Agenda
Hearing Examiner Meeting
Thursday, January 26, 2017
City Hall Council Chamber | 505 Swift Boulevard

Hearing Examiner: Gary McLean

Liaisons: Staff Liaison Development Services Manager Simon

Public Hearing – 6:00 p.m.

Public Hearing Explanation:

New Business – Public Hearing:

1. S2016-103 Preliminary Plat of Quail Ridge
   Applicant: Northstone Richland, LLC
   Location: Horn Rapids

2. S2016-104 & Z2016-107 Preliminary Plat of Wild Canyon and Rezone
   Applicant: Northstone Richland, LLC
   Location: Horn Rapids

3. Z2016-103 Rezone of 1.5 Acres to General Commercial Zoning
   Applicant: Darin Musser
   Location: North of Van Giesen & East of Buckskin

Adjournment

The next Hearing Examiner Meeting is As Needed

This Meeting is broadcast live on CityView Channel 192 and online at CI.RICHLAND.WA.US/CITYVIEW

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HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 01/26/2017

Agenda Category: New Business – Public Hearing

Prepared By: Shane O'Neill, Senior Planner

Subject:
S2016-103 Preliminary Plat of Quail Ridge
Applicant: Northstone Richland, LLC
Location: Horn Rapids

Department:
Community & Development Services

Recommended Motion:
Staff recommends approval of the Quail Ridge preliminary plat subject to the conditions contained in the Technical Advisory Committee

Summary:
A request by Northstone Richland LLC to subdivide 39.06 acres into 99 residential lots with five opens space tracts.

Attachments:
1. Quail Ridge Preliminary Plat Staff Report

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

GENERAL INFORMATION:

PROPOSAL NAME:	Quail Ridge Preliminary Plat
LOCATION:	Southwest of SR-240, north and west of the Horn Rapids Golf Course west of Horn Rapids and east of Twin Bridges Road
APPLICANT:	Northstone Richland LLC
FILE NO.:	S2016-103
DESCRIPTION:	Request to divide 39.06 acres into 99 single family residential lots and six (6) Tracts.
PROJECT TYPE:	Type III Preliminary Plat
HEARING DATE:	January 26, 2017
REPORT BY:	Shane O'Neill, Senior Planner
RECOMMENDED ACTION:	Approval subject to completion of proposed conditions.

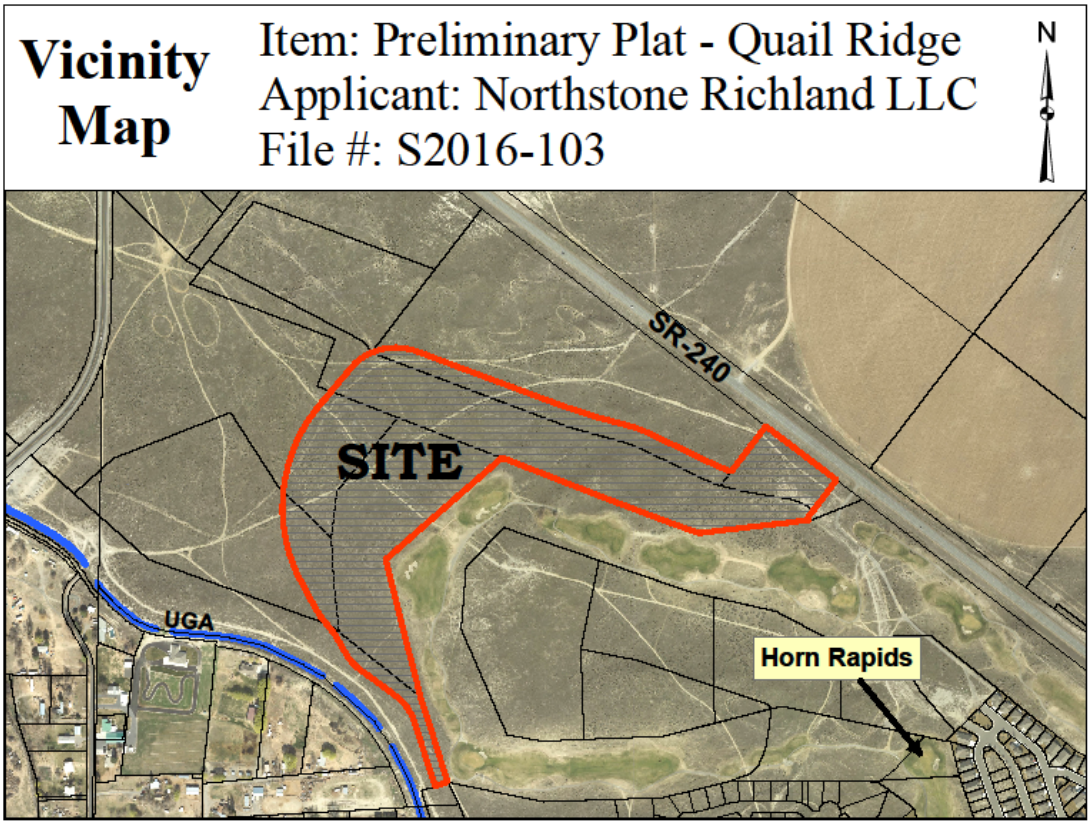


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

Northstone Richland LLC has filed an application for a preliminary plat to divide approximately 39-acres into 99 single family residential lots, known as the plat of Quail Ridge. The plat would be accessed from Village Parkway, which extends north into the proposed subdivision from in between the Sandpiper and Eaglewatch residential plats. Individual lots however, would be accessed from other roadways proposed as part of Quail Ridge. Village Parkway is proposed along the perimeter of the plat; eventually connecting into a future phase of the Greyhawk subdivision to the south. A copy of the proposed Quail Ridge plat is included herein as Exhibit 1.

The site abuts SR-240 along its eastern boundary. A secondary access point into the Horn Rapids community via SR-240 is underway immediately east of the Quail Ridge plat boundary. From this point vehicles will be able to turn left onto Village Parkway toward Wild Canyon or right on Village Parkway to Quail Ridge.

The interior road system would consist of a series of two-way streets, providing access to lots on both sides of the street. Lots would be served with city water, sewer and power and would average 8,725 square feet in area. The plat also

proposes a total of five smaller open space tracts and one larger stormwater/open space tract. (Refer to the attached application and preliminary plat map – Exhibits 1 & 2.)

COMPREHENSIVE PLAN

Five (5) distinct land use designations from the comprehensive plan are applied to the site; they are: High-Density Residential, Medium-Density Residential, Low-Density Residential, Developed Open Space and Public Facilities (see map below). The following table provides a breakdown for each land use designation within the site boundaries.

Land Use Designation	Area of Land Use	% Area of Site
High-Density Residential	11.15 acres	29.40%
Medium-Density Residential	19.76 acres	50.50%
Low-Density Residential	1.5 acres	3.80%
Public Facilities	3.6 acres	9.20%
Developed Open Space	2.7 acres	6.90%

The gross density of the proposed plat is approximately 2.5 lots/acre. Since approximately 80% the site is designated for both high-density and medium-density residential uses we can average the target residential densities stated in the Comprehensive Plan of both land use designations and approximate that on average the site may achieve a residential density of 11 dwelling units per acre. The proposed density of 2.5 dwelling units per acre (gross) is well within the allowable density of 11 units/acre.

GOALS & POLICIES

Land Use Goal #4 in the plan addresses residential development. It states:
The city will establish a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1 – The City will provide a balanced distribution of residential uses and densities throughout the urban growth area.

Policy 2 – The City will encourage residential densification through its land use regulations.

Policy 3 – The City will encourage innovative and non-traditional residential development through expanded use of planned unit developments, density bonuses and multi-use developments.

Policy 4 – The City will encourage conservation of lands identified as "Recreation Resource Conservation Areas" in the City's Parks, Recreation Facilities and Open Space Master Plan, by allowing developers in increase densities on adjacent lands. Such projects should occur as Planned Unit Developments.

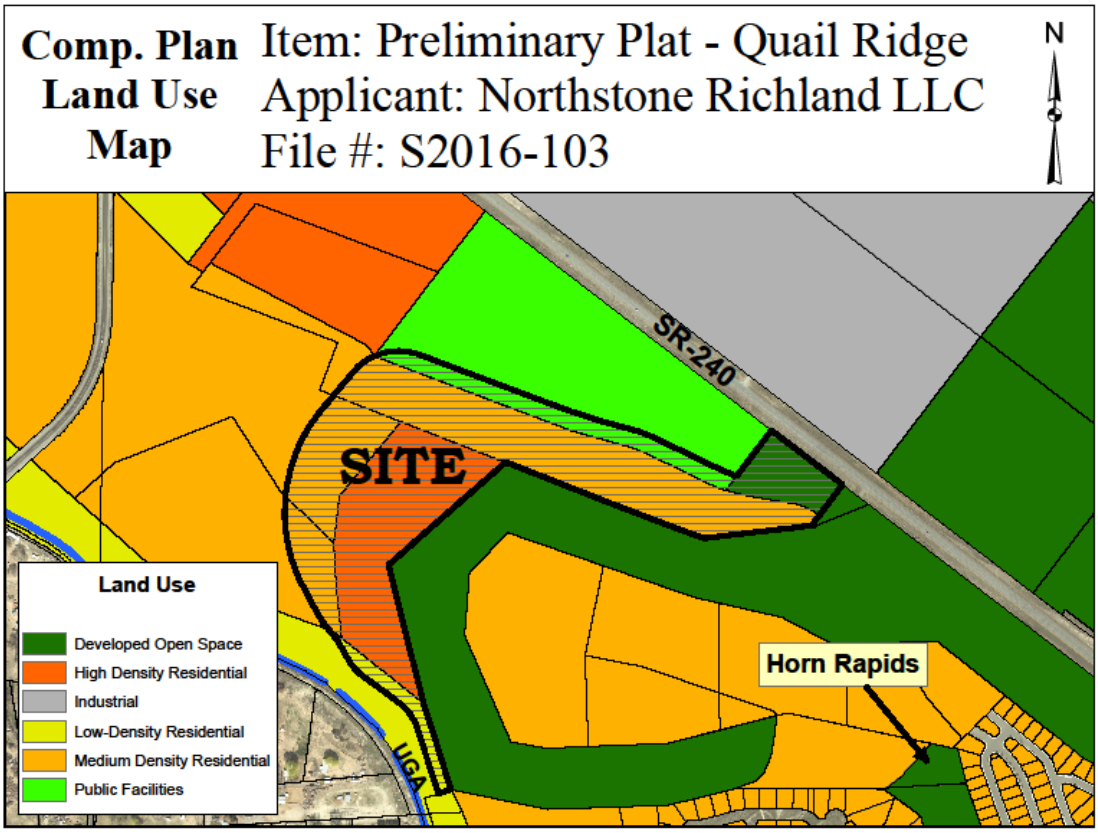


Figure 2 – Comprehensive Plan

The City's Transportation element of its comprehensive plan includes the following policy statements:

Policy 1: The City will reserve property for needed rights-of-way as quickly as possible by requiring dedication of right-of-way as a condition for development.

Policy 2: The City will only consider land use changes (such as planned unit development, master planned projects, rezones and plats) when existing and proposed transportation needs are adequately met.

Policy 3: The City will route major and secondary arterials around, rather than through, neighborhoods and communities so as to minimize traffic impacts on residential neighborhoods.

a. New residential collector street corridors should be designed and constructed through areas that are not already developed with single family housing.
b. Existing local residential streets should not be converted into collector street routes. In instances where existing streets must be converted to

collector roads, these streets shall be brought up to the minimum design standards for collector roads.

c. In those cases where collector street corridors must be built in close proximity to existing residential neighborhoods, the collector street must be designed in such a way as to minimize the impact to adjoining residents through the use of landscape buffers, sound barriers or similar measures.

d. In order for arterial collector streets to function effectively, access restrictions shall be imposed on new arterial collector streets. Such access restrictions shall not prevent commercial businesses from accessing directly onto an arterial collector street. Further, residential access may be allowed in specific instances where such access can be demonstrated to have no negative impacts on traffic safety, road function and/or circulation.

ZONING

The general vicinity if this site contains a diverse patchwork of zoning districts. The Quail Ridge site is overlain by four zoning districts; in order of magnitude they are: R-3, R-2, R-1-10 and PPF. Property to the south/southeast containing the Horn Rapids Golf Course fairway is zoned Agriculture. The site to the east is zoned Parks & Public Facilities (PPF) and is reserved for a future school. Vacant land lying to the north and to the west is zoned R-1-10, R-2 and R-3. This residentially zoned land is slated for further residential subdivision continuing the Horn Rapids community.

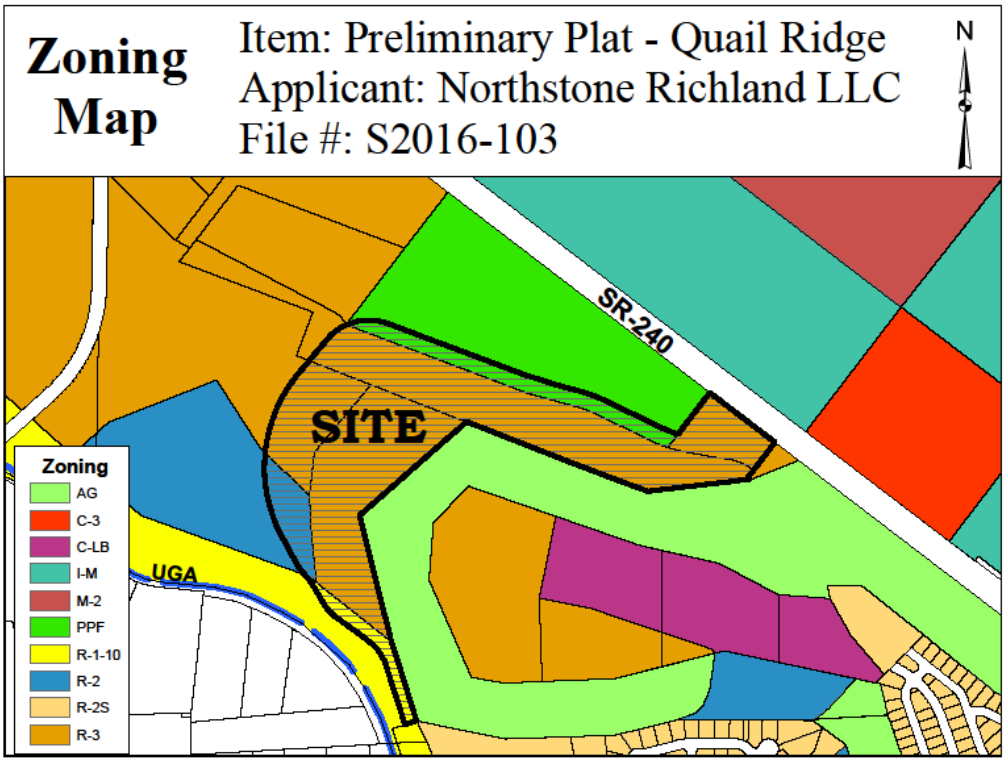


Figure 3 – Zoning *(above)*

Land Uses and Dimensional Standards
A bulk of the site is assigned R-3 zoning. In the Zoning Code, there is a provision which allows the R-2S zoning standards to be applied to detached single-family developments in the R-3 zone. For that reason the following R-2S standards apply to the proposed Quail Ridge Plat:

Uses Permitted:	Single Family House (detached)
Front yard setback(s):	15 feet minimum in front of living areas; 18 feet in front of garages
Side yard setback:	6 feet minimum
Rear yard setback:	25 feet minimum
Maximum building height:	20 feet

Additionally, the applicant has requested the development standards of the R2-S zone (above) be noted on the face of the plat and subsequent final plat phases, which will dually be contained in the CC&R's associated with deeds for individual lot sales (Exhibit 3).

SITE DESCRIPTION & ADJACENT LAND USES

The site consists of vacant arid sagebrush steppe/grassland with gentle rolling slopes but is predominately flat. The highest point of the property located nearest to SR-240 is at approximately 442 feet in elevation and the lowest point, nearest to the UGA boundary (southwest), is at approximately 424 feet in elevation. (Site photos are included in Exhibit 4.)

Existing uses in the vicinity include vacant land slated for residential development to the north and to the west; to the south lies a strip of the Horn Rapids Golf Course fairway followed by the proposed Wild Canyon residential plat (currently vacant as well) and a vacant site lies to the east/northeast which is planned to contain a future school.

CRITERIA FOR PRELIMINARY PLAT APPROVAL

Section 24.12.053 of the RMC sets forth the criteria that must be met before a preliminary plat application can be approved. It states:

The hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by written findings that:

A. The preliminary plat conforms to the requirements of this title;
B. Appropriate provisions are made 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;

C. The public use and interest will be served by the platting of such subdivision and dedication; and
D. The application is consistent with the requirements of RMC 19.60.095

RMC Section 24.12.050 designates the Hearing Examiner as the hearing body responsible for conducting the review of preliminary plat applications.

PUBLIC NOTICE

Application Date:	November 9, 2016
Notice of Hearing Mailed:	January 3, 2017
Notice of Hearing Posted:	December 27, 2016
Notice of Hearing Published:	January 9, 2017
Public Hearing:	January 26, 2017

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

UTILITY AVAILABILITY

Both domestic City water and sewer mains are located in the Village Parkway alignment that runs along the eastern boundary of the site. These lines were installed in 2016 to provide services to the Grayhawk plat lying to the south of the site. These lines were sized to accommodate development of the project site and the adjacent Quail Ridge plat. Electrical power lines are also located east of the site in the adjacent Sandpiper and Eaglewatch plats. The City also provides irrigation water to the Horn Rapids community and has lines adjacent to and east of the proposed plat.

TRANSPORTATION

The extension of Village Parkway northwesterly will provide a second entrance into the Horn Rapids community by way of a 140’ roadway stub connecting to SR-240. The SR-240 access point has been planned since the Horn Rapids master plan was first adopted by the City in the early 1990s. Access to the site is dependent upon this extension of Village Parkway. Preliminary plat approval is conditioned upon extending Village Parkway.

SEPA

The applicant filed an environmental checklist with the City (see Exhibit 6). Staff reviewed the checklist and issued a Determination of Non-Significance on December 28, 2016 (see Exhibit 7).

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments received were from the City Engineering Department and the Washington State Department of Transportation (WSDOT) (see Exhibits 8 & 9).

PUBLIC COMMENTS

At the time this report was prepared, the City had not received any public comments.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

City staff has prepared a list of recommended conditions for the application. (See Exhibit 8.)

ANALYSIS

The criteria approval of a preliminary plat application are reprinted here, with a summary of how the application complies with the standard:

A. The preliminary plat conforms to the requirements of this title;
The City's subdivision regulations set forth specific requirements for the filing of an application, how notice of the application is to be provided and requires that the Hearing Examiner conduct a public hearing and make recommendation to the City Council. These steps have been followed to date.

B. *Appropriate provisions are made 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*;

- The proposed plat provides five small open space tracts and one larger tract for stormwater retention and open space use. These tracts would be maintained by the Horn Rapids Homeowners Association. The original

Horn Rapids Master Plan called for the development of a series of smaller neighborhood parks, playgrounds, trails and open space areas that would serve the residents of the community. Additionally, the golf course provides generous amounts of open space throughout the community. In terms of City park facilities, the Hanford Legacy Park is located northeast of the site, on the north side of SR 240.

