelines.

24) KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for phases that are adjacent to KID's easements or ROW.

25) KID reserves the right to review and comment on the Applicant's covenants, conditions, and restrictions to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.

26) KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).

Please provide notice to KID of any public meeting or hearing where this project will be an agenda item. If you have any questions regarding these comments, please contact me at the address/phone number listed below.

Sincerely,



Ben Woodard, P.E.
Engineering & Operations Manager

Enc: Sample Water Master Information

cc: LB\correspondence\File: [20-9-28]
Applicant via mail - Robin French, 921 Harvest Lane PR NE, Richland, WA, 99352-7819

Sample Watermaster Election Process

That the Water Users are deemed to agree as a condition of water delivery as follows::

i. The LID participants will elect a Watermaster from among themselves, as follows:

   a. Election of First Watermaster. The first Watermaster shall be elected prior to April 1, 2011, and shall be elected as described in paragraph d. below.

   b. Resignation of Watermaster. If the Watermaster resigns, the parties shall meet at a place and time designated by the resigning Watermaster in a written notice and elect a new Watermaster, or if the Watermaster does not designate a time and a place for such a meeting, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.

   c. Death or Incapacity of Watermaster. If the Watermaster dies or becomes incapacitated, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.

   d. Elections and Replacement of Watermaster. The Watermaster shall be assigned by the elected members of the Royal Ann Estates Homeowner Association Board of Directors. If the Homeowner's Association defaults or stops functioning, the Watermaster shall be elected by and may be replaced by a sixty percent (60%) majority of the Water Users participating in the LID at an election called for by a majority of the properties that are subject hereto. Each property shall have one (1) vote. If more than one person owns a property, the owners of the property shall designate in writing the person who shall have the right to vote for that property. If the owners of the property cannot agree on the person who shall vote for the property, that property shall have no vote in the election. The owners' properties which are calling for an election or replacement of a new Watermaster shall give or cause the other parties to be given a written notice stating the place and time of the election. Any notice required under this paragraph, which notice shall be mailed by U.S. Mail as certified mail to the common address identified above for the property not more than thirty days and not less than ten days

prior to the election. Any election held hereunder shall be held in Benton County, Washington, between 6:00 p.m. and 9:00 p.m.

ii. Powers and Duties of Watermaster. The Watermaster shall have the power and it shall be his or her duty to take all actions reasonably necessary to fulfill the purposes of this agreement, including but not limited to:

a. Provide a primary point of contact for KID to communicate system problems, outages, schedules, drought mitigation measures, etc.

b. Assist KID in providing the LID participants information regarding system problems, outages, water schedules, drought mitigation measures, etc.

iii. Qualified Immunity of Watermaster from Liability. The Watermaster shall not be liable for any damages caused to the parcels or persons subject hereto so long as the Watermaster acts in good faith.

iv. No water delivery unless a Watermaster is performing duties. If at any time a Watermaster no longer is performing his/her duties, as outlined above, for more than 30 days, KID will stop water delivery to the participants of the LID until a new Watermaster has been elected.

v. Alternate Watermaster. An alternate Watermaster may be elected in the same manner as described above for the Watermaster. This alternate Watermaster can function as Watermaster for a limited time, not to exceed 60 days, in case of the elected Watermaster being unavailable.

CITY OF RICHLAND
PUBLIC WORKS ENGINEERING
DEVELOPMENT COMMENTS

DATE: December 30, 2025

TO: MIKE STEVENS, PLANNING MANAGER
RYAN NELSON, SENIOR PLANNER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
CARLO D'ALESSANDRO, PUBLIC WORKS DIRECTOR

PROJECT NAME: FRENCH MEADOWS PRELIMINARY PLAT (PLN-T3-2025-00005)

PROJECT LOCATION: 4450 JASPER ST., WEST OF THE PLAT OF HEARTHSTONE

The Public Works Engineering Division has reviewed the preliminary plat received in this office on December 15, 2025 for the above referenced property and has the following conditions.

General Conditions:

1. The eastern boundary of this pre-plat appears to be 50-feet further east than the current parcel boundaries, and appears to encompass a portion of parcel 1-2098-101-2790-002 (4408 Jasper). The boundary of the pre-plat needs to either be corrected to reflect the actual property lines, or a boundary line adjustment executed that will move the parcel lines as proposed on the pre-plat.

2. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically. When construction of the public infrastructure has been substantially completed, the applicant shall provide electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to final platting.

3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.

4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. Please visit the published fee schedule on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued.

5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to final acceptance of the infrastructure. The City requires preparation of the easement legal description by the developer four weeks prior to the scheduled date of final platting. Once received, the City will prepare the easement document and provide it to the developer. The developer shall be responsible for payment of the recordation fees.

6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.

7. The contractor and developer shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

8. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to installation or final platting.

Design Standards:

9. Public improvement design shall follow the following general format:
   A. All public improvements, materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines, Richland municipal code, and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
   B. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
   C. All utilities shall be extended to the adjacent property (properties) at the time of construction, if deemed necessary.
   D. The minimum centerline finish grade shall be no less than 0.30% and the maximum centerline finish grade shall be no more than 10.0% for local streets. 12% can be allowed for local streets for short distances.
   E. The minimum centerline radius for local streets shall be 100-feet.
   F. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.

10. If the project will be built in phases the applicant shall submit a comprehensive master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.

11. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the most current standards.

12. SURVEY MONUMENT DESTRUCTION:
    All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

    A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). (WAC 332-120-030(2) and RCW 58.09.130).
    B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
    C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR. It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

13. The "French Meadows" preliminary plat is subject to the City's transportation impact fee program (RMC 12.03).

14. Cayuse Drive shall be extended from the existing improvements to the west, and be extended across the KID parcel. For the portion of road outside of the plat boundary, the entire road section shall be constructed to city standards at the time of plat development, including all frontage improvements (curb, sidewalk, street lighting, etc.). The developer shall obtain the necessary approvals from the KID prior to City permit issuance. At the western limit of the plat, a portion of the Cayuse right-of-way crosses the parcel to the south. The developer shall obtain a right-of-way dedication deed from the neighboring parcel to secure this ROW.

15. The developer shall obtain a right-of-way dedication deed from the adjacent parcels for the extensions of Jasper Street and "Story Ave." (see comment above regarding the eastern property boundary of the pre-plat adjacent to 4408 Jasper). These rights-of-way lie adjacent to the existing single family parcel addressed as 4408 Jasper St., and extend to the north boundary of the pre-plat.

16. All frontage improvements along the eastern side of "Story Ave." shall be installed across the frontage of the parcel addressed as 4408 Jasper Street at the time of plat construction.

17. Jasper Street shall be constructed from the existing improvements to the intersection with "Story Ave." The north side shall have all frontage improvements installed. The south side of Jasper Street can be constructed as a rural section roadway and the adjacent parcel will be required to install the remaining frontage improvements when it develops. The intersection of Jasper Street and "Story Ave." shall be constructed as a "tee" intersection.

18. Curb & gutter shall be installed along the north side of "Road A" at the time of plat construction.

19. Traffic calming devices shall be installed on "Road A" as required by the City Traffic Engineer prior to final plat to minimize speeding and/or cut-through traffic.

20. Street names are not reviewed or vested until construction plans are submitted for review. The street names included on the pre-plat may not be approved or available during the construction plan review process.

21. Sidewalks shall be installed along all public right-of-way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, HOA tracts, etc.).

22. All pedestrian ramps, driveway entrances and sidewalks shall be designed to current City standard details and PROWAG Standards to be compliant with federal ADA Standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profiles shall be designed to accommodate this.