- The planned extension of Village Parkway would provide access to the proposed subdivision. This is a critical part of the planned street network that is part of the Horn Rapids Master Plan and provides a needed second entrance into the Horn Rapids community. This street as well as all the streets located within the proposed plat would include curbs, gutters and sidewalks.
- The site is not located along an existing bus route. The Ben Franklin Transit Authority, which provides bus service to the community does not presently provide service into Horn Rapids. The nearest existing transit stop is at Stevens Center, approximately 4 miles from site. The transit service was given an opportunity to comment on the preliminary plat proposal but did not provide any comments to the City. The Richland School District does provide school bus service to Horn Rapids.
- The plat would be served by City domestic water and sewer lines that are located in Village Parkway close to the project site. Said lines have capacity to provide for the proposed project.
- The plat would be served by existing Richland Energy Services electrical power.
- The plat would be served by the City irrigation water system that serves the Horn Rapids community.
- In accordance with City development standards, storm water drainage would have to be retained on-site. The proposed plat design includes an approximately 2-acre tract as a storm water drainage facility.
- The site is located approximately 3 miles from the nearest elementary school, which is Sacajawea Elementary. The City has reserved property immediately east of the site for a future school site. The Richland School District was given an opportunity to comment on the preliminary plat proposal, but did not provide any comments to the City.

C. The public use and interest will be served by the platting of such subdivision and dedication;

The proposed project is consistent with the comprehensive plan, both in terms of the proposed density of the plat and with the proposed access, which provides for a second entrance into the Horn Rapids community and so avoids directing traffic from the project onto existing local streets. Further, the project is consistent with the City's zoning regulations, and would be consistent with development pattern in the surrounding neighborhood.

The northerly boundary of Quail Ridge encroaches onto the site zoned PPF reserved for a future school by roughly 84-feet. Said encroachment is identified in the plat layout to be used for Village Parkway right-of-way construction. Initially it would appear as a reduction in area available for the future school when in fact the same strip of land along the south boundary of the school site would potentially be subject to dedication for Village Parkway right-of-way in a scenario where the school was proposed before Quail Ridge. Staff has considered this reduction in land area for the school. In the opinion of staff, sufficient land area will remain to accommodate the future school. The fully developed extension of Village Parkway by the Quail Ridge developer will reduce or eliminate the burden of doing so at the School District's expense; thereby reducing the cost to the public.

D. The application is consistent with the requirements of RMC 19.60.095, which states:

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.

The proposal is consistent with the Comprehensive Plan and does meet the requirements of the Municipal Code as outlined above.

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

Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicants filed an environmental checklist and the City issued and distributed Determination of Non-Significance, which completed the SEPA review process.

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

The project is consistent with the City's Comprehensive Plan and development regulations and it therefore would be considered beneficial to public health, safety and welfare and would 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.

The project would add 99 new residential lots that would be accessed from newly constructed roadways proposed as part of the Quail Ridge subdivision. Whereas the subdivision as a whole would gain connection to other roadways by way of extending Village Parkway which functions as a collector street but is not identified as such in the Comprehensive Plan. Village Parkway is identified as a collector street in the Horn Rapids Master Plan. Along with the adjacent proposed Wild Canyon plat of 121 lots, the combined traffic volumes on this new street would be estimated at approximately 2,080 daily trips. This volume traffic would not be expected to result in any decrease in the level of service of these transportation facilities.

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 recommended for this project are as a direct result of imposing City development standards as contained in City code and are directly related to the development proposal. Language relating to implementation of the R2-S zone development regulations are entered into the set of approval conditions pursuant to a request by the applicant filed with the preliminary plat application.

FINDINGS AND CONCLUSIONS

Staff has completed its review the preliminary plat application of Quail Ridge (S2016-103) and recommends approval of the request subject to conformance with the conditions of approval included in the attached Technical Advisory Committee Report (Exhibit 8) based on the following findings:

Findings of Fact:

1. The Richland Comprehensive Plan designates the project site as suitable for high, medium and low density residential development styles with an approximate average allowable density of 11 units per acre.
2. The proposed preliminary plat consists of 99 lots averaging 8,725 square feet in area, representing a net density of 4.99 units per acre.
3. Village Parkway would act as a collector street bordering the subdivision but without providing direct access to individual lots.
4. The proposed project would direct all traffic from within the proposed subdivision onto the Village Parkway; exiting onto SR-240 or heading back into the Horn Rapids road network.

Conclusion of Law:
The proposed preliminary plat is consistent with and would provide for development of the subject property in conformance with the density and type of land use envisioned in the land use and transportation elements of the adopted comprehensive plan.

Findings of Fact:

5. Three residential zoning districts are applied to the site; they are R-1-10, R-2 & R-3. R-3 zoning is applied to 81.1% of the site which permits residential densities of up to 14.5 units per acre. Quail Ridge proposes a net residential density of 4.9 units per acre.
6. The 99 lots proposed have an average lot size of 8,725 square feet and the smallest lot is 6,185 square feet.

Conclusion of Law:
The lots within the proposed subdivision are consistent with the provisions of the City's residential zoning regulations.

Findings of Fact:

7. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether appropriate provisions are made 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.
8. The proposed preliminary plat provides for the extension of streets that are consistent with the surrounding street network, includes provisions for the extension of public domestic water, sewer, irrigation water and electrical power lines.
9. The proposed improvements to serve the preliminary plat are consistent with the City's development standards.
10. The project is located 3.6 miles from an existing elementary school in the Richland School District (Sacajawea Elementary School). The District was given an opportunity to comment on the proposal but did not provide any comments. Additionally, the City has reserved a future school site adjacent to the project site.
11. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report.

Conclusion of Law:
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.

Findings of Fact:

12. The applicant filed an environmental checklist along with their preliminary plat application as required under the State Environmental Policy Act.
13. After review of the checklist and application materials, staff issued a Determination of Non-Significance on December 28, 2016.

Conclusion of Law:
Pursuant to Chapter 22.09 of the RMC, the procedures required under the State Environmental Policy Act have been completed.

Findings of Fact:

14. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
15. The proposed project would add 99 single family lots that would have direct access onto Village Parkway.
16. The Horn Rapids area is not subject to municipal traffic impact fees

Conclusion of Law:
The proposed project would not result in a decline of transportation service levels within the area surrounding the project and so is consistent with the provisions of RMC 19.60.095.

Overall Conclusion:
Based on the above findings and conclusions, approval of the proposed preliminary plat of Jolianna Heights subject to the recommended conditions lists in the Technical Advisory Committee Report is warranted because the project conforms to the City's adopted comprehensive plan and zoning regulations; has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.

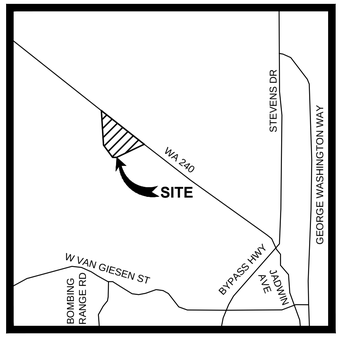
EXHIBIT LIST

1. Preliminary Plat Map
2. Application
3. Development standards of the R2-S zone
4. Site Photos
5. Public Notice & Affidavits
6. Environmental Checklist
7. Determination of Non-Significance
8. WSDOT Comments
9. Technical Advisory Committee Report

QUAIL RIDGE

PRELIMINARY PLAT

Located In The Southeast 1/4 Of Section 20, Township 10 North, Range 28 East, W.M.



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER:
NORTH STONE RICHLAND, LLC
PO BOX 516
STAYTON, OR 97383

ENGINEER:
HDJ - A DIVISION OF PBS
KEVIN BARNEY, PE
6115 BURDEN BLVD., SUITE E
PASCO, WA 99301
(509) 547-5119

SURVEYOR:
J.U.B. ENGINEERS, INC.
JOHN SHEA, PLS
2810 CLEARWATER AVE, SUITE 201
KENNEWICK, WA 99336
(509) 783-2144

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTH-HALF OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS;
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 00°30'06" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 FOR 174.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 240, SAID POINT BEING 75.00 FEET SOUTHERLY OF THE CENTER LINE THEREOF, WHEN MEASURED AT RIGHT ANGLES;
THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 240, NORTH 52°35'15" WEST, 1873.74 FEET TO THE BOUNDARY OF THE COLUMBIA GOLF COURSE ASSOCIATES PARCEL AS DESCRIBED UNDER AUDITORS FILE NO 2005-043675, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 240 AND FOLLOWING THE BOUNDARY OF SAID COLUMBIA GOLF ASSOCIATES PARCEL SOUTH 68°15'00" WEST 273.38 FEET; THENCE SOUTH 83°26'21" WEST, 10.46 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 83° 26' 21" W, 552.34 FEET; THENCE N 69° 57' 21" W, 250.97 FEET; THENCE N 68° 42' 46" W, 791.82 FEET; THENCE S 48° 39' 34" W, 764.07 FEET; THENCE S 14° 02' 54" E, 699.54 FEET; THENCE S 17° 47' 28" E, 448.14 FEET; THENCE S 72° 11' 54" W, 67.00 FEET; THENCE N 17° 47' 28" W, 341.44 FEET TO THE BEGINNING OF A CURVE; SAID CURVE CONCAVE TO THE LEFT WITH A CENTRAL ANGLE OF 33° 48' 36", HAVING A RADIUS OF 225.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 41' 46" W 130.85 FEET. THENCE N 51° 36' 04" W 20.94; THENCE N 49° 52' 11" W 50.29; THENCE N 52° 36' 54" W 40.12;
THENCE N 53° 38' 54" W 136.41 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE CONCAVE THE RIGHT WITH A CENTRAL ANGLE OF 11° 49' 16", HAVING A RADIUS OF 296.51 FEET, AND WHOSE LONG CHORD BEARS N 45° 06' 27" W, 61.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE CONCAVE THE RIGHT WITH A CENTRAL ANGLE OF 07° 25' 57.6", HAVING A RADIUS OF 502.35 FEET, AND WHOSE LONG CHORD BEARS N 32° 36' 58" W 65.12 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 28° 56' 28" W 74.01 FEET; THENCE, N 38° 39' 52" W 130.26 FEET; THENCE, N 28° 56' 28" W 152.60 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE CONCAVE TO THE RIGHT WITH A CENTRAL ANGLE OF 66° 56' 37", HAVING A RADIUS OF 789.68 FEET, AND WHOSE LONG CHORD BEARS N 03° 46' 18" E 893.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE N 39° 59' 17" E, 274.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE CONCAVE THE RIGHT THROUGH 24° 06' 45", HAVING A RADIUS OF 290.43 FEET, AND WHOSE LONG CHORD BEARS N 54° 40' 04" E 121.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE CONCAVE THE RIGHT THROUGH 27° 49' 50", HAVING A RADIUS OF 292.00 FEET, AND WHOSE LONG CHORD BEARS N 88° 41' 46" E 218.81 FEET; THENCE, S 69° 17' 57" E, 106.85 FEET; THENCE, S 69° 28' 25" E, 393.51 FEET; THENCE, S 69° 27' 42" E, 337.92 FEET TO THE BEGINNING OF A CURVE, SAID CURVE CONCAVE THE LEFT WITH A CENTRAL ANGLE OF 05° 01' 49", HAVING A RADIUS OF 458.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 58' 36" E 40.20 FEET. THENCE, S 74° 29' 30" E, 244.21 FEET TO THE BEGINNING OF A CURVE; SAID CURVE CONCAVE THE RIGHT WITH A CENTRAL ANGLE OF 10° 08' 11", HAVING A RADIUS OF 542.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 25' 25" E, 95.76 FEET. THENCE, S 64° 21' 20" E, 366.32 FEET TO THE BEGINNING OF A CURVE, SAID CURVE CONCAVE THE LEFT WITH A CENTRAL ANGLE OF 11° 09' 54", HAVING A RADIUS OF 458.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 56' 16" E 89.11 FEET. THENCE N 37° 24' 45" E, 281.08 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 240; THENCE S 52° 35' 15" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 240, 440.46 FEET; THENCE S 37° 24' 45" W LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 242.00 FEET; THENCE S 52° 36' 52 E, 11.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.06 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

LAND USE TABLE	
GROSS SITE AREA:	39.06 ACRES
RIGHT OF WAY DEDICATION:	14.66 ACRES
OPEN SPACE TRACTS (A-F):	4.53 ACRES
SEVA	0.04 ACRES
NET PLANNING AREA:	19.83 ACRES
TOTAL LOT COUNT:	99 LOTS
AVG. LOT AREA:	8,725 SF
SMALLEST LOT AREA:	6,185 SF
LARGEST LOT AREA:	16,441 SF

KEVIN W. BARNEY
STATE OF WASHINGTON
31919
REGISTERED
PROFESSIONAL ENGINEER

6115 Burden Blvd. Suite E
Pasco, WA 99301-8930
509/547-5119
306/695-3488
509/547-5129 fax
Internet: www.hdjdesigngroup.com
HDJ A DIVISION OF PBS

PRELIMINARY PLAT FOR:
QUAIL RIDGE
A SUBDIVISION LOCATED IN THE CITY OF RICHLAND, WASHINGTON

DESIGNED: KWB
DRAWN: BMW
CHECKED: KWB
SCALE: H: 1" = 120' V: N/A
NOV 2016 4508-00
SHEET 1 / 1

Exhibit 2

Development & Permit Services Division • Current Planning Section
840 Northgate Dr. • Richland, WA 99352
General Information: 509/942-7794 • Fax: 509/942-7764

PRELIMINARY PLAT APPLICATION

Applicant's Section			
Applicant or Sponsor: North Stone Richland, LLC			
Address: PO Box 516	City: Stayton	State: OR	Zip: 97383
Phone Number: 503-769-3436	Fax Number:	Other:	
Proposed Subdivision Name: Quail Ridge	Legal Description: Attached		
Average Size Lots: 8,746 sq ft.	Proposed Number of Tracts: 6		
Average Lot Size (Residential Lots):	Area in Acres: 36.02 ac (gross area)		
Proposed Number of Lots: 99	Proposed Number of Blocks:		
Name of Surveyor Platting Subdivision: John Shea, JUB Engineers Inc.			
Address: 2810 W. Clearwater Ave Ste 201	City: Kennewick	State: WA	Zip: 99336
Phone Number: 509-783-2144	Fax Number:	Other: jshea@jub.com	

I DECLARE UNDER THE PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.

Applicant's Signature _____ Date 11/9/2016

OFFICE USE ONLY

Filed on _____ Signature _____

Case File No. _____ Date of Planning Commission Hearing _____

Action by Planning Commission - Minutes _____

Attach:
1. ~~30 Copies~~ Electronic copy + 5 Full size
2. 11" x 17" reduction
3. Ownership Report from Title Company listing all Owners within 300-feet.

Exhibit 3

Rick, I would like to request that the chart below with footnotes be added to the subdivision submittal
and I will request for the following Conditions to be added to the Conditions of approval;

1) (similar to Grayhawk conditions) CC&R's will state that-- All Living Units on this subdivision property
shall be designed and intended for use and occupancy as a residence by a single family.
Residential development shall conform to the standards contained in the R2-S Single Family
Residential Small Lot zoning district as they now exist; except that; Only detached single family dwellings
shall be permitted. No one-family attached dwellings or two-family detached dwellings shall be
permitted within the subdivision development. No duplexes, no threeplexes, no fourplexes, no townhomes,
or any multi-family Living Units are permitted within the subdivision development.
"Zero lot Line"
construction is also prohibited.
2) Approval shall include the setback chart and footnote #10 that specifically describes the Setbacks, building heights,
and lot coverage for one-family detached dwellings shall be the same as those set forth in the R2-S zoning district as
of the date of this approval.

(Please ad the Chart below)

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Minimum Lot Area Requirement – One-Family Detached Dwelling	10,000 feet[1]	8,000 feet	6,000 feet	4,000 feet	4,000 feet
Minimum Lot Area Requirement – Two-Family Detached Dwelling	N/A	N/A	10,000 feet	7,000 feet	7,000 feet
Minimum Lot Area Requirement – One-Family Attached Dwellings	N/A	N/A	N/A	3,000 feet	3,000 feet
Maximum Density – Multifamily Dwellings (Units/Square Foot)	N/A	N/A	N/A	N/A	1:3,000
Minimum Lot Width – One-Family Detached Dwelling	90 feet	70 feet	50 feet	42 feet	42 feet
Minimum Lot Width – Two-Family Detached Dwelling	N/A	N/A	70 feet	64 feet	64 feet
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	30 feet	30 feet
Average Lot Size Requirement[2]	12,000	10,000	None	None	None
Minimum Front Yard Setback[3]	20 feet	20 feet	20 feet	15 feet/18 feet[4]	20 feet[6,10]
Minimum Side Yard Setback	10 feet	10 feet	6 feet	6 feet[5]	[6,10]
Minimum Alley/Private Access Easement Setback	6 feet	6 feet	6 feet	6 feet	6 feet
Minimum Rear Yard Setback	25 feet	25 feet	25 feet	20 feet/3 feet[7]	25 feet[6,10]
Maximum Lot Coverage[8]	40%	40%	40%	50%	33%/45%[9,10]
Maximum Building Height – Main Building	30 feet	30 feet	30 feet	30 feet	40 feet[10]
Maximum Building Height – Detached Accessory Buildings[11]	16 feet	16 feet	16 feet	16 feet	16 feet

6. For multiple-family dwellings and other allowable uses other than one-family attached and one-family and two-family detached dwellings, front yards shall be 20 feet, side yards shall be equal to one foot of side yard for each three feet or portion thereof of building height, and rear yards shall be 25 feet, except as required by RMC (B) when multifamily development is located adjacent to a single-family residential zoning district or development.

9. Buildings in an R-3 district shall cover not more than 33 percent of the area of the lot except one-family attached dwellings, which may cover up to 45 percent of the area of the lot.

10. Setbacks, building heights, and lot coverage requirements for one-family attached, one-family detached and two-family detached dwellings in the R-3 zoning district shall be the same as those set forth for development in the R-2S zoning district.

Looking West

Looking South

Looking North

Looking East

Exhibit 5

CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (S2016-103)

Notice is hereby given that Northstone Richland LLC on November 9, 2016, filed an application for preliminary plat approval to subdivide an approximately 39.06 acre site into 99 single family residential lots (Preliminary Plat of Quail Ridge). The proposed plat is located southwest of SR-240, north and west of the Horn Rapids Golf Course west of Horn Rapids and east of Twin Bridges Road. The proposed plat would have an average lot size of 8,725 square feet.

Notice is also given that the City of Richland has determined that this proposal 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. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days.

The Richland Hearings Examiner, on Thursday January 26, 2017, will conduct a public hearing and review of the application at 6:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to rsimon@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Wednesday, January 18, 2017 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Tile 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

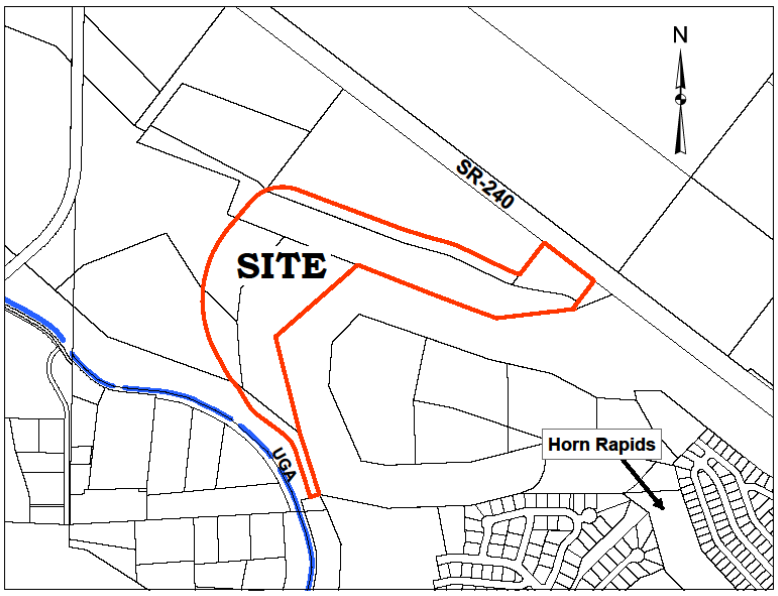


Exhibit 5

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, 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 27th day of December, 2016, I posted the attached NOTICE OF PUBLIC HEARING, File Numbers S2016-103 & S2016-104 on the property at:

PIN # 1- 20084000002008

Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 18th day of January, 2017 by SHANE O'NEILL.

Signature of Notary

Printed Name

Notary Public in and for the State of Washington,

Residing in Kennewick

My appointment expires: July 10, 2020

CYNTHIA LYNN SOMERS
COMMISSION EXPIRES
NOTARY
PUBLIC
07-10-20
STATE OF WASHINGTON

Exhibit 5

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Kathy Anderson, 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 3RD day of January, 2017, I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING to the attached list of individuals via regular USPS on the date indicated above. The Notice of application and public hearing is related to preliminary plat approval to subdivide an approximately 39.06 acre site into 99 single family residential lots (Preliminary Plat of Quail Ridge). The proposed plat is located southwest of SR-240, north and west of the Horn Rapids Golf Course west of Horn Rapids and east of Twin Bridges Road.

Kathy L. Anderson
Print Name: Kathy Anderson

SIGNED AND SWORN to before me this 3rd day of Jan, 2017 by Kathy Anderson.

CYNTHIA LYNN SOMERS
COMMISSION EXPIRES
NOTARY
PUBLIC
07 10 20
STATE OF WASHINGTON

Cynthia Lynn Somers
Notary Public in and for the State of Washington,
Residing at Kenn WA
My appointment expires: July 10, 2020

Exhibit 6

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

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*:** [help]

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: [help]

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

A. background [help]

1. Name of proposed project, if applicable: [help]

Quail Ridge Subdivision

2. Name of applicant: [help]

North Stone Richland, LLC

3. Address and phone number of applicant and contact person: [help]

4. Date checklist prepared: [help] 11/30/16

5. Agency requesting checklist: [help] City of Richland

6. Proposed timing or schedule (including phasing, if applicable): [help] Construction of the first phase is expected in Spring 2017.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help] No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help] Horn Rapids Master Planning - 1993

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. [help]
No

10. List any government approvals or permits that will be needed for your proposal, if known. [help] None

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.) [help] Develop approximately 39 acres into 99 single-family residential lots and 6 tracts.

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. [help] Horn Rapids Community, APN 1-2008-300-0009-009 and 1-2008-300-0009-010.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? [help] 15 Percent

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. [help] Sand

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help] No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help] Much of the acreage will be graded to accommodate the improvements, to balance the site and eliminate the need fror any imported or exported materials.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help] Minor erosion from wind could occur during construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help] About 35 Percent

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help] Erosion will be controlled in conformance with an approved erosion and sediment control plan and dust control plan..

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help] There will be dust associated with the operation of construction equipment during construction. Local vehicle traffic after construction.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help] No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help] Dust Control during construction.

3. **Water**

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type
and provide names. If appropriate, state what stream or river it flows into. [help] No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help] No

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. [help] None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help] No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help] No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help] No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help] No

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

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. [help] Once the roads are completed the storm water runoff will be collected and discharged into drywells and infiltration basins.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help] No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No

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

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
__X_shrubs
__X_grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help] Brush will be cleared

c. List threatened and endangered species known to be on or near the site. [help] None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help] Landscaping will conform to City specifications.

e. List all noxious weeds and invasive species known to be on or near the site. None

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, songbirds, other: burrowing owls
mammals: deer, bear, elk, beaver, other: Rabbits & Mice
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [help] None

c. Is the site part of a migration route? If so, explain. [help] Yes, the entire Columbia Basin is part of a migration route.

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

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

6. **Energy and natural resources**

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

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

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: [help]

Current energy codes for residential structures will be enforced

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help] None

1) Describe any known or possible contamination at the site from present or past uses. None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None

4) Describe special emergency services that might be required. None

5) Proposed measures to reduce or control environmental health hazards, if any: None required

b. **Noise**

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

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help] During construction of infrastructure construction noise would occur between the hours of 7 a.m. – 5 p.m. There should be no permanent noise increase.

3) Proposed measures to reduce or control noise impacts, if any: [help] Construction activites will be limited to daytime hours.

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help] The land is currently undeveloped, vacant land, surrounbded by a golf course and residential housing.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help] No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No

c. Describe any structures on the site. [help] None

d. Will any structures be demolished? If so, what? [help] No

e. What is the current zoning classification of the site? [help] R-2 and R-3

f. What is the current comprehensive plan designation of the site? [help] Medium Density Residential

g. If applicable, what is the current shoreline master program designation of the site? [help] N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help] No

i. Approximately how many people would reside or work in the completed project? [help] 99 x 3.5 = 347 people

j. Approximately how many people would the completed project displace? [help] None

k. Proposed measures to avoid or reduce displacement impacts, if any: [help] None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help] Adhere to City's platting and development standards.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Adhere to City's platting and development standards.

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help] The project involves developing 99 single-family residences. Typical construction will be representative of middle-high income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help] None

c. Proposed measures to reduce or control housing impacts, if any: [help] The project will be developed in phases, as the residential housing market dictates.

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help] Normal residential housing. Some units may be 2-story structures due to the sloping topography. Exterior building materials will vary, but will be consistent with middle to high income housing construction.

b. What views in the immediate vicinity would be altered or obstructed? [help] The property would change from vacant land to single-family residences.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help] Normal residential housing standards.

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help] None

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] No

c. What existing off-site sources of light or glare may affect your proposal? [help] None

d. Proposed measures to reduce or control light and glare impacts, if any: [help] None

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
Horn Rapids Golf Course

b. Would the proposed project displace any existing recreational uses? If so, describe. [help] No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help] None

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help] None

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. [help] None

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. [help] None

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. If artifacts are discovered, work will be stopped and the appropriate agencies will be notified.

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help] State Route 240 will provide primary access to the proposed project

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? [help] None, 4 miles to Steven's Center.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help] None

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help] Construction of Public streets will be required, including the Village Parkway connection to SR 240.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help] No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help] It is estimated that approximately 925 trips would be generated by the project. Peak volumes are anticipated to occur during workday p.m. periods. Please refer to Trip Generation and Distribution Letter prepared for the proposed development

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No

h. Proposed measures to reduce or control transportation impacts, if any: [help] None

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]
The development will require expansion of the service area of existing public services. New homes in the development are anticipated to be occupied by existing homeowners relocating and new growth in Richland. The new growth is the component that will likely necessitate expanding public services.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
The new lots will increase the tax base and participate in normal funding for public services.

16. **Utilities**

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

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. [help] Electricity, Water, Sewer and Refuse service is by the City.
Phone – Frontier Communications,
Cable TV – Charter Communications
Gas – Cascade Natural Gas

C. Signature [HELP]

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

Signature: Kevin W. Barney

Name of signee Kevin W. Barney

Position and Agency/Organization Associate Principal, HDJ Design Group, a Division of PBS Engineering.

Date Submitted: 11/30/16

Exhibit 7

File No. EA2016-39

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Subdivision of approximately 39 acres into 99 single family residential lots and 6 tracts.

Proponent: North Stone Richland, LLC

Location of Proposal: Horn Rapids Community, located north of the 5th fairway and west of the 4th fairway and south of SR 240

Lead Agency: City of Richland

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

( ) There is no comment for the DNS.

(X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days. Comments must be submitted by **January 18, 2017.**

( ) 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: Rick Simon

Position/Title: Development Services Manager

Address: P.O. Box 190, Richland, WA 99352

Date: Issued December 28, 2016

Signature_____

EXHIBIT # 8
Quail Ridge TAC Report
Conditions of Approval

RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2016-103)
JANUARY 20, 2017

APPLICANT: NORTHSTONE RICHLAND LLC

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 39.06 ACRES INTO 99 RESIDENTIAL LOTS (QUAIL RIDGE)

LOCATION: HORN RAPIDS – WEST OF THE PLAT OF WILD CANYON AND THE SECOND ENTRANCE OFF OF SR240

ENGINEER: HDJ DESIGN GROUP

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

The Technical Advisory Committee conducted a review of the request and recommends that if the preliminary plat is approved, such approval be subject to the following conditions:

General Conditions:

1. The existing off-site easements and the pre-plat of Wild Canyon needs to be labeled on this pre-plat drawing.

2. Label the right-of-way widths of Village Parkway south of phase 6.

3. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper, mylar and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) 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 recording of the final plat.

4. 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.

5. 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.

6. Pursuant to Richland Municipal Code Section 12.08 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 construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the final plan submittal. The right of way construction permit requires indemnification of the City and provision of insurance meeting the requirements of the municipal code.

7. 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 from the approved permit design drawings. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

8. 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 the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. 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 plat acceptance.

9. 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 Administration and Engineering Division at 942-7500 to schedule a pre-construction conference.

10. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.

11. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

12. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: http://www.call811.com/

13. This property will be serviced by the City of Richland's non-potable water system for all outdoor landscape irrigation needs. The designing Engineer shall submit plans for the proposed irrigation system to the City as part of his right-of-way permit application submittal. Easements shall be provided on the final plat for this system where needed.

14. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

15. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.

16. The street addresses shall be finalized at time of final plat submittal and review. Street addressing shall be in conformance to RMC Chapter 12.01. The following note shall be placed on

the final plat(s): **"Address numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance."**

17. The following note shall be placed on the final plat(s): **"Lots within this plat are reserved for detached single family residences only. No duplexes or attached single family residences shall be permitted**."

18. A Centralized Delivery Unit (CBU) mailbox shall be installed that meets the standards of the United States Postal Service.

19. A Secondary Emergency Vehicle Access (SEVA) road shall be constructed as depicted on the preliminary plat map of Quail Ridge. This SEVA road shall be blocked with bollards or gated in a manner that is acceptable to the Richland Fire Department and that would prevent non-emergency access.

20. A dust control plan shall be prepared by the applicant and approved by the Benton Clean Air Authority prior to the commencement of earth moving or construction activities on-site. Said dust control plan shall be implemented throughout the duration of project construction.

21. No grading and excavation work shall be permitted on-site without the issuance of a valid grading permit by the City of Richland. No final plat shall be recorded prior to the time that the City has completed its final inspection approval of all grading activities and the geotechnical engineer has submitted the final field observation report to the City.

22. The applicant shall comply with City and state noise standards throughout the construction of the project.

23. If during grading and construction activities archeological or paleontological resources are uncovered, the developer shall suspend work in that particular area and contract the Washington State Office of Archeology and Historic Preservation to determine a plan for mitigation of the disturbance to the resource.

24. The final draft of the preliminary plat and all subsequent final plats thereof shall contain the following notes:

    a) All living units on this property shall be designed and intended for use and occupancy as a residence by a single-family.
    b) Residential development shall conform to the standards contained in the R2-S single-family residential small lot zoning district as they exist at the time of preliminary plat approval; except that only detached single-family dwellings may be permitted within Quail Ridge. Duplexes, tri-plexes, four-plexes, townhomes nor any other style of multi-family living units are not permitted within Quail Ridge. Zero lot-line construction is prohibited.
    c) Setbacks, building heights and lot coverage limits for single-family detached dwellings shall be as set forth in in the site requirements for residential use districts table (RMC 23.18.040) including footnote # 10:

(Footnote # 10) Setbacks, building heights, and lot coverage requirements for one-family attached, one-family detached and two-family detached dwellings in the R-3 zoning district shall be the same as those set forth for development in the R-2S zoning district.

Design Standards:

25. Public improvement design shall follow the following general format:
    - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
    - B. Storm sewer shall be aligned on the south and east side of street centerlines.
    - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
    - D. 10-feet horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
    - E. Water lines shall be aligned on the south and east side of street centerlines.
    - F. Watermains larger than 8-inches in diameter shall be ductile iron.
    - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
    - H. All watermains outside areas zoned R1 shall be ductile iron.
    - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
    - J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.
    - K. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
    - L. All utilities shall be extended to the adjacent property (properties) at the time of construction.
    - M. 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.
    - N. The minimum centerline radius for local streets shall be 100-feet.
    - O. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
    - P. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
    - Q. A detailed grading plan shall be included in the submitted plan set.
    - R. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
    - S. 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.
    - T. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
    - U. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
    - V. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
    - W. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
    - X. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.

Y. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).

Z. 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.

26. If the project will be built in phases the applicant shall submit a 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.

27. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
    A. 2-inches compacted gravel, minimum (temp. SEVA 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.

28. <u>SURVEY MONUMENT DESTRUCTION</u>:
    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) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (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:

29. Village Parkway currently does not exist from the second entrance off of SR240 to this property boundary. If Village Parkway is constructed by another project prior to phase 1 of Quail Ridge, its frontage shall be completed to City standards at the time that the phase which constructs the lots adjacent to it is developed. If Village Parkway has not yet been constructed then phase 1 shall construct it from the second entrance location off of highway SR240. This work shall include construction of the second entrance itself within the SR240 Right-of-Way.

30. The phase breaks on Village Parkway shall match the phase lines of the adjacent phases (the limits of Village Parkway shall match the limits of the adjoining phase frontage). Village Parkway shall be graded to subgrade concurrently with the lot grading.

31. A ten-foot public utility easement along the Village Parkway frontage shall be provided on the face of the final plat.

32. A note will be shown on the face of the final plat stating that Village Parkway is classified as an "Arterial Collector street". Subsequently, no driveways accessing single family lots will be allowed onto it.

33. Street lights shall conform to the City's Material Specifications document (MSTSTRTLT5) and fixtures shall have the appropriate wattage and spacing for the roadway classification based on a "low" pedestrian conflict area. Copies of these documents area available upon request. Street light fixture wattages shall be shown on the plans.

34. 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, etc.).

35. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

36. 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 turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

37. The Horn Rapids domestic water master plan shows a water connection between this preliminary plat and the plat of Wild Canyon to the east. This connection shall be made during phase 3 (or with the phase that constructs the 51st lot) to eliminate a long dead end water line and also provide redundancy and eliminate stagnant water (or as needed to provide necessary fire flows). Easements shall be provided for the off-site water main and it shall be installed at standard depths below future road grades.

38. 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.

39. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

40. 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.

41. Sanitary sewer shall be extended to the plat boundary in line with the appropriate existing easements across the golf course.

42. The sewer main shall be installed at a depth appropriate to allow for the balance of the Horn Rapids residential property to drain without a lift station.

Storm Water:

43. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. 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.

44. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.

45. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbra method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.

46. 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. 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.

47. 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 24 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 perk within 24 hours.

48. As per RMC chapter 24.20.070 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.

49. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.

50. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.

51. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.

Irrigation:

52. The non-potable irrigation system supplying the Horn Rapids development and golf course is currently serviced by a single delivery point across SR240 near the Kingsgate Way intersection. Past analysis of the system indicated that a second connection to the irrigation water source north of SR240 was needed to support further development. This project shall design and construct this second connection. The available connection point lies north of SR240 on City-owned property that is currently leased for agricultural purposes. Construction of the required pipeline will be subject to the terms of the City's lease. The pipeline construction will also be subject to WSDOT permit requirements for crossing SR240.

Final Platting / Project Acceptance Requirements:

53. 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. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

54. 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 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 prior to application for final occupancy.

55. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.

56. 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.

57. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.

58. A note shall be placed on the face of the plat that states: "*The City of Richland's standard for storm pond maintenance consists of semi-annual vegetation abatement and specifically does not include irrigation, landscaping or other aesthetic improvements.*"

59. A note shall be placed on the face of the plat that states: "*All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain*."

60. A one-foot wide "No access / screening easement" will be required along the Village Parkway Right of Way.

61. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

62. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

63. Any restricted parking areas shall be indicated on the final plats.

Exhibit 9

Washington State Department of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

January 18, 2017

City of Richland Development Services
P.O. Box 190
Richland, WA 99352

Attention: Rick Simon, Development Services Manager

Subject: EA2016-39 & EA2016-40 - Quail Ridge & Wild Canyon
SR 240 milepost 26 vicinity, right
North Stone Richland, LLC.

We have reviewed the proposed subdivisions and have the following comments.

- The subject property is adjacent to State Route 240 (SR 240), a partially-controlled limited access facility with a posted speed limit of 55 miles per hour. WSDOT has acquired all access rights to the highway. Private direct access is prohibited. Access shall be via the future Village Parkway/SR 240 intersection and the existing Kingsgate/SR 240 intersection.

- SR 240 is an existing facility. The proponent and future residents should be aware they are proposing residential development in an area with existing traffic noise. They should also expect the traffic noise to continue to grow into the future. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

- WSDOT is currently coordinating with the proponent and the City on the construction of the approved Village Parkway intersection this spring. WSDOT review and approval of the plans is required and a developer agreement to construct the intersection at the developer's expense is being prepared.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comment, please contact me at (509) 577-1633.

Sincerely,

Rick Holmstrom
Development Services Engineer

RH: jjp

cc: SR 240, File #4
Kara Shute, Area 3 Maintenance Superintendent

HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 01/26/2017 Agenda Category: New Business – Public Hearing

Prepared By: Rick Simon, Development Services Manager

Subject:
S2016-104 & Z2016-107 Preliminary Plat of Wild Canyon and Rezone
Applicant: Northstone Richland, LLC
Location: Horn Rapids

Department:
Community & Development Services

Recommended Motion:
Staff recommends approval of the requested preliminary plat, subject to the conditions contained in the Technical Advisory Committee Report and the zone change request, subject to the provisions of a property use and development agreement.

Summary:
Northstone Richland, LLC has applied to subdivide a 33.31 acre tract into 121 residential lots and 4 tracts. Included in the proposal is a rezone of the site from the existing R-3 Multi-Family Residential and C-LB Limited Business zones to a proposed R2-S - Medium Density Residential Small Lot zone. The property is located in the Horn Rapids community, just west of the Eaglewatch and Sandpiper plats and bounded by the Horn Rapids golf course on the south west and north. A staff report is attached.

Attachments:
1. Staff Report - S2016-104 & Z2016-107

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

GENERAL INFORMATION:

PROPOSAL NAME:	Wild Canyon Preliminary Plat & Rezone Request
LOCATION:	Horn Rapids Community, north of the third fairway, east of the fourth fairway, south of the fifth fairway and west of the plat of Eaglewatch.
APPLICANT:	Northstone Richland, LLC
FILE NO.:	S2016-104 & Z2016-107
DESCRIPTION:	Request to divide 33.31 acres into 121 single family residential lots and to rezone the property from R-3 Multiple Family Residential and C-LB – Commercial Limited Business to R-2S Medium Density Residential Small Lot.
PROJECT TYPE:	Type III Preliminary Plat & Zone Change
HEARING DATE:	January 26, 2017
REPORT BY:	Rick Simon, Development Services Manager
RECOMMENDED ACTION:	Approval subject to completion of proposed conditions included in a technical advisory committee report and a proposed property use and development agreement.