23. Vision-clearance triangles shall be shown at all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines.

24. Any roadways narrower than 32-feet shall have parking restricted on one side, and any roads narrower than 27-feet shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developer's expense. The restricted parking areas shall be indicated on the construction plans and the final plat.

25. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

26. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turnarounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

27. The proposed preliminary plat is located within the Tapteal II water pressure zone. It shall be the responsibility of the developer to extend a watermain to and through this property to provide domestic water at the time of plat construction. This water main shall be sized to adequately supply domestic water and fire flows to the proposed development.

28. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed. If additional fire flow is needed, the developer may be required to connect to the existing water main in Cayuse Drive and construct a city standard pressure reducing vault (PRV), as that water main is in a higher pressure zone.

29. Looping of the water system provides redundancy, increases flow and helps to eliminate stagnant water. No dead end water pipelines will be allowed, except as approved by the City Engineer.

30. In accordance with municipal code, domestic water mains shall be extended to the adjoining properties adjacent to the preliminary plat, provided they are in the correct pressure zone.

31. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.

32. The fire hydrant layout shall be approved by the City Fire Marshal.

33. In accordance with Richland Municipal Code Chapter 18.16.080, an irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

Sanitary Sewer:

34. It will be the responsibility of the developer to extend a sewer main through this property to serve sanitary sewer to all parcels at the time of plat construction.

35. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

36. Sanitary sewer shall be extended to the adjoining properties adjacent to the preliminary plat.

Storm Water:

37. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

38. All public storm drainage collection systems shall have their flow rate and storage capacity designed by a professional engineer following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Design Guidelines". The storm water calculations shall be stamped by a professional engineer and shall include a profile of the storm system showing the hydraulic grade line. The calculations should include an accurate delineation of the contributing drainage area to accurately size the stormwater facilities. Passing the storm water downhill to an existing storm system will require an analysis of the downstream storm system to determine its capability of accepting the storm water without being overwhelmed. The applicant's design shall provide runoff protection to downstream property owners.

39. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.

40. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code.

41. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.

42. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 72 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not percolate within 72 hours.

43. As per RMC chapter 24.100.240 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be

oversized in order to handle the additional flow from future developments in the vicinity. The storm drainage system for this development, both its conveyance and retention / infiltration components, shall be designed to effectively manage runoff from upstream properties that can be anticipated to convey stormwater onto this property because of a pre-development runoff condition, or as a result of flows discharged that are in excess of the design storm from the upstream property. Additionally, as this property is upslope of developed properties the stormwater system shall include provisions for possible discharge of runoff onto downslope properties from storms in excess of the design storm as described above. Those provisions may be required to include off-site downslope conveyance facilities and/or flowage easements allowing for the conveyance of stormwater to and across downslope properties.

44. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.

45. Stormwater collection pipes may need to be extended to the adjacent properties.

46. The parcel occupied by the stormwater basin shall be identified as a separate parcel or tract on the final plat and shall be dedicated to the City stormwater utility. If the storm pond is outside the plat boundary, an “access & maintenance” easement shall be provided. The design of the basin shall include access features meeting the city’s needs for maintenance.

47. The developer shall consider the long-term appearance of the storm basin, particularly if it will occupy a prominent location in the development. The City’s typical storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal. If the pond location is deemed by City staff as being in a prominent location the developer shall design and install fencing and/or landscaping to mitigate the pond’s visible character for the surrounding properties. If the City requires this type of treatment to the pond site the developer may propose landscaping treatments consistent with the development and establish maintenance responsibilities to remain with the development. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation unless the developer intends to maintain an irrigated pond site. At a minimum the landscaping plan should be consistent with the City’s intended maintenance standard as described above.

48. The developer shall be responsible for landscaping the storm pond and for its maintenance and the plantings through the one-year infrastructure warranty period. At 11 months after the final acceptance date the developer shall clean the storm system and basin of all accumulated oil, sediment, and debris. After this maintenance is completed and inspected the City will begin routine maintenance of the system and basin. The developer shall replace any plantings that have failed to survive the warranty period. The developer shall also perform trimmings required to control weeds in excess of 18-inches in height for the 12-months following the date of final plat acceptance.

Final Platting / Project Acceptance Requirements:

49. When the construction is substantially complete a set of “record drawings” shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document “RECORD DRAWING REQUIREMENTS & PROCEDURES” for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

50. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer four weeks prior to the

scheduled date of final acceptance. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

51. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City prior to permit issuance.

52. Ten-foot wide public utility easements will be required on the final plat along both sides of all right-of-ways within the proposed plat. They will also be required where the plat is adjacent to an existing right-of-way.

53. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

54. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.

55. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

56. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

State of Washington
DEPARTMENT OF FISH AND WILDLIFE
South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

December 19, 2025

Ryan Nelson
Senior Planner
City of Richland
625 Swift Blvd., MS- 5
Richland, WA 99352

Re: French Meadows Preliminary Plat & Rezone WDFW Comments

Ryan,

The Washington Department of Fish and Wildlife (WDFW) has reviewed the proposed preliminary plat and rezone for the French Meadows, which would rezone 10+ acres from suburban agriculture to low density residential at 4450 Jasper Street. WDFW has no concerns over the proposed rezone but does offer up the following comments concerning the critical areas report, specifically delineation of shrubsteppe and Ferruginous Hawk habitat on the property and proposed mitigation for the shrubsteppe impacts.

The critical areas report identifies approximately 0.015 acres of shrubsteppe impacts, a fish and wildlife habitat conservation area, in the south- and south-central portions of the project. WDFW Priority Habitats and Species (PHS) mapping identifies potential shrubsteppe and Ferruginous Hawk habitat in the eastern portion of the project area, yet the report does not discuss if either are present. These mapped habitats can be found on the WDFW PHS map: https://geodataservices.wdfw.wa.gov/hp/phs/. WDFW recommends that the critical areas report be revised to address these additional mapped habitat areas and WDFW would appreciate the opportunity to review the updated report.

The submittal packet proposes to mitigate for the shrubsteppe impact by planting 1,340 square feet of shrubsteppe habitat on the far eastern edge of the parcel. WDFW would like to discuss with the city and the applicant if there are offsite solutions for mitigation as such a small footprint of habitat is unlikely to yield substantial habitat benefits. If the onsite mitigation is implemented a planting plan, monitoring plan for survivability and deed restriction for this area to ensure permanent protection should be part of the mitigation proposal.

Sincerely,

Scott Downes
Regional Land Use Lead

Cc: Troy Maikis, WDFW
Mike Stevens, City of Richland

Exhibit 6

From: Kent & Sue Smith
To: Planning
Cc: Stevens, Mike
Subject: COMMENTS REGARDING PROPOSED REZONING APPLICATION 'FRENCH MEADOWS PRELIMINARY PLAN' 4450 Jasper St
Date: Sunday, December 21, 2025 8:43:12 AM

You don't often get email from kentsuesmith@charter.net. Learn why this is important

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

My name is Kent Smith. My wife and I live at 967 Sirron Ave. We previously submitted comments on the rezoning application for 'The Estates at White Bluff' and our comments to this most recent application are the same. I've included our previous comments for reference.

We are hopeful that the city planning staff will consider these comments carefully and will, at a minimum, mitigate the speed of traffic flow on Sirron Avenue. Every morning and afternoon, we watch the rush of parents dropping off or picking up their kids at White Bluffs Elementary make their way down Sirron Avenue at high speeds. Even the school buses, traveling down the hill, are often going (what appears to be) 30 to 40 mph. An additional 130+ homes using Sirron as their main thoroughfare will most certainly exasperate this existing problem. Many neighborhood kids ride their bikes and play along the street and I'm afraid that it's only a matter of time until tragedy occurs. We am convinced that speed bumps are needed to slow traffic down.