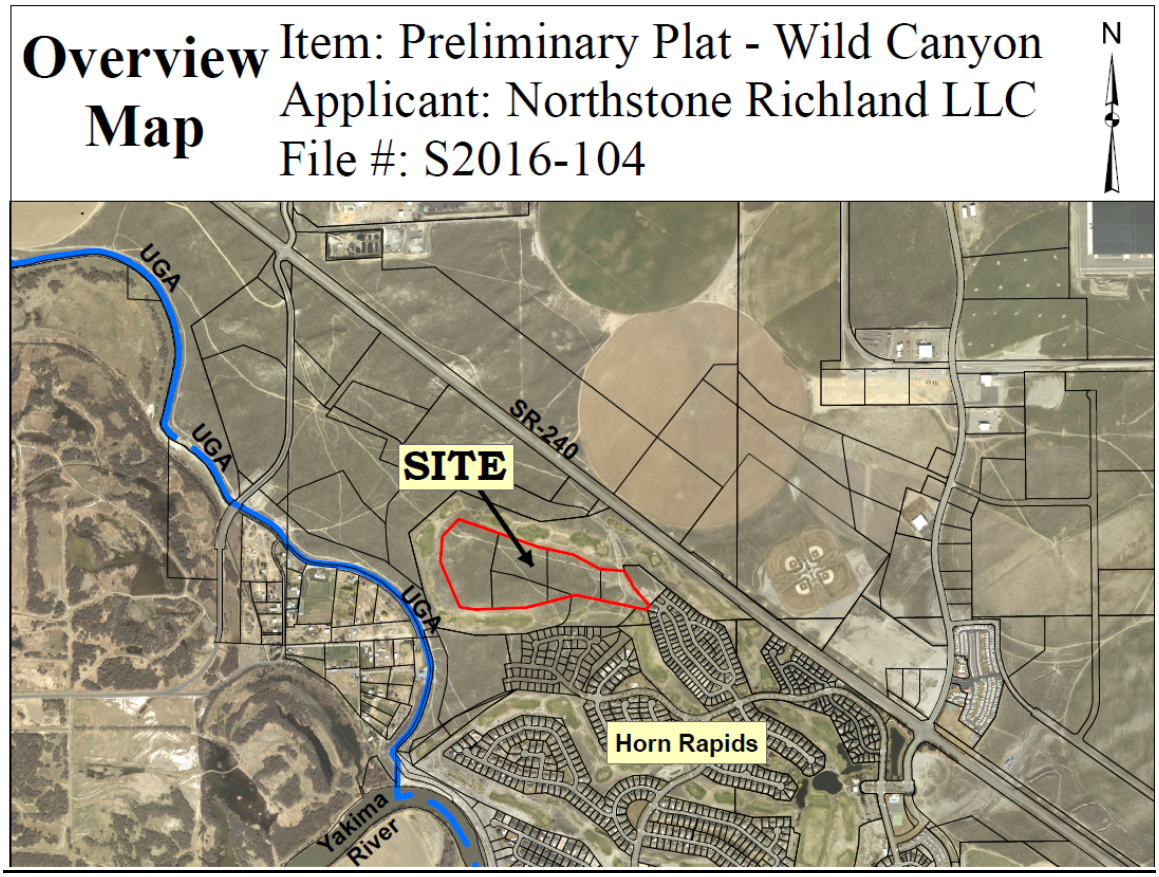


Figure 1 - Vicinity Map (site highlighted in red)

DESCRIPTION OF PROPOSAL

Northstone Richland LLC has filed an application for a preliminary plat to divide 33.31 acres into 121 single family residential lots, known as the plat of Wild Canyon. The application also includes a request to change the zoning on the project site from C-LB Commercial Limited Business and R-3 Multi-Family Residential to R-2S Medium Density Residential Small Lot. The applicant has indicated his intent is to construct detached single family homes on the property.

The project is dependent upon the extension of Village Parkway from its current terminus westward, where it would provide access to the site and continue in a northwesterly alignment to its intersection with SR 240. The roads serving the plat would extend westerly from the Village Parkway extension in a looped system, with no other access points planned. The proposal includes 121 lots ranging in size from 6,217 square feet to 18,015 square feet with an average lot size of 8,653 square feet. In addition, there would be four tracts for open space and storm water facilities. The project is proposed to be built in six phases, as identified in the attached application materials (Refer to Exhibits 1 – 4.)

SITE DESCRIPTION & ADJACENT LAND USES

The site is undeveloped and consists of gently rolling topography covered with native vegetation. The highest point of the property is near the western boundary, at elevation 481. The low point is at the center of the property at elevation 430. Adjacent properties are developed with the golf course to the north (5rd fairway), west (4th fairway) and south (3rd fairway). Land immediately to the east is also undeveloped and land further east, has been developed with single family homes in the Eaglewatch and Sandpiper plats. (Refer to the site photos – Exhibit 5.)

Nearby plats have been developed at similar densities. The Grayhawk plat, located to the south of the project site includes 55 lots with an average lot size of 9,682 square feet. The Sandpiper subdivision with 53 lots located east of the project site has an average lot size of 6,193 square feet. The Eaglewatch subdivision also located east of the subject site includes 48 lots with an average lot size of 5,632 square feet.

COMPREHENSIVE PLAN

The subject property is designated as Medium Density Residential in the comprehensive plan. This designation is intended to provide housing at a density between 5 and 10 units/per acre. The net density of the proposed plat (exclusive of streets and open space tracts) is 5.04 lots/acre. Adjacent properties are designated Developed Open Space and are a part of the Horn Rapids Golf Course.

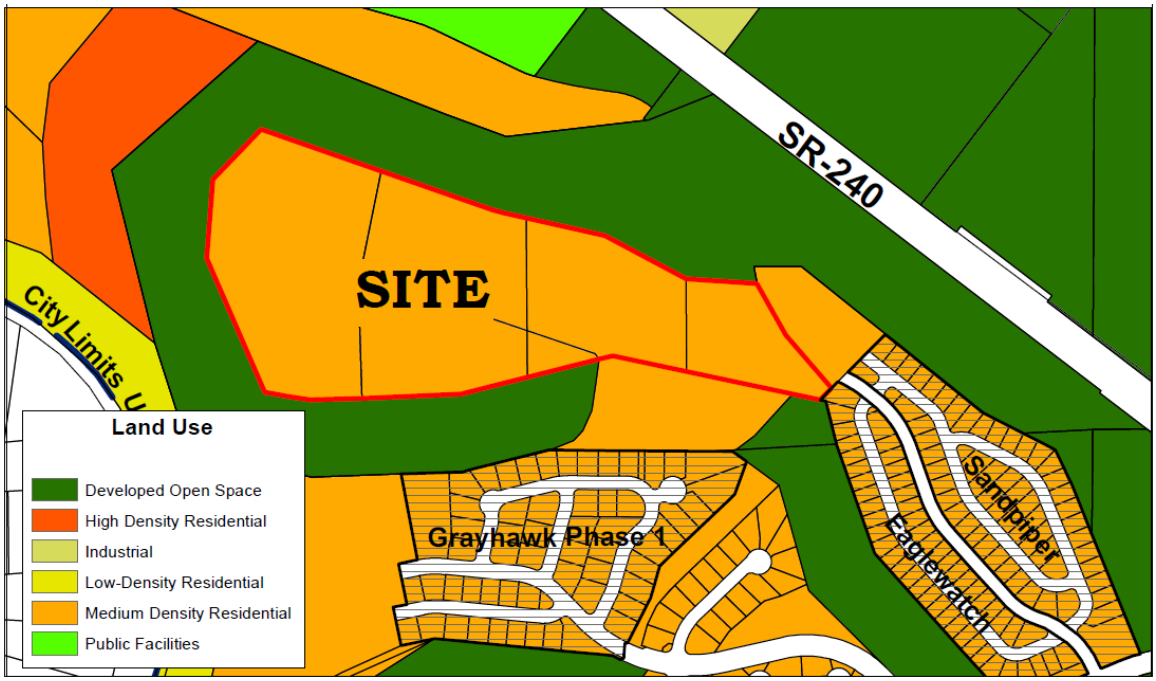


Figure 2 – Land Use Map

Land Use Goal #4 in the plan addresses residential development. It states:
The city will establish a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1 – The City will provide a balanced distribution of residential uses and densities throughout the urban growth area.

Policy 2 – The City will encourage residential densification through its land use regulations.

Policy 3 – The City will encourage innovative and non-traditional residential development through expanded use of planned unit developments, density bonuses and multi-use developments.

ZONING

The site is partially zoned R-3 Multiple Family Residential and partially C-LB Commercial Limited Business. Adjacent properties to the south, west and north are zoned Parks and Public Facilities and are part of the Horn Rapids Golf Course. The residential plats of Sandpiper and Eaglewatch are located east of the site and are zoned R2-S., as is the Grayhawk plat, which is located several hundred feet south of the site. R-2 zoning exists along a portion of the site's southerly boundary but is part of the golf course.

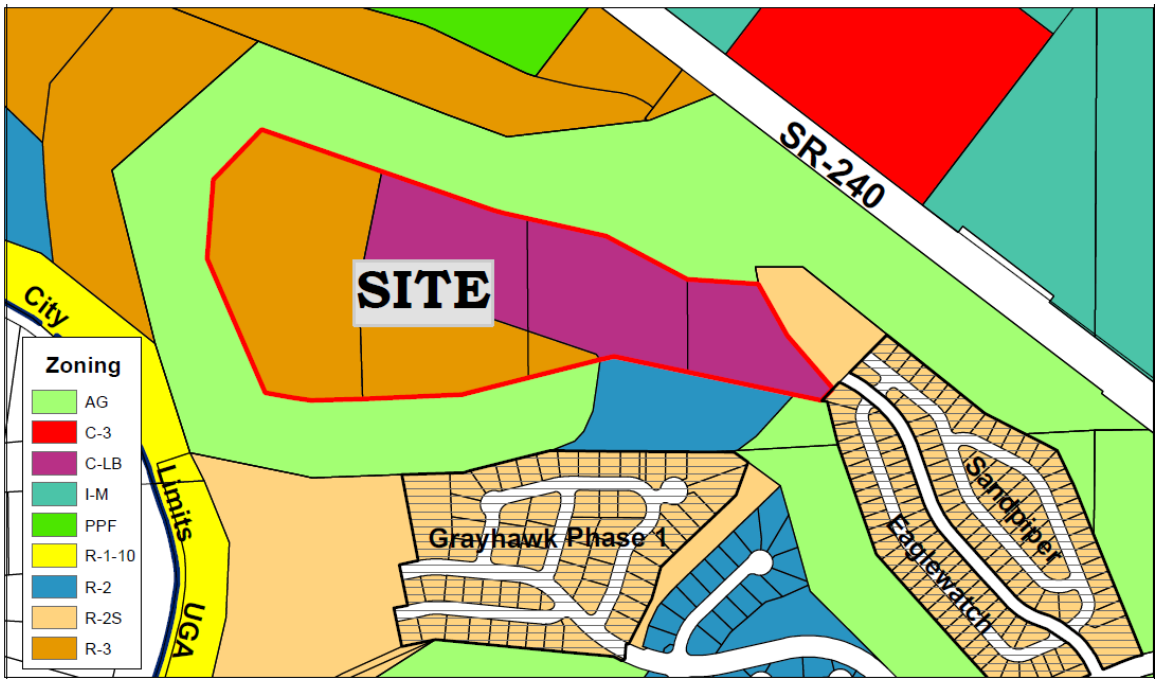


Figure 3 - Zoning

The stated purposes of the existing R-3 and C-LB zones (as set forth in RMC 23.18.010 & 23.22.010) are as follows:

> *The multiple-family residential use district (R-3) is a residential zone classification allowing for the location of multiple-family dwellings, duplexes and attached and detached one-family dwellings and providing a high degree of protection for such uses and adjacent low-density residential development. This classification shall be designed to give protection from hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and installations are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated high-density residential (10.1 or more dwellings per acre) under the city of Richland comprehensive plan.*
>
> *The limited business use district (C-LB) is a zone classification designed to provide an area for the location of buildings for professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses serving as an administrative district for the enhancement of the central business districts, with regulations to afford protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts. This zoning classification is intended to be applied to some portions of the city that are designated either commercial or high-density residential under the city of Richland comprehensive plan.*

The stated purposes of the proposed R2-S zone (as set forth in RMC 23.18.010) is as follows:

> *The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.*

The proposed R2-S zone is more restrictive than either the R-3 or C-LB districts, limiting development to single family homes and duplexes; whereas the R-3 zone would also allow apartments. The C-LB zone, in addition to apartments allows commercial uses like offices, restaurants and hotels. The differences in the dimensional requirements associated with the existing and proposed zones, are shown in the following table:

Zoning	Proposed R2-S	Existing R3	Existing C-LB
STANDARD	**REQUIRED**	**REQUIRED**	**REQUIRED**
Min. Lot Area – Single Family	4,000 square feet	4,000 square feet	Not Allowed
Min. Lot Area – Duplex	7,000 square feet	7,000 square feet	Not Allowed
Multi Family	Not allowed	1 unit/3,000 square feet	1 unit/1,500 square feet
Max. Lot Coverage	50%	45%	No maximum
Building Setbacks Front Side(s) Rear	 15/18 ft.* 6 ft. 20 ft.	 20 ft. 6 ft. 25 ft.	 20 ft. 0 ft. 0 ft.
Building Height	30 ft.	40 ft.	55 ft.

*Not less than 15 feet in front of living areas and not less than 18 feet in front of all other areas

PROJECT HISTORY

In 2011, the applicants applied for and received site plan approvals for the development of 2 hotels (285 rooms total) and the construction of a 135 unit apartment complex on the project site. Refer to Exhibit 6 and 7 for copies of the approved site plans. The approvals granted by the City are still valid; however; the applicants have not yet been successful in securing financing for the projects. Rezoning of the site to R2-S would eliminate the potential for construction of the hotel and apartment projects.

CRITERIA FOR PRELIMINARY PLAT APPROVAL

Section 24.12.053 of the RMC sets forth the criteria that must be met before a preliminary plat application can be approved. It states:

> The hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by written findings that:
> A. The preliminary plat conforms to the requirements of this title;
> B. Appropriate provisions are made 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;

C. The public use and interest will be served by the platting of such subdivision and dedication; and
D. The application is consistent with the requirements of RMC 19.60.095

RMC Section 24.12.050 designates the Hearing Examiner as the hearing body responsible for conducting the review of preliminary plat applications. RMC Section 23.70.210 designates the Hearing Examiner as the hearing body responsible for conducting the review of rezone applications. RMC Section 19.20.020 identifies that both preliminary plat and rezone applications are classified as Type III permit applications. Type III applications require that City Council make final permit decisions following receipt of the written recommendation of the Hearing Examiner.

PUBLIC NOTICE

Application Date:	November 9, 2016
Notice of Hearing Mailed:	January 3, 2017
Notice of Hearing Posted:	December 27, 2016
Notice of Hearing Published:	January 9, 2017
Public Hearing:	January 26, 2017

A combined notice of application, SEPA determination and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 8.

UTILITY AVAILABILITY

Both City domestic water and sewer mains are located in the Village Parkway alignment that runs along the eastern boundary of the site. These lines were installed in 2016 to provide services to the Grayhawk plat lying to the south of the site. These lines were sized to accommodate development of the project site and the adjacent Quail Ridge plat. Electrical power lines are also located east of the site in the adjacent Sandpiper and Eaglewatch plats. The City also provides irrigation water to the Horn Rapids community and has lines adjacent to and east of the proposed plat.

TRANSPORTATION

The extension of Village Parkway northwesterly will provide a second entrance into the Horn Rapids community that has been planned since the Horn Rapids master plan was first adopted by the City in the early 1990s. See Exhibit 9 for a copy of the master plan. Access to the site is dependent upon this extension of Village Parkway.

SEPA

The applicant filed an environmental checklist with the City (see Exhibit 10). Staff reviewed the checklist and issued a Determination of Non-Significance on December 28, 2016 (see Exhibit 11).

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments received were from the City Public Works Department and the Washington State Department of Transportation (see Exhibits 12 and 13).

PUBLIC COMMENTS

At the time this report was prepared, the City had not received any public comments.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

City staff has prepared a list of recommended conditions for the application. (See Exhibit 14.)

ANALYSIS

The criteria approval of a preliminary plat application are reprinted here, with a summary of how the application complies with the standard:

A. The preliminary plat conforms to the requirements of this title;
The City's subdivision regulations set forth specific requirements for the filing of an application, how notice of the application is to be provided and requires that the Hearing Examiner conduct a public hearing and make recommendation to the City Council. These steps have been followed to date.

B. *Appropriate provisions are made 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;

- The proposed plat provides four small open space tracts. These tracts would be maintained by the Horn Rapids Homeowners Association. The original Horn Rapids Master Plan called for the development of a series of smaller neighborhood parks, playgrounds, trails and open space areas that would serve the residents of the community. Additionally, the golf course provides generous amounts of open space throughout the community. In terms of City park facilities, the Hanford Legacy Park is located northeast of the site, on the north side of SR 240.
- The planned extension of Village Parkway would provide access to the proposed subdivision. This is a critical part of the planned street network that is part of the Horn Rapids Master Plan and provides a needed second entrance into the Horn Rapids community. Construction of this second entrance is a requirement of Northstone Richland, LLC and is needed to fulfill their obligations associated with the construction of the nearby Grayhawk plat. Construction of this street segment is anticipated to be completed in 2017. This street as well as all the streets located within the proposed plat would include curbs, gutters and sidewalks.
- The site is not located along an existing bus route. The Ben Franklin Transit Authority, which provides bus service to the community does not presently provide service into Horn Rapids. The nearest existing transit stop is at Stevens Center, approximately 4 miles from site. The transit service was given an opportunity to comment on the preliminary plat proposal but did not provide any comments to the City. The Richland School District does provide school bus service to Horn Rapids.
- The plat would be served by City domestic water and sewer lines that are located in close proximity to the project site. Said lines have capacity to provide for the proposed project.
- The plat would be served by existing Richland Energy Services electrical power.
- The plat would be served by the City irrigation water system that serves the Horn Rapids community.
- In accordance with City development standards, storm water drainage would have to be retained on-site. The proposed plat design includes tracts for storm water drainage facilities.
- The site is located approximately 3.4 miles from the nearest elementary school, which is Sacajawea Elementary. The City has reserved property within a quarter mile of the site for a future school site. The Richland School District was given an opportunity to comment on the preliminary plat proposal, but did not provide any comments to the City.

C. The public use and interest will be served by the platting of such subdivision and dedication;

The proposed project is consistent with the comprehensive plan, both in terms of the proposed density of the plat and with the proposed access, which provides for a second entrance into the Horn Rapids community and so avoids directing traffic from the project onto existing local streets. Further, the project is consistent with the City's zoning regulations, and would be consistent with development pattern in the surrounding neighborhood.

D. The application is consistent with the requirements of RMC 19.60.095, which states:

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.

The proposal is consistent with the comprehensive and does meet the requirements of the municipal code as outlined above.

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

Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicants filed an environmental checklist and the City issued and a Determination of Non-Significance, which completed the SEPA review process.

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

The project is consistent with the City's comprehensive plan and development regulations and in therefore would be considered beneficial to public health, safety and welfare and would 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.*

The project would add 121 new residential lots that would use the extension of Village Parkway for access. Along with the adjacent proposed Quail Ridge plat of

99 lots, the combined traffic volumes on this new street would be estimated at approximately 2,080 Average Daily Trips (ADT). This represents a decrease in the traffic volumes that would have resulted from development of the previously approved hotel and apartment projects on this site, which was anticipated to be 3,213 ADT. This volume traffic would not result in any decrease in the level of service of these transportation facilities.

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 recommended for this project are as a direct result of imposing City development standards as contained in City code and are directly related to the development proposal.

In regard to the rezone application, the proposed R2-S zoning is consistent with the comprehensive plan designation of medium density residential. It is also the same zoning designation that is in place on the three plats that are closest to the project site – Eaglewatch, Sandpiper and Grayhawk. The applicants have indicated that they intend to restrict development on their project to single family homes only. No duplex development would be allowed. Staff has prepared a property use and development agreement that would ensure that the future uses within the plat are limited to single family units. Refer to Exhibit 15.

FINDINGS AND CONCLUSIONS

Staff has completed its review the preliminary plat and zone change applications of Wild Canyon (S2016-104 & Z2016-107)) and recommends approval of the request subject to conformance with the conditions of approval included in the attached Technical Advisory Committee Report (Exhibit 14) based on the following findings:

Findings of Fact:

1. The Richland Comprehensive Plan designates the project site as suitable for medium density residential development, with projected densities of between five and ten units per acre.
2. The proposed preliminary plat consists of 121 lots averaging 8,653 square feet in area, resulting in a net density of 5.04 units/acre, a lower density than the existing, adjacent Sandpiper and Eaglewatch residential developments.
3. The adjacent road that would provide access to the proposed plat is Village Parkway, a street that functions as a collector street within the Horn Rapids Golf Course Community. Village Parkway shall be extended to connect directly to State Route 240 and would carry all the traffic generated by the proposed project.

Conclusion of Law:
The proposed preliminary plat is consistent with and would provide for development of the subject property in conformance with the density and type of land use envisioned in the land use and transportation elements of the adopted comprehensive plan.

Findings of Fact:

4. The proposed R2-S Medium Density Residential Small Lot zone, requires a minimum 4,000 square foot lot size.
5. The 121 lots proposed have an average lot size of 8,653 square feet and the smallest lot is 6,217 square feet.