If the planning team is unwilling to mitigate this concern as part of the rezoning application, we are hoping you can provide us with guidance on how to successfully petition the city to install speed bumps. After hearing from many of our neighbors, I am certain we can provide the city a petition of home owners along Sirron requesting speed bumps be installed. We are also willing to come to City Planning Meeting and City Council Meetings to make our case.

Respectfully,
D Kent & Susan Smith

> On Aug 18, 2024, at 5:43 AM, Kent & Sue Smith <kentsuesmith@charter.net> wrote:
>
> We are not opposed to the subject rezoning application, we understand development happens even in rural, country areas. We do have the following concerns we would like the developers and/or city planners to address:
>
> 1. The increased traffic that will occur on Sirron Avenue. With the development of the Hearthstone neighborhood, White Bluffs Elementary and the additional neighborhoods around the school, traffic along Sirron Avenue has significantly increased. As worrisome as the increased number of vehicles is the speed at

which vehicles (typically traveling north down the hill on Sirron) are traveling. We and our neighbors have made notification to the city regarding this and they have installed additional speed limit signs and have occasionally placed radar speed feedback signs - neither of these measures have been effective. We would like to see some mitigation of both the increased traffic and the high rate of speed along Sirron Ave.

2. As a provision of the application approval, the city should require the developer to include a public park area. This was a provision of the Hearthstone rezoning application years ago and has provided a valuable neighborhood resource to the hundreds of families who live in Brookshire, Keene and Hearthstone neighborhoods. With the addition of nearly 100 new family homes, another park area is needed.

Thank you for your consideration,
Donald & Susan Smith
967 Sirron Ave
Richland, Wa

From: Popovich, Ivan
To: Stevens, Mike
Subject: RE: PLN-2025-00072 - Pre-App
Date: Wednesday, September 24, 2025 1:23:35 PM
Attachments: image001.png

I have let them know, expect a phone call

Thank you!

Ivan Popovich, CPT
Permit Technician I
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7615

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Wednesday, September 24, 2025 1:20 PM
To: Popovich, Ivan <ipopovich@CI.RICHLAND.WA.US>
Subject: RE: PLN-2025-00072 - Pre-App

Ivan,

Please let them know that the city is **unable** to proceed with a pre-application meeting since this type of **use is not allowed at this location**. Pursuant to RMC 23.26.030, mini-warehouses (which includes RV storage) are prohibited in the Horn Rapids employment center. The Horn Rapids employment center is identified as shown by Plate 23.26.040 (1) (of the RMC).

Thank you,

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
509.942.7596

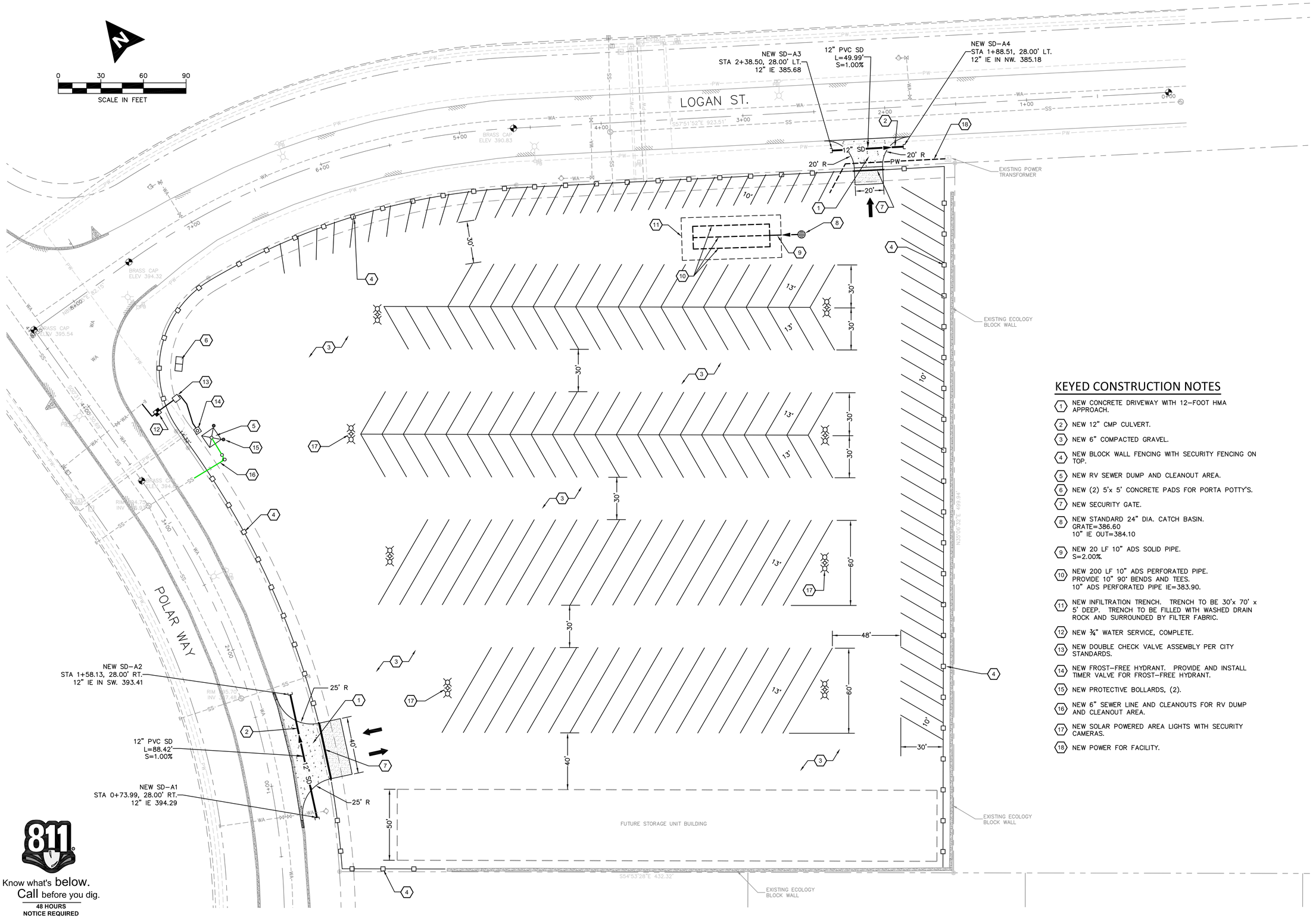
From: Popovich, Ivan <ipopovich@CI.RICHLAND.WA.US>
Sent: Wednesday, September 24, 2025 12:51 PM
To: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Subject: PLN-2025-00072 - Pre-App

Hey Mike,
Please let me know if I can get this pre-app application routed?

Thanks!

Ivan Popovich, CPT
Permit Technician I
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7615

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.