Conclusion of Law:
The lots within the proposed subdivision are consistent with the provisions of the City's R2-S Medium Density Residential Small Lot zoning regulations. R2-S zoning has been requested by the applicant for the project site.

Findings of Fact:

6. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether appropriate provisions are made 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.
7. The proposed preliminary plat provides for the extension of Village Parkway in a manner that is consistent with the Horn Rapids Master Plan and would provide a second point of access for the Horn Rapids Golf Course Community to reach State Route 240. Further, the project includes provisions for the extension of public domestic water, sewer, irrigation water and electrical power lines.
8. The proposed preliminary plat provides for emergency vehicle access through the construction of a secondary emergency vehicle access road across the adjacent golf course fairway and would meet City code requirements.
9. The proposed improvements to serve the preliminary plat are consistent with the City's development standards.
10. The project would provide additional open space tracts that would be owned and maintained by the Horn Rapids Homeowners Association, which maintains a system of open space and trails throughout the Horn Rapids community. The site is also within .7 miles of the existing Hanford Legacy Park.

11. The open space tracts proposed within the project would also serve as stormwater facilities for the development.
12. The project is located 3.4 miles from an existing elementary school in the Richland School District. The District was given an opportunity to comment on the proposal but did not provide any comments. Additionally, the site is within a .25 mile of a City owned tract of land that has been reserved as a future school site.
13. Bus service is currently provided approximately 4 miles from the project site. The Benton Franklin Transit Authority was given an opportunity to comment on the project but did not provide any comments. The Richland School District does provide bus service for school children throughout the Horn Rapids Golf Course Community.
14. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report.

Conclusion of Law:
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.

Findings of Fact:
15. The applicant filed an environmental checklist along with their preliminary plat application as required under the State Environmental Policy Act.
16. After review of the checklist and application materials, staff issued a Determination of Non-Significance on December 28, 2016.

Conclusion of Law:
Pursuant to Chapter 22.09 of the RMC, the procedures required under the State Environmental Policy Act have been completed.

Findings of Fact:
17. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
18. The proposed project would add 121 single family lots that would have direct access onto a collector street: Village Parkway.
19. Village Parkway is planned for extension to provide a second point of access from the Horn Rapids Golf Course community to State Route 240. As the most convenient point of access for the future residents of the Wild Canyon plat, traffic impacts from the project are anticipated to have very

minimal impacts on the existing street system within the Horn Rapids Golf Course Community.

20. Previous land use approvals provided for the development of two hotels and a 135 unit apartment complex. The projected level of traffic that would be generated by the project would be significantly less than the volume of traffic that would be generated by the hotel and apartment development.

Conclusion of Law:
The proposed project would not result in a decline of transportation service levels within the area surrounding the project and so is consistent with the provisions of RMC 19.60.095.

21. The proposed zoning of the site as R2-S Medium Density Residential Small Lot is:
    a. Consistent with the City's comprehensive plan designation of Medium Density Residential;
    b. Consistent with the zoning of the closest adjoining plats of Grayhawk, Sandpiper and Eaglewatch;
    c. Consistent with the average lots sizes of the closest adjoining plats of Grayhawk, Sandpiper and Eaglewatch;
    d. Consistent with adjacent single family residential land uses, as only single family residential units would be permitted under the provisions of the recommended property use and development agreement.

Overall Conclusion:
Based on the above findings and conclusions, approval of the proposed preliminary plat of Wild Canyon subject to the recommended conditions listed in the Technical Advisory Committee Report and approval of the proposed rezoned subject to the proposed property use and development agreement is warranted because the project conforms to the City's adopted comprehensive plan and zoning regulations; has followed the State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.

EXHIBIT LIST

1. Preliminary Plat Application
2. Rezone Application
3. Preliminary Plat Map
4. Preliminary Plat Map with Contours
5. Site Photos
6. Hotel Site Plan
7. Apartment Complex Site Plan
8. Public Notice
9. Horn Rapids Master Plan
10. Environmental Checklist
11. DNS
12. Public Works Comments
13. WSDOT Comments
14. Technical Advisory Committee Report
15. Property Use & Development Agreement

Development & Permit Services Division • Current Planning Section
840 Northgate Dr. • Richland, WA 99352
General Information: 509/942-7794 • Fax: 509/942-7764

PRELIMINARY PLAT APPLICATION

Applicant's Section			
Applicant or Sponsor: North Stone Richland, LLC			
Address: PO Box 516	City: Stayton	State: OR	Zip: 97383
Phone Number: 503·769·3436	Fax Number:	Other:	
Proposed Subdivision Name: Wild Canyon	Legal Description: Attached		
Average Size Lots:	Proposed Number of Tracts: 4		
Average Lot Size (Residential Lots): 8,653 SF	Area in Acres: 33.31 Ac		
Proposed Number of Lots: 122	Proposed Number of Blocks: Ø		
Name of Surveyor Platting Subdivision: John Shea, JUB Engineers Inc.			
Address: 2810 W. Clearwater Ave Ste 201	City: Kennewick	State: WA	Zip: 99336
Phone Number: 509·783-2144	Fax Number:	Other: jshea@jub.com	

I DECLARE UNDER THE PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.

Ross Bochsler — Applicant's Signature

12/2/2016 — Date

OFFICE USE ONLY

Filed on _____ Signature _____

Case File No. _____ Date of Planning Commission Hearing _____

Action by Planning Commission - Minutes _____

Attach:
1. 30 Copies - Electronic 5 - full size + 1 - 11x17
2. 11" x 17" reduction
3. Ownership Report from Title Company listing all Owners within 300-feet.

NORTH STONE RICHLAND, LLC

PO Box 516 - Stayton, OR 97383 Office: 503-769-3436 Fax: 503-769-7358

City of Richland
840 Northgate Drive
Richland, WA 99352

September 20, 2016

Subject: Narrative for Preliminary Plat application for 'Wild Canyon' subdivision

The attached "Exhibit A" parcel map for Wild Canyon shows proposed parcel boundary lines that differ from that of the recorded boundary lines per the Benton County Tax Map (Exhibit C attached). The proposed boundary lines are shown in this application in order to give an accurate legal description showing the location of the proposed future ROW along the boundary of parcel 1 and parcel 2 (Exhibit A) which will serve as the future boundary line when platted.

The proposed Wild Canyon subdivision is made up of parcels 2, 3 and 4 per Exhibit A, with parcel 1 being dedicated at a later date.

Per Exhibit C, Wild Canyon is made up of tax parcels -2007, -2005, -2006 and a portion of -2005.

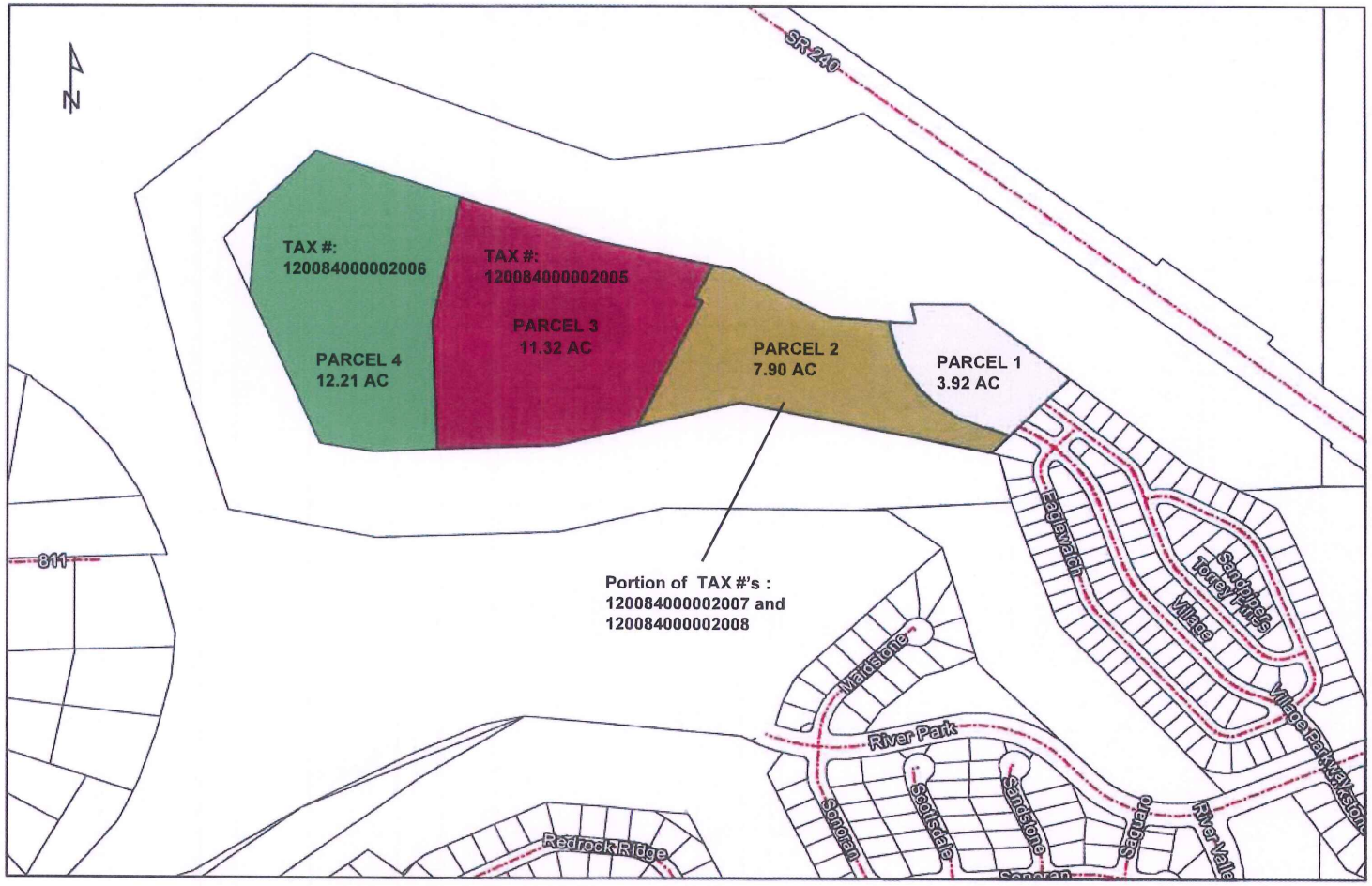
Sincerely,

North Stone Richland, LLC

EXHIBIT A

WILD CANYON PRELIMINARY PLAT PARCEL MAP

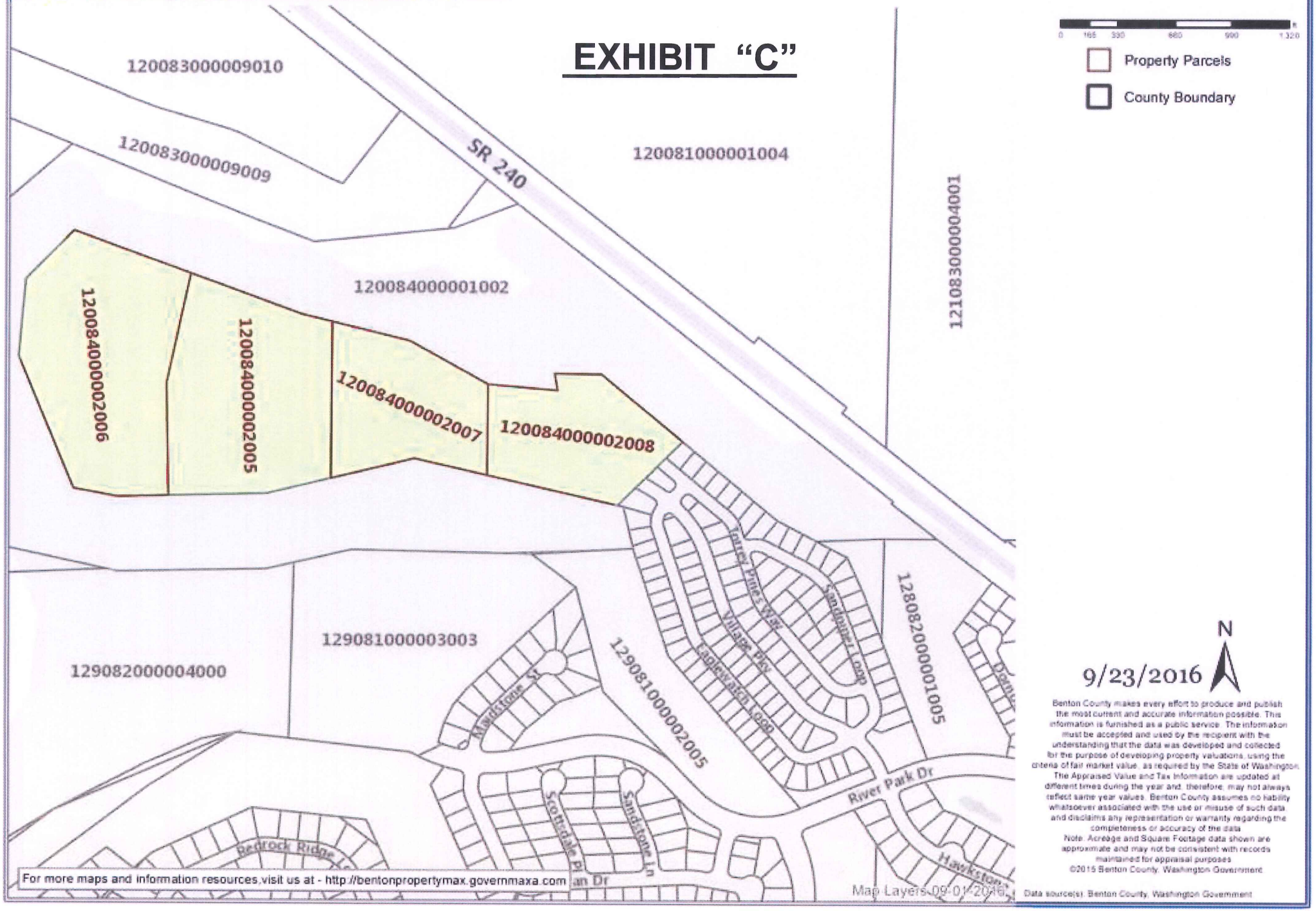
Proposed plat includes parcels 2, 3 and 4, shown below
(Boundary lines between the 4 parcels shown are different from Benton County Tax Map)



ASSESSOR **Benton County** WASHINGTON

WILD CANYON PARCELS TAX MAP

EXHIBIT "C"



For more maps and information resources visit us at - http://bentonpropertymax.governmaxa.com

Benton County makes every effort to produce and publish the most current and accurate information possible. This information is furnished as a public service. The information must be accepted and used by the recipient with the understanding that the data was developed and collected for the purpose of developing property valuations, using the criteria of fair market value, as required by the State of Washington. The Appraised Value and Tax Information are updated at different times during the year and, therefore, may not always reflect same year values. Benton County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty regarding the completeness or accuracy of the data.
Note: Acreage and Square Footage data shown are approximate and may not be consistent with records maintained for appraisal purposes.
©2015 Benton County, Washington Government

EXHIBIT "B"
PARCEL 2
A portion of TAX PARCEL # 120084000002007

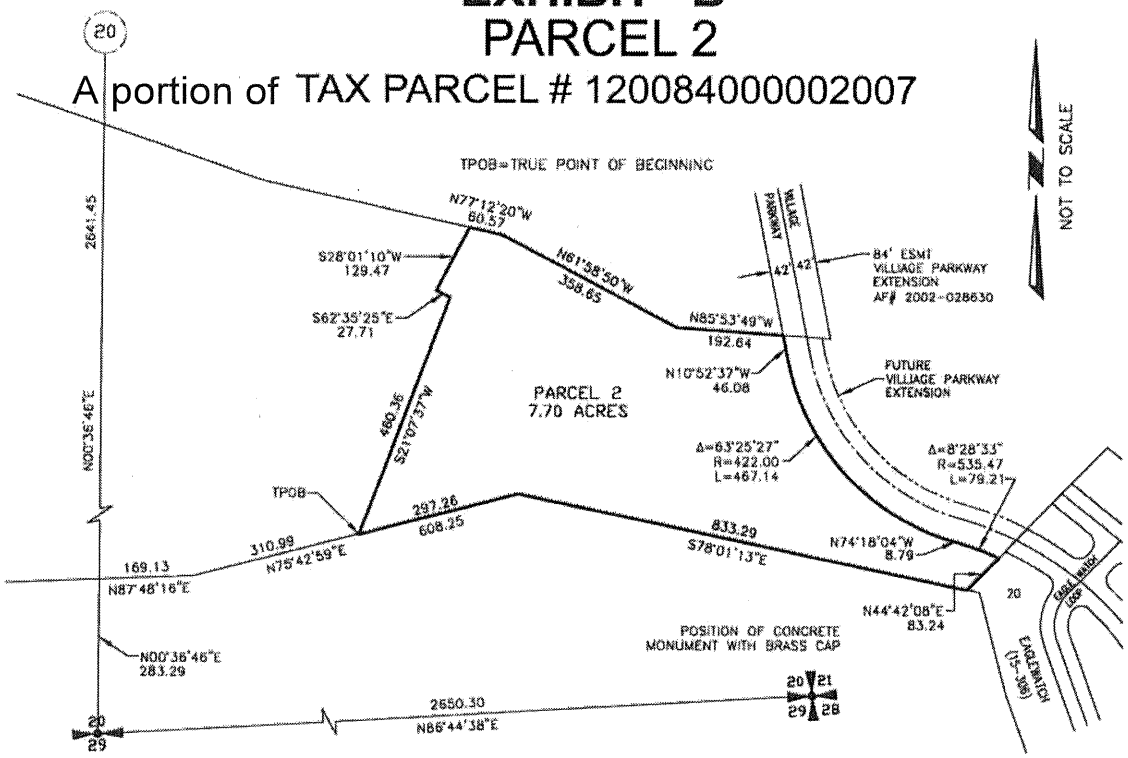


EXHIBIT A
PARCEL 2 (After Boundary Line Adjustment)

A parcel of land lying in a portion of the South-half of the Southeast quarter of Section 20, Township 10 North, Range 28 East, W.M., Benton County, Washington, described as follows:

Beginning at the Southwest corner of the Southeast quarter of said Section 20 as shown in Horn Rapids Division No. 1, according to the Plat thereof, recorded in Volume 14 of Plats, page 171, Records of Benton County, Washington;

Thence North 00°36'46" East along the West line of the Southeast quarter of said Section 20 for a distance of 283.29 feet;

Thence leaving the West line of the Southeast quarter of said Section 20, North 87°48'16" East, 169.13 feet;

Thence North 75°42'59" East, 310.99 feet to the **TRUE POINT OF BEGINNING** of the parcel to be described;

Thence continuing North 75°42'59" East, 297.26 feet;

Thence South 78°01'13" East, 833.29 feet to the most Westerly Southwest corner of Lot 20, Eaglewatch, according to the Plat thereof, recorded in Volume 15 of Plats, page 306, Records of Benton County, Washington;

Thence North 44°42'08" East along the Westerly boundary of said Lot 20 (15-306) for a distance of 83.24 feet;

Thence leaving the Westerly boundary of said Lot 20 (15-306), Northwesterly along the arc of a 535.47-foot radius, non-tangent curve to the left (the radius of which bears South 24°10'29" West) through a central angle of 08°28'33" for an arc distance of 79.21 feet;

Thence North 74°18'04" West, 8.79 feet;

Thence Northwesterly along the arc of a 422.00-foot radius, tangent curve to the right (the radius of which bears North 15°41'56" East) through a central angle of 63°25'27" for an arc distance of 467.14 feet;

Thence North 10°52'37" West, 46.08 feet to the Southwest corner of the Village Parkway Extension Easement as described under Benton County Auditors File No. 2002-028630, Records of Benton County, Washington;

Thence leaving the Westerly line of said Village Parkway Extension Easement, North 85°53'49" West, 192.64 feet;

Thence North 61°58'50" West, 358.65 feet;

Thence North 77°12'20" West, 60.57 feet;

Thence South 28°01'10" West, 129.47 feet;

Thence South 62°35'25" East, 27.71 feet;

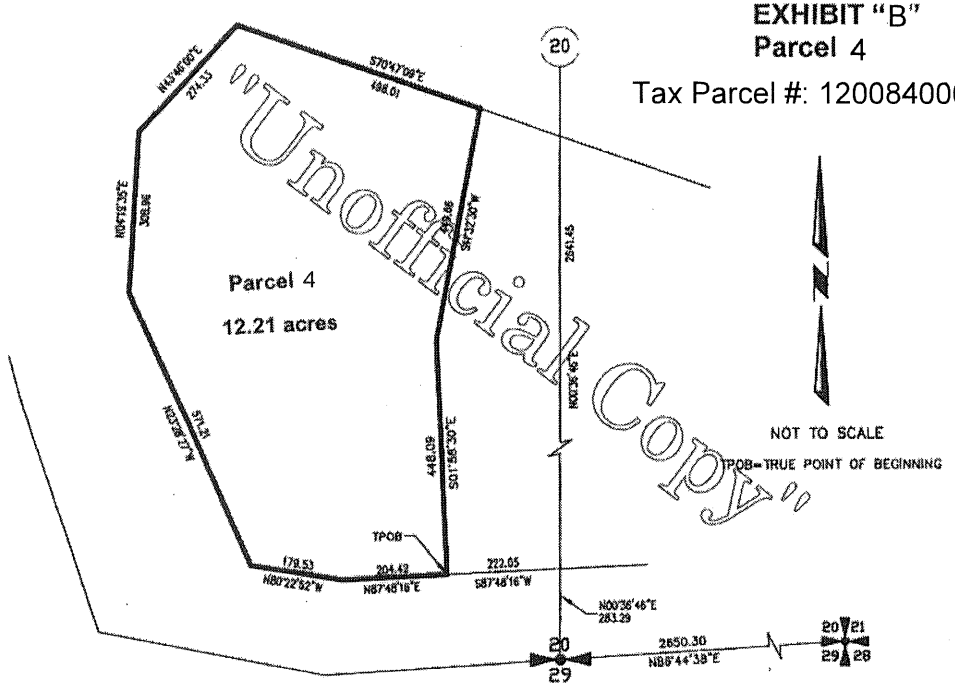
Thence South 21°07'37" West, 460.36 feet to **TRUE POINT OF BEGINNING**.