KEYED CONSTRUCTION NOTES

1. NEW CONCRETE DRIVEWAY WITH 12-FOOT HMA APPROACH.
2. NEW 12" CMP CULVERT.
3. NEW 6" COMPACTED GRAVEL.
4. NEW BLOCK WALL FENCING WITH SECURITY FENCING ON TOP.
5. NEW RV SEWER DUMP AND CLEANOUT AREA.
6. NEW (2) 5'x 5' CONCRETE PADS FOR PORTA POTTY'S.
7. NEW SECURITY GATE.
8. NEW STANDARD 24" DIA. CATCH BASIN. GRATE=386.60 10" IE OUT=384.10
9. NEW 20 LF 10" ADS SOLID PIPE. S=2.00%.
10. NEW 200 LF 10" ADS PERFORATED PIPE. PROVIDE 10" 90° BENDS AND TEES. 10" ADS PERFORATED PIPE IE=383.90.
11. NEW INFILTRATION TRENCH. TRENCH TO BE 30'x 70' x 5' DEEP. TRENCH TO BE FILLED WITH WASHED DRAIN ROCK AND SURROUNDED BY FILTER FABRIC.
12. NEW ¾" WATER SERVICE, COMPLETE.
13. NEW DOUBLE CHECK VALVE ASSEMBLY PER CITY STANDARDS.
14. NEW FROST-FREE HYDRANT. PROVIDE AND INSTALL TIMER VALVE FOR FROST-FREE HYDRANT.
15. NEW PROTECTIVE BOLLARDS, (2).
16. NEW 6" SEWER LINE AND CLEANOUTS FOR RV DUMP AND CLEANOUT AREA.
17. NEW SOLAR POWERED AREA LIGHTS WITH SECURITY CAMERAS.
18. NEW POWER FOR FACILITY.

811 Know what's below. Call before you dig.
48 HOURS NOTICE REQUIRED

9-6-25

REV.	DATE	REVISION COMMENTS	BY	APP
-	-	-	-	-

PRELIMINARY
NOT FOR CONSTRUCTION

NORTHWEST COSNTRUCTION SERVICES, INC.
28004 S 887 PR SE
KENNEWICK, WA 99338
(509) 727-1345

DRAWN BY: SWS
DESIGNED BY: SWS
APPROVED BY: ARR
FILE: 19-125_8-15-25(2).dwg

DENNIS HOLLIS

HOLLIS RV STORAGE SITE PLAN

RICHLAND WASHINGTON

SHEET of XX

JOB# 19-125

DWG# 600-XXX

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
(509) 942-7794
(509) 942-7764

PRE-APPLICATION MEETING PACKET

This packet consists of instructions for requesting a Pre-Application Meeting.

Development Services Department staff are available to advise you on the preparation of this application. Please call 509-942-7794 or email permittech@ci.richland.wa.us for further information.

WHAT IS A PRE-APPLICATION MEETING?

The pre-application meeting is a free service with members of the Building, Planning, Fire, Energy Services, and Public Works departments, as well as other agencies and/or utilities as needed. The purpose of the pre-application meeting is to acquaint staff with a sufficient level of detail about the proposed building and/or development project and to assist applicants in preparing application packages for submittal to the City, to identify potential problems, and to streamline the development review process. These meetings are informal and provide an opportunity to meet with City departments responsible for development review. Pre-application meetings are not meant to be a detailed, all-inclusive review of proposed plans or ideas. Please be aware that any communication or checklists provided to you at a pre-application meeting would not imply approval or conditional approval of the pending development project application. Future processing and review of your formal application may require changes or additional information to clarify the details and design of your proposal or ideas.

WHEN IS A PRE-APPLICATION MEETING RECOMMENDED?

A pre-application meeting is recommended for proposed building and development projects involving any of the following:

- New housing developments within the City of Richland
- New commercial buildings or developments within the City of Richland
- Additions to existing structures that alter or add to public infrastructure

***Please note: All land use applications submitted to the Planning Department REQUIRE pre-application meetings.*

PRE-APPLICATION PACKET SHOULD INCLUDE ONE COPY OF THE FOLLOWING:

- ☐ Completed Pre-Application Meeting Request form
- ☐ Preliminary site plan, drawn to scale, with proposed building locations, property boundaries, existing/proposed easements, landmarks, desired access to City roads, fire hydrant location(s), etc.
- ☐ Preliminary building elevations and building floor plan(s), if applicable
- ☐ List of questions for staff (optional)

The City of Richland requires the architect or engineer of record for the project to be present at the pre-application meeting when the project includes a building of 4,000 s.f. or greater and for multi-family buildings of more than four (4) units. This will help the City verify important details and begin compliance with State laws regarding preparation of plans.

*** Pre-application meetings are generally held on Tuesdays. To request a meeting, please submit the required items. Electronic submittals are preferred. Please email to permittech@ci.richland.wa.us at least one week prior to requested meeting date.*

ADDITIONAL ITEMS REQUESTED, IF AVAILABLE:

SITE PLAN ADDITIONAL ITEMS

- ☒ Dimensions of lot, north arrow, and dimensions locating proposed and existing buildings. All items shall be clearly labeled, and site plan shall be at an Engineer's scale
- ☐ All water/sewer connections; locations of electrical meter base, fire hydrants-both proposed and existing within 500', fire lanes & turnarounds, underground fire lines, outside control valves, fire department connections and the location of the sprinkler riser
- ☒ Location and width of new approaches, showing all streets, street names, and street right-of-way widths
- ☒ Location and size of required parking spaces, including aisleway widths, arrows, markings for handicap accessible spaces, curb cut details for handicap approaches
- ☒ Show grading and final elevations of site civil infrastructure
- ☒ Show all existing and proposed public and private infrastructure: water, sewer, electrical, drainage, CATV, phone and gas utility lines, equipment and easements
- ☒ Show drainage and grading of all areas (most grading and drainage plans must be prepared by a licensed civil engineer). If site contains at least 1,000 s.f. of new asphalt, and/or contains 30% or more impervious surfaces, storm drainage calculations are required
- ☐ Show landscaping; location, size, and description of plantings
- ☐ Dumpster location, if installing
- ☐ If your project involves significant work within the public right-of-way, or if it involves any modification to or installation of any public infrastructure, plans by a civil engineer will be required. All plans involving the modification or installation of public infrastructure shall be on 24 " x 36" paper

EXTERIOR ELEVATIONS

- ☐ Roof pitch (4/12, 8/12, etc.); roofing type by size/weight
- ☐ Locations of windows and doors, noting sizes
- ☐ Finished floor level; finished grade at exterior
- ☐ Exterior finishes by note and specifications

FLOOR PLAN(s)

- ☐ Floor plan of each level labeling room uses and sizes, and square footage data for each floor level. Buildings >4000 s.f. require an architect or engineer's stamp on all submitted drawings
- ☐ If you plan an addition, submit a plan of rooms in existing areas adjacent to the addition
- ☐ Direction and size of all ceiling/roof framing members. If the project proposes pre-manufactured trusses, the layout of the trusses must be shown
- ☐ Windows noted by size, type (fixed, 1/2 sliding, etc.), frame type, with NFRC U-values and SHGC values (either noted or on a schedule)
- ☐ Doors noted by size, type, frame type, and door hardware noted or shown on schedule
- ☐ Ceiling heights; heights and locations of soffits
- ☐ Location of all bearing and non-bearing walls, including fire wall(s); wall materials explained by note or in detail

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
(509) 942-7794
(509) 942-7764

PRE-APPLICATION MEETING REQUEST

Note: After submittal, confirmation of date and time will be sent to the contact person. Upon confirmation receipt, please check the time allotted for your meeting. It is very important that your conference end when scheduled as another meeting may be scheduled immediately following.

PROPERTY INFORMATION	
Property Address: 2557 Logan St.	
Parcel #: 128081000002018	
Legal Description: Portion of NE1/4 of the & SE1/4 of the NE1/4 Section 28 Township 10 North Range 28 East Willamette Meridian Benton County WA	
Domestic Water Supply: ☒ City ☐ Private Well	Sewage Disposal: ☒ City ☐ Septic
Irrigation Source: ☒ City ☐ Private Well ☐ Columbia Irrig. District ☐ Kennewick Irrig. District	

PROPERTY OWNER INFORMATION ☐ Contact Person	
Owner: DJCD Properties LLC (Dennis & Joan Hollis)	
Mailing Address: 28004 S 887 PR SE Kennewick WA 99338	
Phone: 509 727 1345	Email: dennis@nwcs-inc.com

APPLICANT/CONTRACTOR INFORMATION (if different) ☐ Contact Person	
Company: Northwest Construction Services, Inc.	UBI#
Contact: Dennis Hollis	
Address: 28004 S 887 PR SE Kennewick Wa 99338	
Phone: 509 727 1345	Email: dennis@nwcs-inc.com

ARCHITECT OR ENGINEER INFORMATION (if applicable)	
Contact:	
Address:	
Phone:	Email:

PROJECT DESCRIPTION – Include a supplemental written description, if necessary.

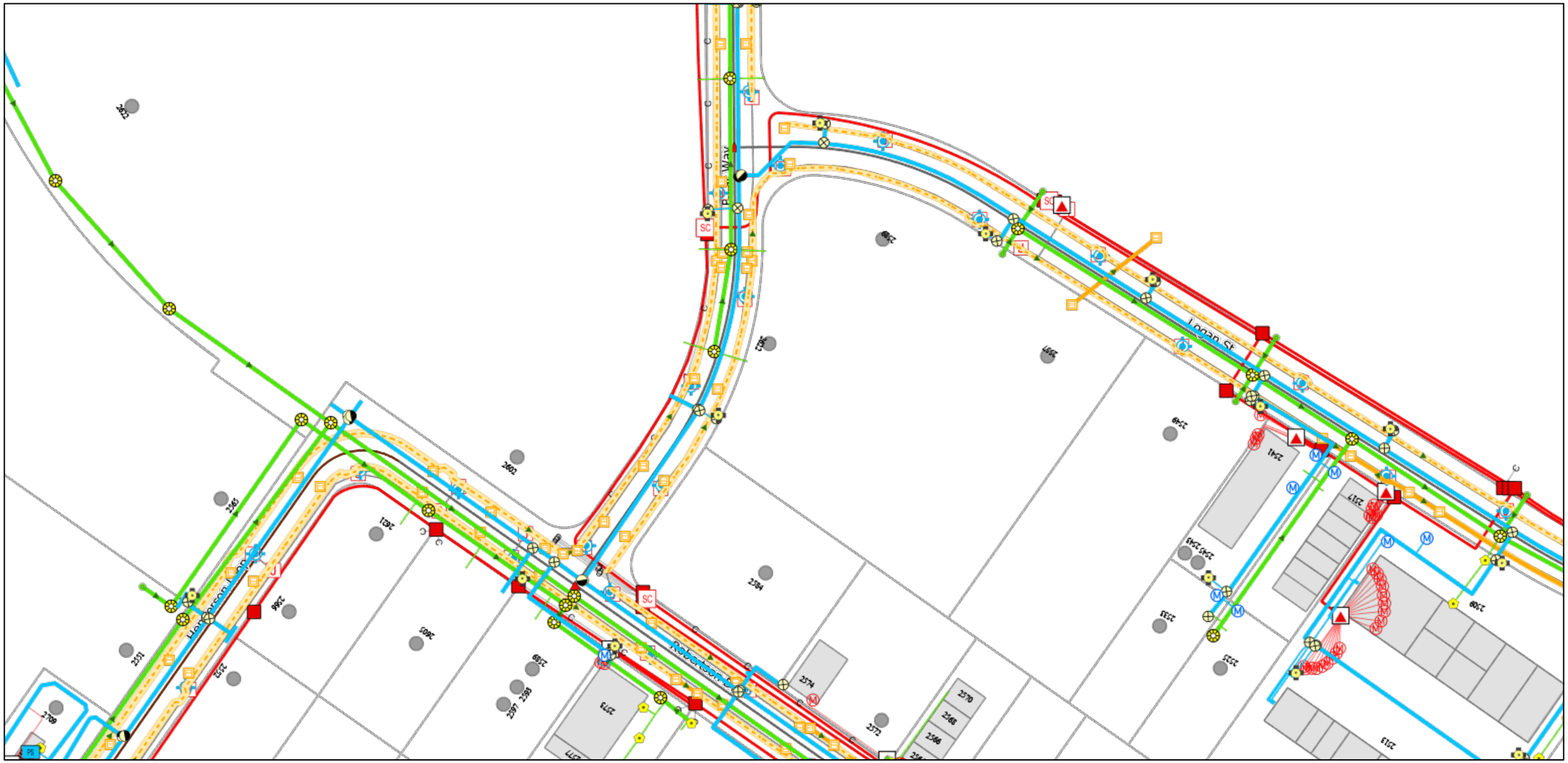
Construct RV storage facility with approximately 160 spaces. Site will be secured with exterior fencing, security gates and cameras. Plan to utilize solar lighting system and solar camera system. Security gates will be electrical. Plan to have a clean out for RV dumping and have water source at clean out along with Porta Potty.

AS PROPOSED	BUILDING NO. _____	BUILDING NO. _____
Description	N/A	
Building Footprint Area	N/A	
Height of Building	N/A	
No. Stories	N/A	
Area Per Story	N/A	
Occupancy Type	N/A	
Construction Type	N/A	
Setbacks to Property Line	N/A	
Setback from other structures on site	N/A	
Estimated Occupant Load	N/A	
No. Plumbing Fixtures Required	N/A	
No. of Accessible Parking Spaces (van/auto)	N/A	
Building Valuation	$	$
STAFF USE ONLY	**Date Received:**	**Pre-App Date & Time:**

CONTACT INFORMATION

City of Richland Departments:	
Business Licenses Customer Service Department 509-942-1104	All contractors and sub-contractors working in the City require a valid City of Richland business license. Before issuing permits, business licenses will be verified.
Electrical Engineering 509-942-7403	Existing and proposed electrical lines, estimating future usage of electrical utilities, and requirements for connection to City power.
Structural Review 509-942-7794	Building code issues, occupancy uses and types, building design-related questions, and energy code issues.
Public Works 509-942-7500	Public infrastructure standards, requirements for permits for streets, traffic, driveway approaches, water, sewer and storm drainage, and solid waste.
Development Services – Planning Department 509-942-7794	Zoning and planning issues, parking requirements, subdivision requirements, short plats, binding site plans, floodplain requirements, variance requests, sign permits, SEPAs, etc.
Development Services – Building Department 509-942-7794	Addressing schematic – new structures, apartments, additional tenant(s), street name approval, application information
Fire Marshal 509-942-7556	Fire code and fire hydrant issues, fire alarm and sprinkler requirements, and other fire-related questions.
Energy Specialist, Renewable Energy 509-942-7436	Commercial, residential, irrigation and industrial cost-effective conservation and energy efficient solutions.
Other agencies involved with commercial development permits:	
State of Washington, Dept. of Labor & Industries 4310 W. 24th Avenue, Kennewick, WA 99336 509-735-0100	Electrical permits, electrical plan reviews for health-care, educational, and institutional projects. City electrical approvals do not constitute an electrical permit.
Benton-Franklin Health District 509-460-4205	Septic system approval, water well issues, and food-handler permits.
Benton Clean Air Authority 509-783-1304	*Proof of Contact* form required for any construction that produces soil destabilization (dust control) or any demolition or renovation (asbestos).
United States Post Office - Growth Management 509-943-2044	CBU (commercial mailbox unit) location must be approved by USPS. It is recommended to contact USPS early in the review process; appointments are required.