Containing: 7.70 acres, more or less.

ALSO TOGETHER WITH AND SUBJECT TO easements, reservations, covenants and restrictions apparent or of record.

EXHIBIT "B"
Parcel 4

Tax Parcel #: 120084000002006



NOT TO SCALE

TPOB=TRUE POINT OF BEGINNING

"Unofficial Copy"

Parcel 4
Tax Parcel #: 120084000002006

ALSO TOGETHER WITH AND SUBJECT TO easements, reservations, covenants and restrictions apparent or of record.

PARCEL 4

A parcel of land lying in a portion of the East-half of the Southwest quarter of Section 20, Township 10 North, Range 28 East, W.M., Benton County, Washington, described as follows:

Beginning at the Southeast corner of the Southwest quarter of said Section 20 as shown in Horn Rapids Division No. 1, according to the Plat thereof, recorded in Volume 14 of Plats, page 171, Records of Benton County, Washington;

Thence North 00°36'46" East along the East line of the Southwest quarter of said Section 20 for a distance of 283.29 feet;

Thence South 87°48'16" West, 222.05 feet to **TRUE POINT OF BEGINNING** of the parcel to be described;;

Thence continuing, North 87°48'16" East, 294.42 feet;

Thence North 80°22'52" West, 179.53 feet;

Thence North 23°28'27" West, 571.21 feet;

Thence North 04°19'35" East, 308.96 feet;

Thence North 43°46'00" East, 274.33 feet;

Thence South 70°47'09" East, 498.01 feet;

Thence South 11°32'30" West, 449.66 feet;

Thence South 01°58'30" East, 448.09 feet to the **TRUE POINT OF BEGINNING.**

Containing: 12.21 acres, more or less.

ALSO TOGETHER WITH AND SUBJECT TO easements, reservations, covenants and restrictions apparent or of record.

SEE ATTACHED EXHIBIT ' "B"

Unofficial Copy

EXHIBIT "B"

Parcel 3

Tax Parcel #: 120084000002005

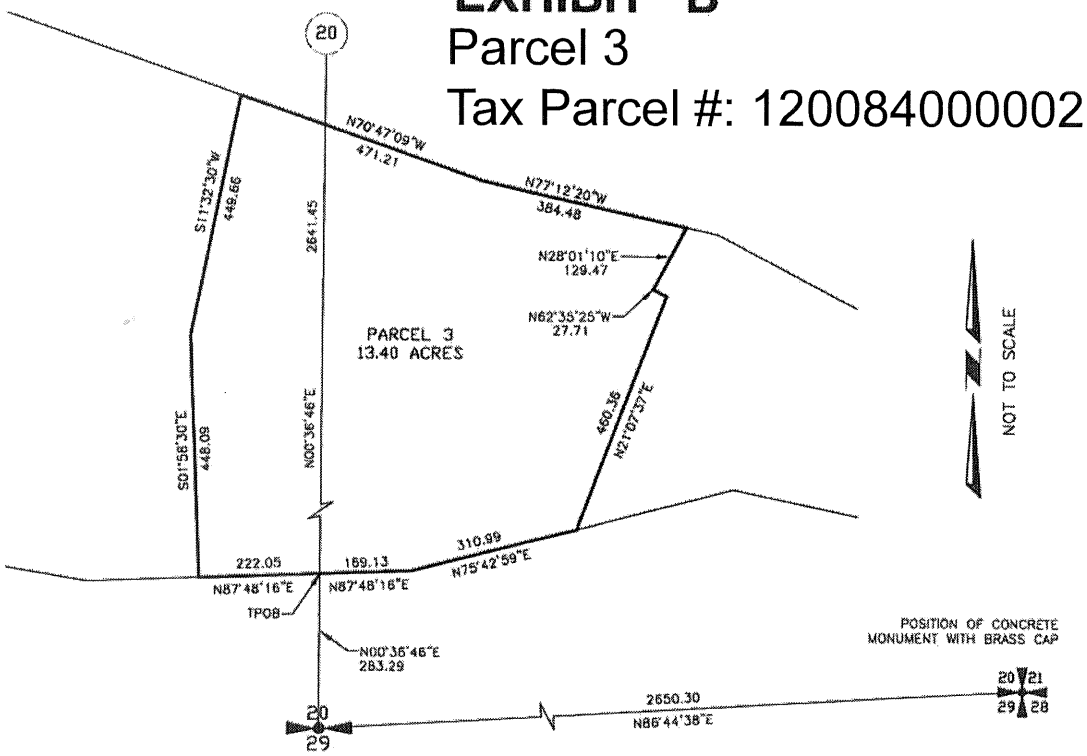


EXHIBIT A
PARCEL 3 Tax Parcel #: 120084000002005

A parcel of land lying in a portion of the Southwest quarter of the Southeast quarter and a portion of the Southeast quarter of the Southwest quarter of Section 20, Township 10 North, Range 28 East, W.M., Benton County, Washington, described as follows:

Beginning at the Southwest corner of the Southeast quarter of said Section 20 as shown in Horn Rapids Division No. 1, according to the Plat thereof, recorded in Volume 14 of Plats, page 171, Records of Benton County, Washington;

Thence North 00°36'46" East along the West line of the Southeast quarter of said Section 20 for a distance of 283.29 feet to the **TRUE POINT OF BEGINNING** of the parcel to be described;

Thence leaving the West line of the Southeast quarter of said Section 20, North 87°48'16" East, 169.13 feet;

Thence North 75°42'59" East, 310.99 feet;

Thence North 21°07'37" East, 460.36 feet;

Thence North 62°35'25" West, 27.71 feet;

Thence North 28°01'10" East, 129.47 feet;

Thence North 77°12'20" West, 384.48 feet;

Thence North 70°47'09" West, 471.21 feet;

Thence South 11°32'30" West, 449.66 feet;

Thence South 01°58'30" East, 448.09 feet;

Thence North 87°48'16" East, 222.05 feet to **TRUE POINT OF BEGINNING.**

Containing: 13.40 acres, more or less.

ALSO TOGETHER WITH AND SUBJECT TO easements, reservations, covenants and restrictions apparent or of record.

Planning & Development Services Division • Current Planning Section
840 Northgate Drive • Richland, WA 99352
General Information: 509/942-7794 • Fax: 509/942-7764

Petition for Change of Zoning District Classification

Application is hereby made to the City of Richland for a change of zone, pursuant to Section 23.82.190 of the City of Richland Municipal Code.

The following required information must be typed or printed legibly in the appropriate spaces.

SECTION I – APPLICANT INFORMATION		
Applicant's Name: North Stone Richland LLC		
Address: PO Box 516		
City: Stayton	State: OREGON	Zip: 97383
Phone: (503) 769-3436	Fax:	Other and/or e-mail address: SteveStone@bbhsreg.com
Please check under what capacity you are filing:		
[X] Recorded owner of the property as of 9/27/11	[ ] Purchasing under contract as of	
[ ] The lessee as of	[ ] The authorized agent of any of the foregoing, duly authorized in writing (written authorization must be attached to application).	
SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION		
Street address(es) of property for which the zone change is requested, if applicable: No known address		
APN'S 1-200-8400-000-2005, 2006, 2006 AND 2008		
Relationship to adjacent streets (i.e., west of Main Street between 1st Avenue and 2nd Avenue):		
Southwest of future Village Parkway extension		
General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): Vacant		
Size of petition area 33.3 Ac acres and square feet		
SECTION III - CHANGE OF ZONE REQUEST		
A change of zone from R-3 and C-LB To R-2S is requested for the property described in Section II of this application.		
SECTION IV – JUSTIFICATION		
State the reason(s) for the requested change of zone: See attached justification		

∫ **Continued**

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.

DATED THIS 2nd DAY OF December, 2016.

Stew Stone	
Applicant's Signature	Applicant's Signature
North Stone Richland LLC	
P.O. Box 516	
Address	Address
Stayton Ore. 97383	
City, State, Zip	City, State, Zip
office 503 769-3436	
Phone	Phone
#Cell - Stew (503) 559-3013	

FOR OFFICE USE ONLY

Date accepted for filing _____

Items enclosed: Filing fee and Title Insurance Company Ownership Report showing all property Owners of Record within 300-feet.

_____
City Official's Signature

Wild Canyon Zone Change to R-2S

SECTION IV - Justification

Reason for Zone change is to provide more flexibility for Residential Single Family Detached House Plans to conform within City of Richland setback and lot coverage standards.

Horn Rapids is a unique development in Richland in the characteristic that much of the Golf Course is considered open space that would typically be incorporated into lots. In many developments where open space is non-existent, lots are created larger, allowing for larger homes. The requested Re-zone area is surrounded by three Golf Course Fairways.

We have designed the majority of the lots to be approx 7,200 SF in size and the market conditions (buyers desires) dictate the preferred one story homes of 2,000-2,400 SF and larger with 3 car garages of 500-700 SF and covered patios for outdoor enjoyment of 150-300 SF. These lot "coverage sizes" of 3,000 SF to 3,500 SF equal approx 42% to 48% would require us to enlarge the lots which is contradicting the intention of medium density developments. Making lots larger in other zoned areas such as R-3 and R-2 to accommodate the same size of house plan that will fit on an R-2S zoned lot uses more land area for the same number of homes to be constructed. Plus, less lots to absorb the same amount of street and utility improvement costs has an impact by increasing prices. We believe it is in the best interest of the Horn Rapids Community to offer a variety of housing choices at reasonable pricing and satisfy the market demands, and the R-2S Zoning provides that.

The R-2S zoning will allow the builders / home buyers to have a slightly higher "lot coverage percentage" from 40% to 50% as we have seen in our other Phases such as Horn Creek, Eaglewatch, Copperleaf phases 1,2 & 3 and Grayhawk without compromising values and utilizing the property for higher density as the comprehensive zoning classification currently indicates. The current zoning of R-3 allows for 45% lot coverage with 20 foot front yard and 25 foot rear yard setbacks. The R-2S Zoning setbacks are 2 feet less to the front of garages and 5 ft less in the rear yards. The area zoned C-LB does not allow single family homes.

The Wild Canyon property (Subdivision) will be residential Single Family Homes ONLY which we will prepare a Covenant to be recorded with the Residential Plat upon completion of the Subdivision, which shall restrict duplexes, apartments and attached houses from being built. The single family detached homes to be built will be the similar to the homes in Copperleaf, Sedona 1 & 2, The Bluffs, Desert Summit and Grayhawk Phases. We are not making the lots smaller than previous development phases, yet requesting the ability to provide a larger lot coverage percentage from 45% to 50%. The zone change requested provides added flexibility in the size of the homes in relation to the lot size as you will read below. We will continue to have the same strict Architectural Controls that we have had for the past 10 years. Several of the new lots will be on the Golf Course measuring from 72 feet to 92 feet wide and the majority of the interior lots will be 72 feet wide to provide builders the necessary width for constructing 3 car garages. The completed homes prices and values will be consistent with values in Copperleaf, Sedona, Desert Summit, Grayhawk and The Bluffs.

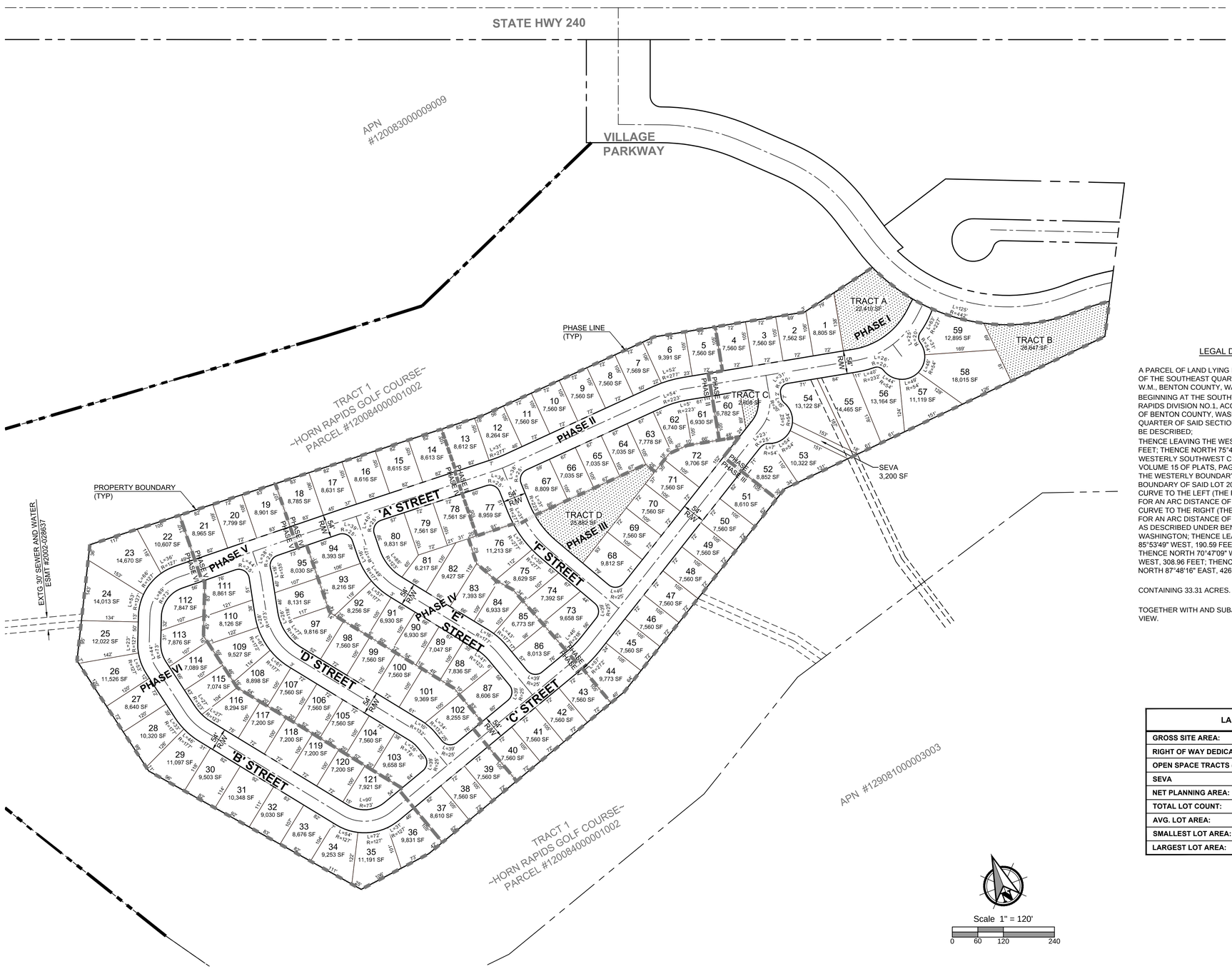
Stew Stone

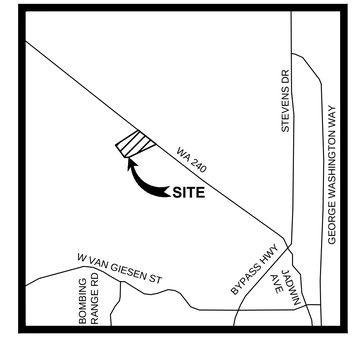
Stew Stone, Developer
North Stone Richland LLC

WILD CANYON

PRELIMINARY PLAT

Located In The Southeast 1/4 Of Section 20, Township 10 North, Range 28 East, W.M.





VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER:
NORTH STONE RICHLAND, LLC
PO BOX 516
STAYTON, OR 97383

ENGINEER:
HDJ - A DIVISION OF PBS
KEVIN BARNEY, PE
6115 BURDEN BLVD., SUITE E
PASCO, WA 99301
(509) 547-5119

SURVEYOR:
J.U.B. ENGINEERS, INC.
JOHN SHEA, PLS
2810 CLEARWATER AVE, SUITE 201
KENNEWICK, WA 99336
(509) 783-2144

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 AS SHOWN IN HORN RAPIDS DIVISION NO.1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGE 171, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 00°36'46" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 FOR A DISTANCE OF 283.29 FEET TO THE **TRUE POINT OF BEGINNING** OF THE PARCEL TO BE DESCRIBED;

THENCE LEAVING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, NORTH 87°48'16" EAST, 169.13 FEET; THENCE NORTH 75°42'59" EAST, 608.25 FEET; THENCE SOUTH 78°01'13" EAST, 833.29 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF LOT 20, EAGLEWATCH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 306, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 44°42'08" EAST ALONG THE WESTERLY BOUNDARY OF SAID LOT 20 (15-306) FOR A DISTANCE OF 83.24 FEET; THENCE LEAVING THE WESTERLY BOUNDARY OF SAID LOT 20 (15-306), NORTHWESTERLY ALONG THE ARC OF A 535.47-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS SOUTH 24°10'29" WEST) THROUGH A CENTRAL ANGLE OF 08°28'33" FOR AN ARC DISTANCE OF 79.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 442.00-FOOT RADIUS, TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 15°41'56" EAST) THROUGH A CENTRAL ANGLE OF 67°39'38" FOR AN ARC DISTANCE OF 521.96 FEET TO THE SOUTHWEST CORNER OF THE VILLAGE PARKWAY EXTENSION EASEMENT AS DESCRIBED UNDER BENTON COUNTY AUDITORS FILE NO. 2002-028630, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING THE WESTERLY LINE OF SAID VILLAGE PARKWAY EXTENSION EASEMENT, NORTH 85°53'49" WEST, 190.59 FEET; THENCE NORTH 61°58'50" WEST, 358.65 FEET; THENCE NORTH 77°12'20" WEST, 445.05 FEET; THENCE NORTH 70°47'09" WEST, 969.22 FEET; THENCE SOUTH 43°46'00" WEST, 274.33 FEET; THENCE SOUTH 04°19'35" WEST, 308.96 FEET; THENCE SOUTH 23°28'27" EAST, 571.21 FEET; THENCE SOUTH 80°22'52" EAST, 179.53 FEET; THENCE NORTH 87°48'16" EAST, 426.47 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 33.31 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

LAND USE TABLE	
GROSS SITE AREA:	33.31 ACRES
RIGHT OF WAY DEDICATION:	7.42 ACRES
OPEN SPACE TRACTS (A-D):	1.78 ACRES
SEVA	0.07 ACRES
NET PLANNING AREA:	24.04 ACRES
TOTAL LOT COUNT:	121 LOTS
AVG. LOT AREA:	8,653 SF
SMALLEST LOT AREA:	6,217 SF
LARGEST LOT AREA:	18,015 SF

TRACT USE SUMMARY:

TRACTS A - STORMWATER FACILITY/ OPEN SPACE

TRACT B - OPEN SPACE

TRACT C - OPEN SPACE - SIGNAGE

TRACT D - STORMWATER FACILITY/ OPEN SPACE

KEVIN W. BARNEY
STATE OF WASHINGTON
31919
REGISTERED
PROFESSIONAL ENGINEER

6115 Burden Blvd. Suite E
Pasco, WA 99301-8930
509/547-5119
306/695-3488
509/547-5129 fax
Internet: www.hdjdesigngroup.com
HDJ
A DIVISION OF PBS

PRELIMINARY PLAT FOR:
WILD CANYON
A SUBDIVISION LOCATED IN THE CITY OF RICHLAND, WASHINGTON

DESIGNED:	KWB
DRAWN:	BMW
CHECKED:	KWB
SCALE:	H: 1" = 120' V: N/A
DEC 2016	4508-00
SHEET	1 / 1

WILD CANYON

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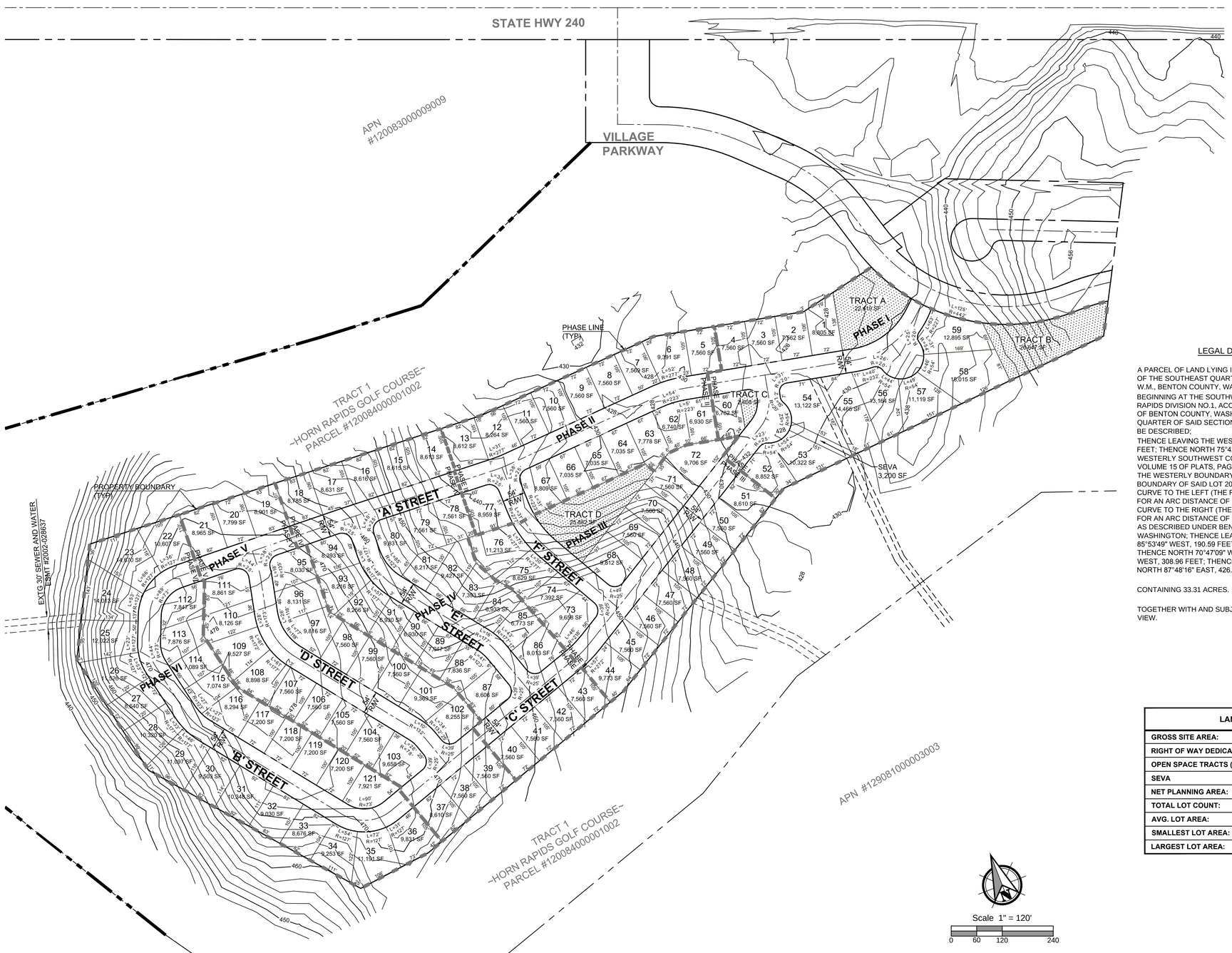

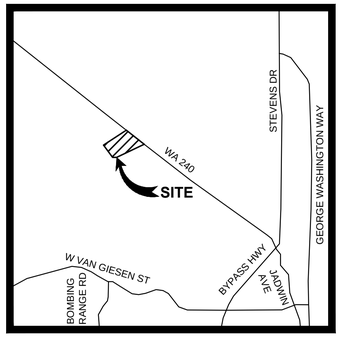

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PRELIMINARY PLAT FOR:
WILD CANYON
A SUBDIVISION LOCATED IN THE CITY OF RICHLAND, WASHINGTON

DESIGNED:	KWB
DRAWN:	BMW
CHECKED:	KWB
SCALE:	H: 1" = 120' V: N/A
DEC 2016	4508-00
SHEET	1 / 1

Looking East

Looking North

Looking South

Looking West

150 0 150

Scale: 1" = 150'

PLANT LEGEND

SYMBOL	QUANTITY	PLANTING SIZE	COMMON NAME	SCIENTIFIC NAME
	8	15-Gal	Bloodgood Japanese Maple	Acer palmatum 'Bloodgood'
	4	1"-Cal	Threadleaf Japanese Maple	Acer palmatum 'Dissectum'
	9	1 1/4"-Cal	Flowering Dogwood	Cornus florida
	36	1 1/2"-Cal	Autumn Blaze Maple	Acer rubrum 'Autumn Blaze'
	45	1 1/2"-Cal	Cleveland Select Flowering Pear	Pyrus calleryana 'Cleveland Select'
	36	1 1/2"-Cal	Columnar Hornbeam	Carpinus betulis 'Fastigiata'
	12	1 1/2"-Cal	European Mountain Ash	Sorbus aucuparia
	23	1 1/2"-Cal	Green Spire Linden	Tilia cordata 'Green Spire'
	104	1 1/2"-Cal	Newport Plum	Prunus cerasifera 'Newport'
	56	1 1/2"-Cal	Quaking Aspen	Populus tremuloides
	26	1 1/2"-Cal	Red Sunset Maple	Acer rubrum 'Red Sunset'
	65	1 1/2"-Cal	Redspire Pear	Pyrus calleryana 'Redspire'
	80	5-6'	Austrian Pine	Pinus nigra
	8	5-6'	Emerald Isle Leyland Cypress	Cupressocyparis leylandii 'Moncal'
	8	5-6'	Vanderwolf Pine	Pinus flexilis 'Vanderwolf'
	34	8-9'	Alaska Weeping Cedar	Chamaecyparis nootkatensis 'Pendula'
	337	1-Gal	Blue Oat Grass	Helictotrichon sempervirens
	97	1-Gal	Desert Sunrise Hummingbird Mint	Agastache x 'Desert Sunrise'
	334	1-Gal	Karl Foerster Feather Reed Grass	Calamagrostis x arundinacea 'Karl Foerster'
	192	1-Gal	Little Bunny Dwarf Fountain Grass	Pennisetum alopecuroides 'Little Bunny'
	137	1-Gal	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'
	43	1-Gal	May Night Sage	Salvia x superba
	386	1-Gal	Munstead Lavender	Lavandula angustifolia 'Munstead'
	88	1-Gal	Russian Sage	Perovskia
	585	1-Gal	Stella D'Oro Daylily	Hemerocallis species
	67	2-Gal	Crimson Pygmy Barberry	Berberis thunbergii 'Crimson Pygmy'
	50	2-Gal	Dark Horse Weigela	Weigela florida 'Dark Horse'
	120	2-Gal	Dwarf Burning Bush	Euonymus alata
	83	2-Gal	Dwarf Mugo Pine	Pinus mugo mugo
	50	2-Gal	Goldfinger Potentilla	Potentilla fruticosa 'Goldfinger'
	118	2-Gal	Goldmound Spirea	Spiraea japonica 'Goldmound'
	161	2-Gal	Otto Luyken Laurel	Prunus laurocerasus 'Otto Luyken'
	97	2-Gal	Red-Twig Dogwood	Cornus stolonifera
	16	2-Gal	Winter Gem Boxwood	Buxus microphylla 'Winter Gem'
F	66	5-Gal	Flowering Quince	Chaenomeles speciosa
	157	5-Gal	Maiden Hair Grass	Miscanthus sinensis 'Maiden Grass'
	15	B & B	Schipka Laurel	Prunus laurocerasus 'Schipka'

SITE NOTES:

QUANTITY	DESCRIPTION
262,742 sf	TOTAL FORMAL LANDSCAPE AREA
122,609 sf	TOTAL VINEYARD AREA
533,525 sf	TOTAL BUILDING/HARDSCAPE/N.I.C. AREA
528 ea	TOTAL PARKING STALLS
554 ea	TOTAL DECIDUOUS & EVERGREEN TREES
3,199 ea	TOTAL DECIDUOUS & EVERGREEN SHRUBS

LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
	3,210 lf	EDGING (4", BLACK, POWDER COATED STEEL/BLACK PLASTIC)
	259 ea	1-4 MAN SIZE BASALT ACCENT ROCK
	1,829 sf	WATER FEATURE AREA (1-1/2" WASHED ROCK/3-8" COBBLE ROCK MIX)
	2 ea	SMALL FLAT ROCK SIGN MONUMENT AND COLUMNAR BASALT ROCKS
	2 ea	LARGE FLAT ROCK SIGN MONUMENT AND COLUMNAR BASALT ROCKS
	82,000 sf	BED AREA (FRACTURED BASALT ROCK)
	178,913 sf	LAWN AREA (SOD/HYDROSEED)

GENERAL LANDSCAPE NOTES:

1). DEMOLITION AND OFF-SITE DISPOSAL OF ANY EXISTING LAWN/PLANTS/BED TREATMENTS NOT TO REMAIN. (BY GENERAL CONTRACTOR). SUB-GRADES, INCLUDING BERMS, TO WITHIN $\frac{1}{10}$TH FOOT PROVIDED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

2). INSTALL 2-3" FRACTURED BASALT ROCK OVER REMAINDER OF DRAINAGE POND. INSTALL OUTCROP ROCKS TO NATURALIZE.

3). INSTALL THE AUTOMATIC IRRIGATION SYSTEM. SYSTEM TO USE DIGITAL CONTROLLER, AUTOMATIC CONTROL VALVES, AND SPRAY/ROTOR HEADS WITH HEAD TO HEAD COVERAGE.

4). DELIVER AND PLACE 1-4 MAN SIZE BASALT ACCENT ROCKS.

5). DELIVER, PLACE, AND GRADE ON-SITE TOPSOIL IN A 2" LIFT IN LAWN AREAS.

6). INSTALL 4", 12 GAUGE, BLACK STEEL EDGE AT ALL BED/LAWN INTERFACES.

7). LAYOUT AND INSTALL PLANT MATERIALS.

8). INSTALL PRE-EMERGENT IN ALL FORMAL BED AREAS.

9). INSTALL A 2-3" LIFT OF 1-1/2" SIZED FRACTURED BASALT ROCK IN ALL FORMAL BED AREAS.

10). FINE GRADE TO 1" BELOW TOP OF SURROUNDING HARDSURFACES, INSTALL SOD ROLLS, AND LIGHTLY ROLL FOR ALL FORMAL LAWN AREAS.

11). CLEAN UP TO A BROOM CLEAN CONDITION.

HERITAGE
PROFESSIONAL
LANDSCAPE, INC.
2816 W. 27th Avenue
Kennewick, Wa. 99336
Phone (509) 586-0744
Fax (509) 586-1754
www.heritagelandscaping.com

CONSULTANT

EMBASSY SUITES & EXTENDED STAY HOTEL

WILD CANYON - RICHLAND, WA.

DRAWN BY	APPROVED BY
JRK	MR
SCALE: 1" = 150'	DATE: 8-22-11

JOB NUMBER: EMBASSY SUITES HR

REVISIONS

SHEET NAME: LANDSCAPE PLAN

SHEET: L1

File: \\updatelaptop\2011\Com\Embassy Suites HR\Embassy Suites HR.dwg
Date: Aug 26, 2011 08:19
User: jerad

SITE NOTES:

QUANTITY	DESCRIPTION
241,799 sf	TOTAL LANDSCAPE AREA
290,839 sf	TOTAL BUILDING/HARDSCAPE AREA
112 ea	TOTAL PARKING STALLS
182 ea	TOTAL GARAGE PARKING
380 ea	TOTAL DECIDUOUS & EVERGREEN TREES
2,100 ea	TOTAL DECIDUOUS & EVERGREEN SHRUBS

LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
	384 lf	NORTHEAST PERIMETER 6' PRIVACY FENCING
	285 lf	POOL 6' FENCING (BLACK TUBULAR RAIL)
	360 lf	SPORT COURT 10' FENCING (BLACK CYCLONE)
	7,170 lf	EDGING (4", BLACK, POWDER COATED STEEL)
	12 ea	1-4 MAN SIZE BASALT ACCENT ROCK
	27,385 sf	BED AREA (FRACTURED BASALT ROCK)
	189,519 sf	LAWN AREA (SOD)
	24,895 sf	NATIVE AREA (LOW GROW GRASSES/WILDFLOWER MIX)

PLANT LEGEND

SYMBOL	QUANTITY	PLANTING SIZE	COMMON NAME
	87	1 1/4"-Cal	DECIDUOUS TREE
	18	1 1/2"-Cal	DECIDUOUS TREE
	48	1 1/2"-Cal	DECIDUOUS TREE
	79	1 1/2"-Cal	DECIDUOUS TREE
	43	1 1/2"-Cal	DECIDUOUS TREE
	77	5-6'	EVERGREEN TREE
	28	6-7'	EVERGREEN TREE
	475	1-Gal	ASSORTED ACCENT SHRUB/PERENNIAL
	683	1-Gal	ASSORTED ACCENT SHRUB/PERENNIAL
	118	2-Gal	ASSORTED BACKGROUND SHRUB
	518	2-Gal	ASSORTED FOREGROUND SHRUB
	85	5-Gal	ASSORTED BACKGROUND SHRUB
	221	5-Gal	ASSORTED BACKGROUND SHRUB

GENERAL LANDSCAPE NOTES:

1). DEMOLITION AND OFF-SITE DISPOSAL OF ANY EXISTING LAWN/PLANTS/BED TREATMENTS NOT TO REMAIN. SUB-GRADES, INCLUDING BERMS, TO WITHIN $\frac{1}{10}$TH FOOT PROVIDED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

2). PRIVACY, POOL AREA, AND SPORT COURT AREA FENCING TO BE INSTALLED PRIOR TO INSTALLING THE AUTOMATIC IRRIGATION SYSTEM AND ANY FORMAL LANDSCAPING. ALL FENCING TO BE INSTALLED BY OTHERS.

3). DELIVER AND PLACE FLAT SIGN ROCK(S) AND BASALT COLUMN ANCHORS. BERM AROUND SIGNS AS NECESSARY.

4). INSTALL POND(S) USING A FLEXIBLE 45 EPMD LINER, BIO-FALLS, AND SKIMMER SYSTEM.

5). INSTALL THE AUTOMATIC IRRIGATION SYSTEM. ALL FORMAL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE PROVIDED BY AN AUTOMATIC IRRIGATION SYSTEM.

6). DELIVER AND PLACE 1-3 MAN SIZE BASALT ACCENT ROCKS.

7). DELIVER, PLACE, AND GRADE ON-SITE/IMPORT TOPSOIL IN A 2" LIFT IN BED AREAS AND A 2" LIFT IN LAWN AREAS. CREATE LOW BERMS IN NATIVE BED AREAS.

8). INSTALL 4", 12 GAUGE, BLACK STEEL EDGE AT ALL BED/LAWN INTERFACES.

9). LAYOUT AND INSTALL PLANT MATERIALS.

10). INSTALL PRE-EMERGENT IN ALL FORMAL BED AREAS.

11). INSTALL A 2-3" LIFT OF 1-1/2" SIZED FRACTURED BASALT ROCK IN ALL FORMAL BED AREAS.

12). FINE GRADE TO 1" BELOW TOP OF SURROUNDING HARDSURFACES, INSTALL SOD ROLLS, AND LIGHTLY ROLL FOR ALL FORMAL LAWN AREAS. OR FINE GRADE AND INSTALL FINE LAWN GRASS MIX HYDROSEED FOR ALL FORMAL LAWN AREAS.

13). ROUGH GRADE AND HYDROSEED FOR ALL NATIVE AREAS USING A LOW GROW, BUNCH GRASS MIX.

14). CLEAN UP TO A BROOM CLEAN CONDITION.

40 0 40 80 120
Scale: 1" = 40'

HERITAGE PROFESSIONAL LANDSCAPE, INC.
2816 W. 27th Avenue
Kennewick, Wa. 99336
Phone (509) 586-0744 / Fax (509) 586-1754
www.heritagelandscaping.com
Builder by Design...

CONSULTANT:

PARAGON CAMPUS
EXECUTIVE SUITES
RICHLAND, WA.

DRAWN BY:	APPROVED BY:
JDK	MR
SCALE: 1" = 40'	DATE: 5-18-11

JOB NUMBER: PARAGON CAMPUS

REVISIONS:
1
2
3
4
5
6

SHEET NAME: LANDSCAPE PLAN

SHEET #: L1

THIS PLAN IS THE SOLE PROPERTY OF HERITAGE PROFESSIONAL LANDSCAPE, INC. (HPLI) ANY UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED. HPLI SHALL NOT BE RESPONSIBLE FOR ANY USE OF THIS PLAN OR NONPERFORMANCE OF ANY PART OR WHOLE OF THIS PLANS BY ANY INDIVIDUAL OR COMPANY. ©1989 THRU HPLI.