ArcGIS Web AppBuilder



9/8/2025, 7:10:37 PM

1:1,701

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

- Lateral Lines
- Main Lines

Network Structures

- Pump Station
- Sampling Stations

Control Valves

- Air/Vac Assembly

System Valves

- Butterfly
- Gate
- Meters

Hydrants

- Hydrant
- Lateral Lines
- Main Lines
- Fittings
- Manholes
- Clean Outs
- Ponds

Storm Lines

- Storm Lines
- Drainage Ditch
- Outlets
- Inlets

PW

- <all other values>

ES

- Underground

Primary Conductor

- Overhead
- Underground
- Conduit
- Meter
- PW Junction Cabinet

ES

- Utlity Vault
- Switch Cabinet
- Pedestal

Transformer Bank

- <all other values>
- Underground
- Street Lights
- City Monument
- Buildings

- Addresses
- Parcels
- Streets

Major Roads

- Street Network
- City Limits

From: Paul Knutzen
To: Stevens, Mike
Subject: 2622 Polar Way - Administrative Appeal
Date: Thursday, December 4, 2025 9:04:23 AM

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

Hi Mike,

Just confirming the owner is okay with the January 12th hearing date and we'll be there.
Thank you,

Paul Knutzen, P.E., LEED AP BD+C
Principal Engineer
O: 509.222.0959
C: 509.440.1817



PLEASE NOTE: This message, including any attachments, may include privileged, confidential and/or inside information. Any distribution or use of this communication by anyone other than the intended recipient is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender by replying to this message and then delete it from your system.

Nelson, Ryan

From: Stevens, Mike
Sent: Monday, October 13, 2025 1:24 PM
To: Paul Knutzen
Cc: Nelson, Ryan; Rick Simon (rpsimon60@gmail.com)
Subject: RE: PLN-2025-00072 (2622 Polar Way)

Due to lack of specificity, it appears that it would be 10 calendar days.

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
509.942.7596

From: Paul Knutzen <paul@knutzenengineering.com>
Sent: Thursday, October 9, 2025 3:35 PM
To: Stevens, Mike <mstevens@richlandwa.gov>
Cc: Nelson, Ryan <rnelson@richlandwa.gov>; Rick Simon (rpsimon60@gmail.com) <rpsimon60@gmail.com>
Subject: RE: PLN-2025-00072 (2622 Polar Way)

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

Thanks for the email Mike. Just confirming is the 10-day period calendar days or working days? Thanks,
Paul

From: Stevens, Mike <mstevens@richlandwa.gov>
Sent: Thursday, October 9, 2025 1:27 PM
To: Paul Knutzen <paul@knutzenengineering.com>
Cc: Nelson, Ryan <rnelson@richlandwa.gov>
Subject: RE: PLN-2025-00072 (2622 Polar Way)

Hi Paul,

I am in receipt of your email dated September 25, 2025 regarding property located at 2622 Polar Way being used for an RV storage facility. This issue resulted from a request for a pre-application meeting in which your client was notified that the proposed RV storage facility was not a permitted use at the proposed location

The City of Richland considers RV storage facilities as a mini-warehouse facility and not a "Parking Lot" as your email suggests. The classification of an RV storage facility as a mini-warehouse facility is appropriate due to RV storage facilities typically being secured within a fenced/walled compound where the RV(s) are stored within a defined space that is rented or leased and where the retrieval and transport are solely the responsibility of the renter or lessee.

I left you a voicemail message a little bit ago, but wanted to reach out about this cancelled pre-app. I spoke with my client at length yesterday about this and while I understand the City's position that RV storage is considered a part of mini-warehouse, I would offer up a different determination.

RMC 23.06.655 - "Mini-warehouse" means a structure containing separate storage spaces of varying sizes that are leased or rented on an individual basis and outdoor yards for the storage of goods where storage, retrieval and transport are the responsibilities of the renter or lessee.
https://www.codepublishing.com/WA/Richland/#!/Richland23/Richland2306.html#23.06.655

RMC 23.06.720 - "Parking lot" means an open area, other than a street or alley, used for the temporary parking of automobiles and available for public use, whether free or for compensation, or as an accommodation for clients or customers. https://www.codepublishing.com/WA/Richland/#!/Richland23/Richland2306.html#23.06.720

While I certainly understand that mini-warehouse is a permitted use within that zone provided it complies with footnotes 5 & 15, and in this case it is within the Horn Rapids Employment center meaning it is not allowed. I would reason with the City that a "parking lot" is an outright permitted use with no exceptions within this zone. Per the City's own definition of parking lot though - it is an open area, it is for temporary parking of automobiles, (the City does not define automobile or RV in the code that I was able to see, however I would assert that both can be considered one in the same, since they both require internal combustion of volatile fuel, typically have 4 wheels, travel on the road, and are required to be licensed by DOL, an RV just allows for temporary living quarters which is not applicable in a parking lot since people are not living there, simply parking there) their spaces are available for public use but my client will be charging for compensation for them to park there.

If you don't agree with my determination, can you give me an official determination then of your position so that my client can initiate an appeal pursuant to RMC 23.70.070? https://www.codepublishing.com/WA/Richland/#!/Richland23/Richland2370.html#23.70.070

Thanks,

Paul Knutzen, P.E., LEED AP BD+C
Principal Engineer
O: 509.222.0959
C: 509.440.1817

KNUTZEN ENGINEERING

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APPEAL APPLICATION

APPELLANT/CONTACT PERSONS

Dennis Hollis
Northwest Construction Services, Inc.
28004 S 887 PR SE
Kennewick, WA 99338
(509) 727-1345

APPELLANT'S REPRESENTATIVE

Paul Knutzen, P.E., LLED AP BD+C
Knutzen Engineering
5453 Ridgeline Drive
Kennewick WA 99338
(509) 222-0959

IDENTIFY THE CASE FILE TO BE APPEALED

Case File Number:	Email correspondence from Mike Stevens to Paul Knutzen Dated October 9, 2025, 1:27 p.m.
Site Address of the Subject Property:	2622 Polar Way
Date of Decision:	October 9, 2025

DESCRIPTION OF DECISION BEING APPEALED

This appeal is filed in response to an administrative code interpretation made by the City Department of Community Development classifying a proposed parking lot designed for long-term RV parking as a mini-warehouse use, not as a parking lot use. This code interpretation was made via email correspondence sent from Mike Stevens, Richland Planning Manager to Paul Knutzen on October 9, 20225. The code interpretation was apparently based on the following factors:

1. A parking lot designated for RV parking is classified as a mini-storage facility, not as a parking lot. Mini-storage facilities are not permitted within the designated Horn Rapids Employment Center, which is a portion of the City's I-M Industrial district. Therefore, the proposed use is not permitted. A distinguishing characteristic of an RV storage facility is that RVs are typically stored within a fenced or walled compound where RVs are stored on rented or leased space and where the retrieval and transport are solely the responsibility of the renter or lessee.
2. Classifying an RV storage facility as a parking lot would result in RV storage facilities being allowed in nearly every zoning district, including residential zoning districts, contrary to the separation typical desired between commercial and residential uses.
3. The Horn Rapids Employment Center was specifically established to provide employment opportunities as well as generate sales tax revenue. The proposed use does not advance those goals.

APPEAL ARGUMENT

This appeal argument will analyze each of the three points made in the administrative code interpretation.

This code interpretation was erroneously made for the following reasons:

1. *The proposal is not a mini-storage land use.*
   The City zoning code sets forth specific definitions to help distinguish between differing land uses. The two definitions evaluated in the administrative interpretation are *mini warehouse* and *parking lot.*

   > RMC 23.06.655 defines "mini-warehouse" as follows:
   > ***"Mini-warehouse" means a structure containing separate storage spaces of varying sizes that are leased or rented on an individual basis and outdoor yards for the storage of goods where storage, retrieval and transport are the responsibilities of the renter or lessee.***

   The proposal consists of the leveling and paving of the parcel at 2622 Polar Way. The site would be enclosed with a block wall and security fencing and would contain one entry point protected with a security gate. The only other improvements would consist of storm drainage facilities and an RV dump station. No structures are proposed.

   Without structures on-site, the use cannot meet the definition of mini warehouse which is described as "a structure containing separate storage spaces of varying sizes..." The mini warehouse definition also includes "outdoor yards for the storage of goods" But in order to qualify a use as a "mini-warehouse," it needs to contain both a structure or structures and outdoor storage yards. The language in the code is clear on this point, it is not a structure or an outdoor yard, it requires both elements to meet this definition.

   The proposed use contains all the elements to be classified as a "parking lot," as defined in code, which is as follows in RMC 23.06.720:

   > ***"parking lot" means an open area, other than a street or alley, used for the temporary parking of automobiles and available for public use, whether free or for compensation, or as an accommodation for clients or customers."***

However, since a parking lot is intended for the parking of automobiles, and RV parking includes both self-propelled vehicles as well as trailers and boats, there is some question as to whether RV parking would strictly fit under this definition.

A much more accurate description of the proposed use is outdoor storage, which is defined in RMC 23.06.715:

> *"Outdoor storage" means the storage of any products, materials, vehicles, equipment, junk, or scrap outside the confines of an enclosed building, and more specifically defined as:*
>
> *A. Merchondise Display. Display of products and materials, and operable vehicles and equipment for the principal purpose of offering for sale at retail, and incidental to the business existing on the premises;*
>
> *B. Equipment and Material Storage. Storage of any equipment or materials in usable condition which are not being specifically displayed as merchandise or offered for sale at retail; and*
>
> *C. Junk and Scrap Storage. Storage of used products or scrap materials such as wood, cloth, paper, glass, metal, plastic, or rock material, which could be refurbished, recycled, or converted into usable stock or material.*

In this case, the proposal very clearly fits within item B of outdoor storage – equipment and material storage. An RV fits within the description of *"..., materials, vehicles, equipment, ... outside the confines of an enclosed building,*

RMC 23.26.030 provides a list of permitted and prohibited uses in the City's Industrial districts. Outdoor storage is listed as a permitted use in the I-M district, subject to the performance standards found in RMC 23.42.180. Unlike mini-warehouse uses, there is no restriction within the Horn Rapids Employment Center pertaining to outdoor storage uses.

Based on the classification of the proposed use as "outdoor storage" , the use is permitted under a clear reading of the Richland zoning code.

2. *Outdoor storage is not permitted in residential zones.*

The City's administrative determination noted that the definition of parking lot would permit RV storage in almost every zoning classification. However, when the proposed use is more correctly defined as outdoor storage use, much of this concern is alleviated. The code restricts outdoor storage to the C-1, C-2, C-3, I-M and M-2 zones only. Further, the provisions of RMC 23.42.180 help to mitigate the impacts of outdoor storage facilities by requiring screening around outdoor storage facilities. Therefore, classifying

the use as outdoor storage provides the desired separation between residential and commercial uses.

There are at least three examples of outdoor storage lots occurring within residentially zoned areas in the City that do not apparently result in land use conflicts. See attached maps and photos depicting three such locations within areas that are zoned for residential uses. These examples are only intended to demonstrate that outdoor storage for RVs could be treated as an accessory use to a residential development and may not need to be prohibited in all residential circumstances. Nevertheless, defining the proposed use as "outdoor storage" does not open the door to allowing RV storage in residential zones.

3. *The comprehensive plan serves as a guide, not a regulation.*

The administrative determination noted that he Horn Rapids Master Plan envisions business use that would generate employment and tax base and that the RV storage use did not further either one of these goals. While a code interpretation can and should be based on the policies within an adopted comprehensive plan, when there is a clear discrepancy between the plan and the development regulations, the development regulations govern.

This fact has been established and upheld in several Washington court cases and is illustrated in the Washington Supreme Court decision: Citizens for Mount Vernon v. City of Mount Vernon, 133 Wash.2d (1997), which stated:

> *"Since a comprehensive plan is a guide and not a document designed for making specific land use decisions, conflicts surrounding the appropriate use are resolved in favor of the more specific regulations, usually zoning regulations. A specific zoning ordinance will prevail over an inconsistent comprehensive plan. Cougar Mountain Assocs. v. King County, 111 Wash.2d 742, 757, 765 P.2d 264 (1988). If a comprehensive plan prohibits a particular use but the zoning code permits it, the use would be permitted. Weyerhaeuser v. Pierce County, 124 Wash.2d 26, 43, 873 P.2d 498 (1994). These rules require that conflicts between a general comprehensive plan and a specific zoning code be resolved in the zoning code's favor."*

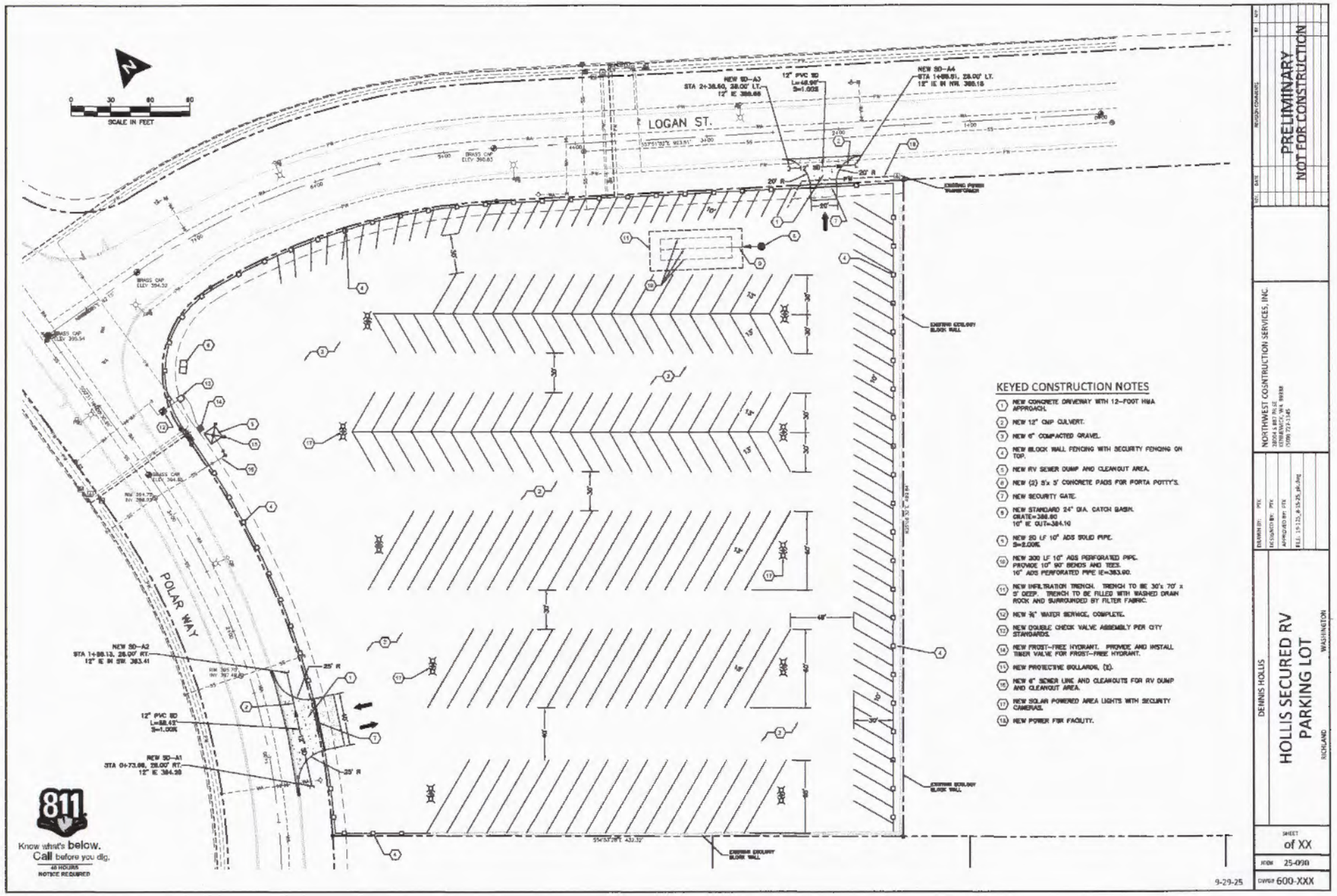
In this case, the zoning regulation permits outdoor storage within both the I-M district and the Horn Rapids Employment Center. Therefore, the use must be legally permitted in spite of the comprehensive plan policies to the contrary.

CONCLUSION

The applicant respectfully requests that the Hearing Examiner overturn the administrative code interpretation relating to the classification of the proposed use and determine that it is most correctly classified as outdoor storage and is therefore a permitted use within both the I-M zoning district and the Horn Rapids Employment Center, subject to the performance standards contained in RMC 23.42.180.

ATTACHMENTS

1. Site plan submitted to City for property at 2622 Polar Way;
2. October 9, 2025, email from Mike Stevens to Paul Knutzen of Knutzen Engineering
3. Examples of RV storage lots within residential neighborhoods



PRELIMINARY
NOT FOR CONSTRUCTION

NO. | DATE | REVISION/COMMENTS | BY

NORTHWEST CONSTRUCTION SERVICES, INC.
[illegible]
CENTRALIA, WA 98568
(509) 723-1345

DRAWN BY: PTC
DESIGNED BY: PTC
APPROVED BY: JTR
FILE: 25-25_A-25-25_00.dwg

DENNIS HOLLIS

HOLLIS SECURED RV
PARKING LOT

RICHLAND WASHINGTON

SHEET
of XX

JOB# 25-098

DWG# 600-XXX

From: Stevens, Mike <mstevens@richlandwa.gov>
Sent: Thursday, October 9, 2025 1:27 PM
To: Paul Knutzen <paul@knutzenengineering.com>
Cc: Nelson, Ryan <rnelson@richlandwa.gov>
Subject: RE: PLN-2025-00072 (2622 Polar Way)

Hi Paul,

I am in receipt of your email dated September 25, 2025 regarding property located at 2622 Polar Way being used for an RV storage facility. This issue resulted from a request for a pre-application meeting in which your client was notified that the proposed RV storage facility was not a permitted use at the proposed location

The City of Richland considers RV storage facilities as a mini-warehouse facility and not a "Parking Lot" as your email suggests. The classification of an RV storage facility as a mini-warehouse facility is appropriate due to RV storage facilities typically being secured within a fenced/walled compound where the RV(s) are stored within a defined space that is rented or leased and where the retrieval and transport are solely the responsibility of the renter or lessee.

Classifying an RV storage facility as a "Parking Lot" would result in RV storage facilities being allowed as an outright permitted facility within nearly every zoning district in the city, including each of the residential zoning districts. Such a facility is contrary to typical separation of commercial and residential uses found within residential zoning districts.

In addition, please be aware that the Horn Rapids Employment Center was specifically established to be an area for significant employment opportunities as well as an area to generate sales tax revenue and commercial/industrial enterprises that would contribute to the city's funding sources. Mini-warehouses (including RV storage facilities) provide no employment opportunities and generate no sales taxes.

As a result, it is the city's official position that RV storage facilities, such as the one contemplated by your client, qualifies as a mini-warehouse facility and is therefore prohibited at the proposed location.

Pursuant to RMC 23.70.070, this official interpretation may be appealed to the Richland Hearing Examiner within ten (10) days of receipt of this notification.

Thank you,

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
509.942.7596





2612 Tiger Lane





250 Skyline Drive





3651 River Valley Drive

INVOICE (INV-00004407)

BILLING CONTACT
Rick Simon
RPS Planning Consultant LLC
98402 N HARRINGTON RD
WEST RICHLAND, WA 99353-8722

Richland

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00004407	10/20/2025	10/20/2026	Paid In Full	Appeal to an Administrative Decision for 2622 Polar Way

REFERENCE NUMBER	FEE NAME	TOTAL
Misc Fee	PLN - Appeal of Administrative Decision	$690.00
	SUBTOTAL	$690.00

REMITTANCE INFORMATION
City of Richland 625 Swift Blvd Richland, WA 99352

TOTAL **$690.00**

From: Stevens, Mike
To: Paul Knutzen
Cc: Nelson, Ryan
Subject: RE: PLN-2025-00072 (2622 Polar Way)
Date: Thursday, October 9, 2025 1:26:00 PM
Attachments: image002.png

Hi Paul,

I am in receipt of your email dated September 25, 2025 regarding property located at 2622 Polar Way being used for an RV storage facility. This issue resulted from a request for a pre-application meeting in which your client was notified that the proposed RV storage facility was not a permitted use at the proposed location

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Thank you,

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
509.942.7596

From: Paul Knutzen <paul@knutzenengineering.com>
Sent: Monday, October 6, 2025 3:21 PM
To: Stevens, Mike <mstevens@richlandwa.gov>
Subject: RE: PLN-2025-00072 (2622 Polar Way)

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

Hi Mike,
Just following up with you here on this voicemail/email I sent you back on 9/26. I'll include an updated site plan this time which shows that the mini storage component (previously shown as future) is outright eliminated for what it's worth.
Thanks, Paul

From: Paul Knutzen
Sent: Thursday, September 25, 2025 12:32 PM
To: Mike Stevens (mstevens@ci.richland.wa.us) <mstevens@CI.RICHLAND.WA.US>
Subject: PLN-2025-00072 (2622 Polar Way)

Hi Mike,

I left you a voicemail message a little bit ago, but wanted to reach out about this cancelled pre-app. I spoke with my client at length yesterday about this and while I understand the City's position that RV storage is considered a part of mini-warehouse, I would offer up a different determination.

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https://www.codepublishing.com/WA/Richland/#!/Richland23/Richland2306.html#23.06.655

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https://www.codepublishing.com/WA/Richland/#!/Richland23/Richland2306.html#23.06.720

While I certainly understand that mini-warehouse is a permitted use within that zone provided it complies with footnotes 5 & 15, and in this case it is within the Horn Rapids Employment center meaning it is not allowed. I would reason with the City that a "parking lot" is an outright permitted use with no exceptions within this zone. Per the City's own definition of parking lot though - it is an open area, it is for temporary parking of automobiles, (the City does not define automobile or RV in the code that I was able to see, however I would assert that both can be considered one in the same, since they both require internal combustion of volatile fuel, typically have 4 wheels, travel on the road, and are required to be licensed by DOL, an RV just allows for temporary living quarters which is not applicable in a parking lot since people are not living there, simply parking there) their spaces are available for public use but my client will be charging for compensation for them to park there.

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Thanks,

Paul Knutzen, P.E., LEED AP BD+C
Principal Engineer
O: 509.222.0959
C: 509.440.1817



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