File: C:\2011\Com\Paragon Campus\ Paragon Campus.dwg
Date: Jun 03, 2011 16:38
User: jered

CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (S2016-104 & Z2016-107)

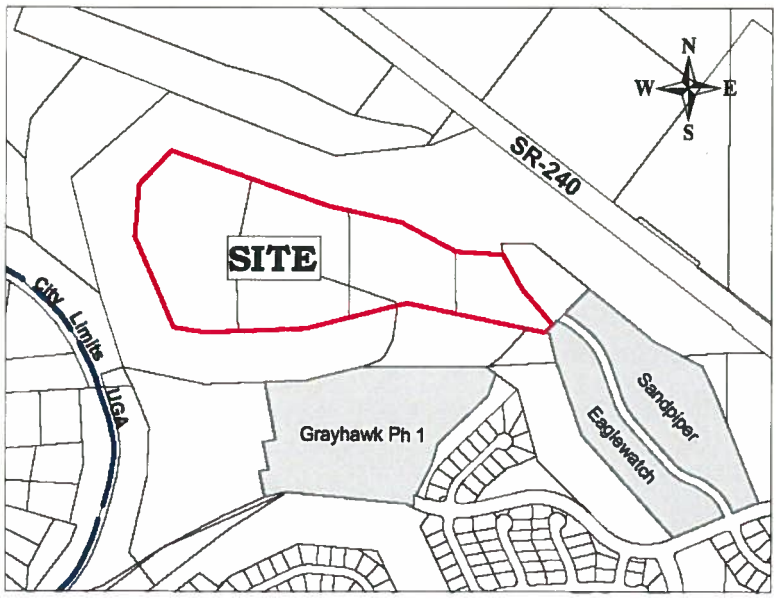
Notice is hereby given that Northstone Richland LLC on November 9, 2016, filed an application for preliminary plat approval to subdivide an approximately 33.31 acre site into 121 single family residential lots (Preliminary Plat of Wild Canyon) and to rezone the same site from Commercial-Limited Business (C-LB) and Multi-Family Residential (R-3) to Medium-Density Residential (R-2). The proposed plat is in the Horn Rapids Community, located north of the 3rd fairway, east of the 4th fairway, south of the 5th fairway and west of the plat of Eaglewatch. The proposed plat would have an average lot size of 8,653 square feet.

Notice is also given that the City of Richland has determined that this proposal 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. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days.

The Richland Hearings Examiner, on Thursday January 26, 2017, will conduct a public hearing and review of the application at 6:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to rsimon@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Wednesday, January 18, 2017 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Tile 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.



AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Kathy Anderson, 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 3RD day of January, 2017, I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING to the attached list of individuals via regular USPS on the date indicated above. The Notice of application and public hearing is related to preliminary plat approval to subdivide an approximately an approximately 33.31 acre site into 121 single family residential lots (Preliminary Plat of Wild Canyon) and to rezone the same site from Commercial-Limited Business (C-LB) and Multi-Family Residential (R-3) to Medium-Density Residential (R-2). The proposed plat is in the Horn Rapids Community, located north of the 3rd fairway, east of the 4th fairway, south of the 5th fairway and west of the plat of Eaglewatch.

Kathy L. Anderson
Print Name: Kathy Anderson

SIGNED AND SWORN to before me this 3rd day of Jan, 2017 by Kathy Anderson.

CYNTHIA LYNN SOMERS
COMMISSION EXPIRES
NOTARY
PUBLIC
07-10-20
STATE OF WASHINGTON

Cynthia Lynn Somers
Notary Public in and for the State of Washington,
Residing at Kennewick WA
My appointment expires: 7-10-2020
Cynthia Lynn Somers

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, 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 27th day of December, 2016, I posted the attached NOTICE OF PUBLIC HEARING, File Numbers S2016-103 & S2016-104 on the property at:

PIN # 1- 20084000002008

Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 18th day of January, 2017 by SHANE O'NEILL.

Signature of Notary

Printed Name

Notary Public in and for the State of Washington,

Residing in Kennewick

My appointment expires: July 10, 2020

CYNTHIA LYNN SOMERS
COMMISSION EXPIRES
NOTARY
PUBLIC
07-10-20
STATE OF WASHINGTON

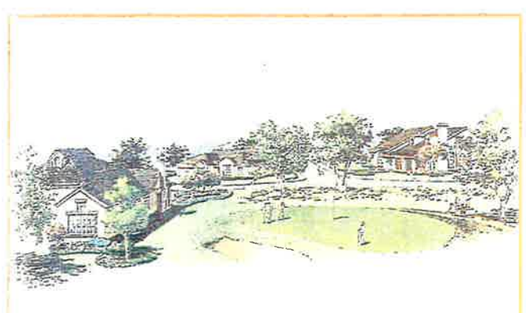
City of Richland
Notice of Public Hearing

File No: S2016-104 & Z2016-107
Proponent: Northstone Richland LLC
Proposal: Preliminary Plat of Wild Canyon to divide 33.31 acres into 121 single family residential lots together with rezoning the site from C-LB and R-3 to R-2.
Location: Horn Rapids Community, located north of the 3rd fairway, east of the 4th fairway, south of the 5th fairway and west of the plat of Eaglewatch.
Hearing: Before the Richland Hearing Examiner on Thursday, January 26, 2017 at 6:00 p.m. in the Council Chambers, Richland City Hall, 505 Swift Boulevard.
Contact: Rick Simon, Development Services Manager
PO Box 190, MS-35
Richland, WA 99352
rsimon@ci.richland.wa.us

Horn Rapids Master Planned Community

- *Located in North Richland, Washington*
- *Approximately 1/3 of Horn Rapids is dedicated to recreation, parks and greenbelts.*
- *Elementary school, day care facility and a 100,000 – 15,000 square foot "Village Center" are planned.*
- *Up to 3,050 new homes of many types, sizes and price ranges.*
- *835 Acres*
- *Many homes will be located along the golf course, greenbelts, parks or near Horn Rapids lakes.*
- *18-hole Championship target golf course.*

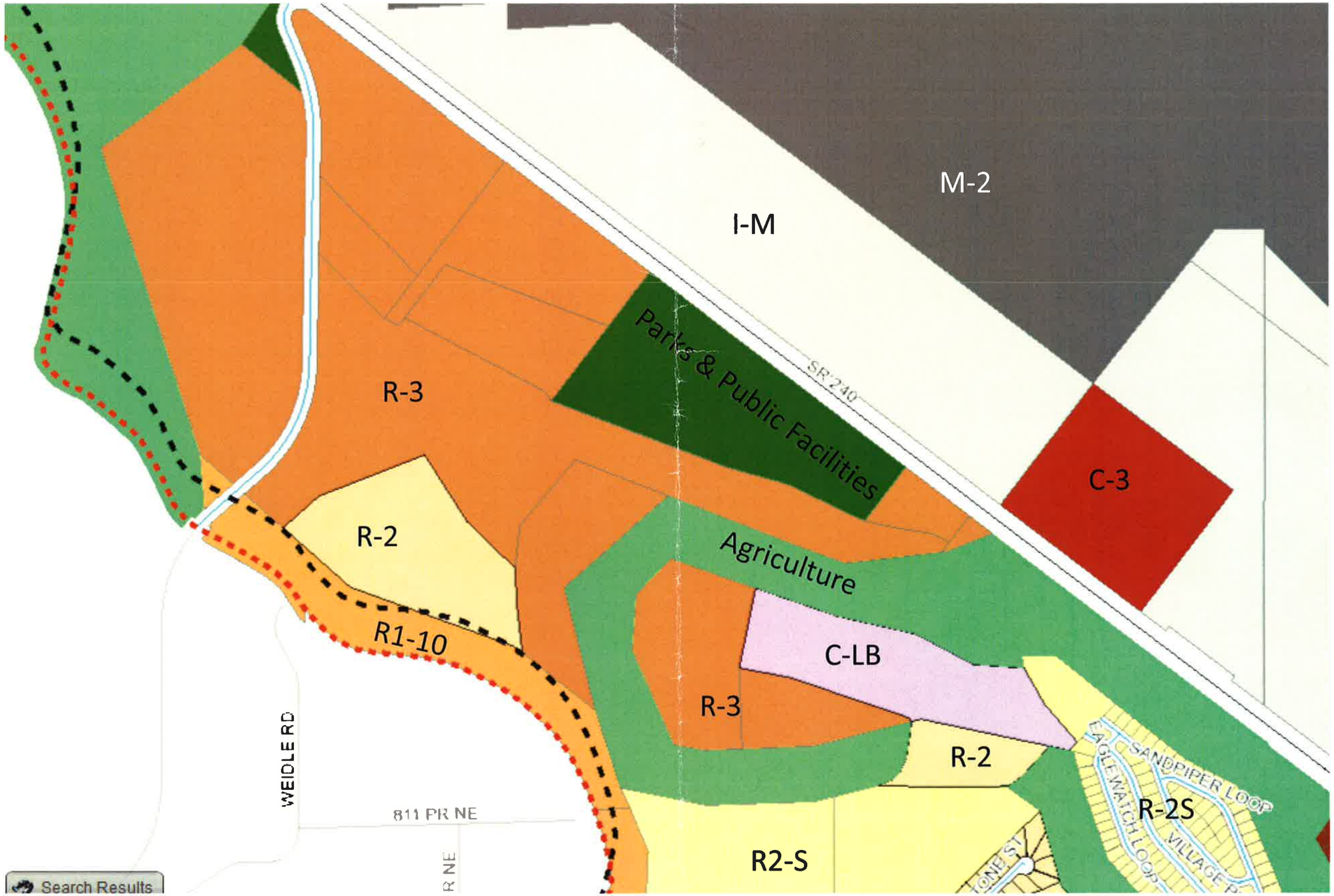
This map is an artist's rendering of the Horn Rapids community and is not to scale. Modifications will surely occur in the entire development plan as Horn Rapids grows, matures, and listens to its customers.

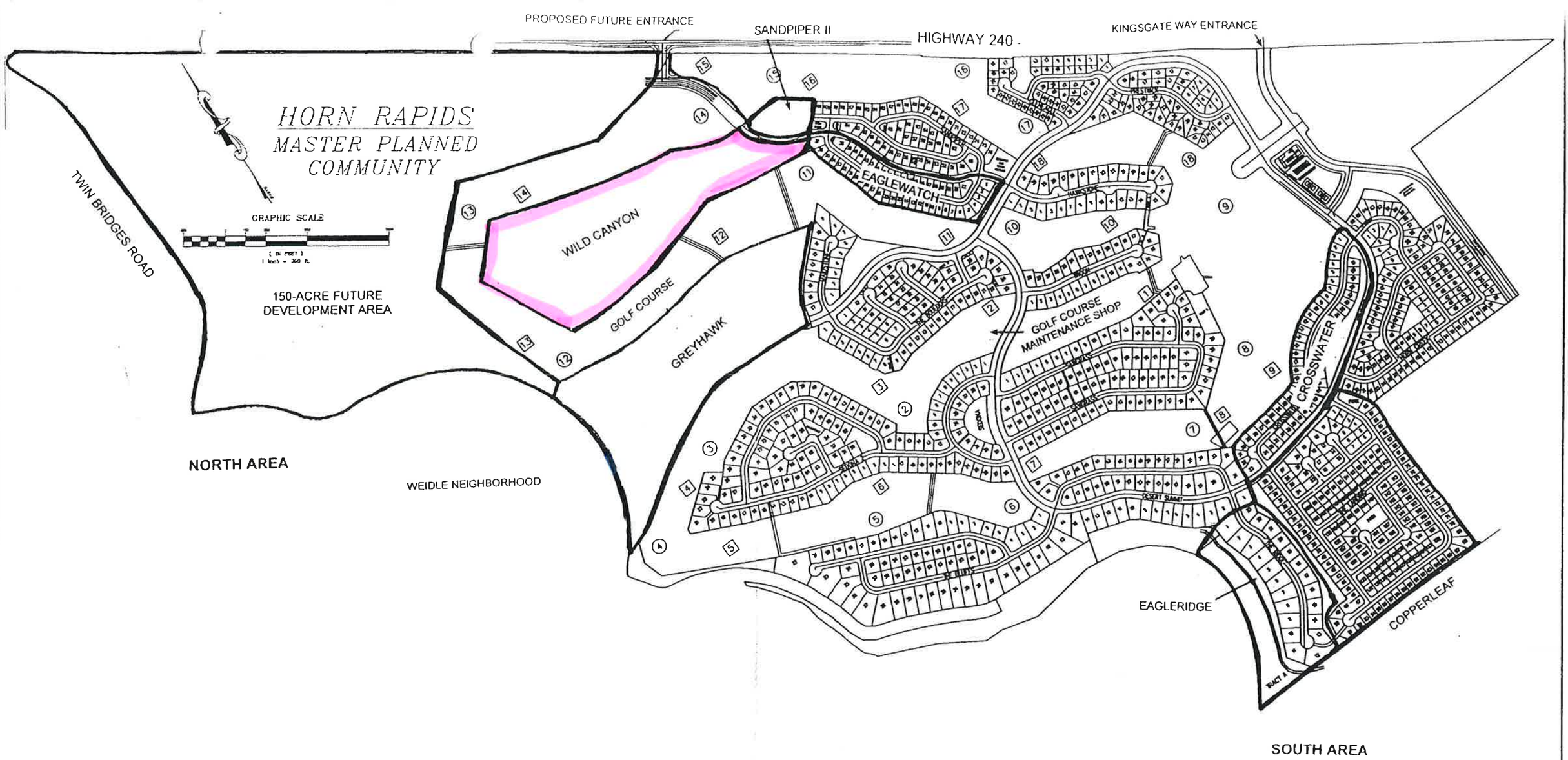


HORN RAPIDS

For new home information, call

Developer: North Stone Richland, LL,C


M-2
I-M
Parks & Public Facilities
SR 240
R-3
C-3
R-2
Agriculture
R1-10
C-LB
R-3
R-2
WEIDLE RD
811 PR NE
R-2S
SANDPIPER LOOP
EAGLEWATCH LOOP
VILLAGE
R2-S
Search Results


PROPOSED FUTURE ENTRANCE
SANDPIPER II
HIGHWAY 240
KINGSGATE WAY ENTRANCE
HORN RAPIDS
MASTER PLANNED
COMMUNITY
TWIN BRIDGES ROAD
GRAPHIC SCALE
WILD CANYON
GOLF COURSE
GREYHAWK
EAGLEWATCH
150-ACRE FUTURE
DEVELOPMENT AREA
GOLF COURSE
MAINTENANCE SHOP
CROSSWATER
NORTH AREA
WEIDLE NEIGHBORHOOD
EAGLERIDGE
COPPERLEAF
SOUTH AREA

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

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*:** [help]

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: [help]

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

A. background [help]

1. Name of proposed project, if applicable: [help]

Wild Canyon Subdivision

2. Name of applicant: [help]

North Stone Richland, LLC

3. Address and phone number of applicant and contact person: [help]

4. Date checklist prepared: [help] 12/02/16

5. Agency requesting checklist: [help] City of Richland

6. Proposed timing or schedule (including phasing, if applicable): [help] Construction of the first phase is expected in Spring 2017.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help] No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help] Horn Rapids Master Planning - 1993

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. [help]
No

10. List any government approvals or permits that will be needed for your proposal, if known. [help] None

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.) [help] Develop approximately 33 acres into 121 single-family residential lots and 4 tracts, including zone change request.

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. [help] Horn Rapids Community, APN 1-200-8400-000-2005, 1-200-8400-000-2006, 1-200-8400-000-2007 and 1-200-8400-000-2008

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? [help] 15 Percent

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. [help] Sand

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help] No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help] Much of the acreage will be graded to accommodate the improvements, to balance the site and eliminate the need fror any imported or exported materials.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help] Minor erosion from wind could occur during construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help] About 40 Percent

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help] Erosion will be controlled in conformance with an approved erosion and sediment control plan and dust control plan..

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help] There will be dust associated with the operation of construction equipment during construction. Local vehicle traffic after construction.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help] No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help] Dust Control during construction.

3. **Water**

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type
and provide names. If appropriate, state what stream or river it flows into. [help] No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help] No

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. [help] None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help] No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help] No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help] No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help] No

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

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. [help] Once the roads are completed the storm water runoff will be collected and discharged into drywells and infiltration basins.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help] No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No

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

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
__X_shrubs
__X_grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help] Brush will be cleared

c. List threatened and endangered species known to be on or near the site. [help] None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help] Landscaping will conform to City specifications.

e. List all noxious weeds and invasive species known to be on or near the site. None

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, songbirds, other: burrowing owls
mammals: deer, bear, elk, beaver, other: Rabbits & Mice
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [help] None

c. Is the site part of a migration route? If so, explain. [help] Yes, the entire Columbia Basin is part of a migration route.

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

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

6. **Energy and natural resources**

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

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

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: [help]

Current energy codes for residential structures will be enforced

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help] None

1) Describe any known or possible contamination at the site from present or past uses. None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None

4) Describe special emergency services that might be required. None

5) Proposed measures to reduce or control environmental health hazards, if any: None required

b. **Noise**

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

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help] During construction of infrastructure construction noise would occur between the hours of 7 a.m. – 5 p.m. There should be no permanent noise increase.

3) Proposed measures to reduce or control noise impacts, if any: [help] Construction activites will be limited to daytime hours.

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help] The land is currently undeveloped, vacant land, surrounbded by a golf course and residential housing.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help] No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No

c. Describe any structures on the site. [help] None

d. Will any structures be demolished? If so, what? [help] No

e. What is the current zoning classification of the site? [help] R-2 and R-3

f. What is the current comprehensive plan designation of the site? [help] Medium Density Residential

g. If applicable, what is the current shoreline master program designation of the site? [help] N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help] No

i. Approximately how many people would reside or work in the completed project? [help] 99 x 3.5 = 347 people

j. Approximately how many people would the completed project displace? [help] None

k. Proposed measures to avoid or reduce displacement impacts, if any: [help] None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help] Adhere to City's platting and development standards.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Adhere to City's platting and development standards.

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help] The project involves developing 121 single-family residences. Typical construction will be representative of middle-high income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help] None

c. Proposed measures to reduce or control housing impacts, if any: [help] The project will be developed in phases, as the residential housing market dictates.

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help] Normal residential housing. Some units may be 2-story structures due to the sloping topography. Exterior building materials will vary, but will be consistent with middle to high income housing construction.

b. What views in the immediate vicinity would be altered or obstructed? [help] The property would change from vacant land to single-family residences.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help] Normal residential housing standards.

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help] None

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] No

c. What existing off-site sources of light or glare may affect your proposal? [help] None

d. Proposed measures to reduce or control light and glare impacts, if any: [help] None

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
Horn Rapids Golf Course

b. Would the proposed project displace any existing recreational uses? If so, describe. [help] No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help] None

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help] None

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. [help] None

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. [help] None

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. If artifacts are discovered, work will be stopped and the appropriate agencies will be notified.

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help] State Route 240 will provide primary access to the proposed project

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? [help] None, 4 miles to Steven's Center.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help] None

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help] Construction of Public streets will be required, including the Village Parkway connection to SR 240.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help] No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help] It is estimated that approximately 1,156 trips would be generated by the project. Peak volumes are anticipated to occur during workday p.m. periods.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No

h. Proposed measures to reduce or control transportation impacts, if any: [help] None

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]
The development will require expansion of the service area of existing public services. New homes in the development are anticipated to be occupied by existing homeowners relocating and new growth in Richland. The new growth is the component that will likely necessitate expanding public services.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
The new lots will increase the tax base and participate in normal funding for public services.

16. **Utilities**

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

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. [help] Electricity, Water, Sewer and Refuse service is by the City.
Phone – Frontier Communications,
Cable TV – Charter Communications
Gas – Cascade Natural Gas

C. Signature [HELP]

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

Signature: ____ Kevin W. Barney _____

Name of signee __Kevin W. Barney_____

Position and Agency/Organization Associate Principal, HDJ Design Group, a Division of PBS Engineering.

Date Submitted: 12/02/16

D. supplemental sheet for nonproject actions [help]

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

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

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

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

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

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

File No. EA2016-40

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Subdivision of approximately 33 acres into 121 single family residential lots and 4 tracts and includes a change in zoning from Commercial Limited Business and Multi-Family Residential to R-2 Medium Density Residential.

Proponent: North Stone Richland, LLC

Location of Proposal: Horn Rapids Community, located north of the 3rd fairway, east of the 4th fairway, south of the 5th fairway and west of the plat of Eaglewatch.

Lead Agency: City of Richland

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

( ) There is no comment for the DNS.

(X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days. Comments must be submitted by **January 18, 2017.**

( ) 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: Rick Simon

Position/Title: Development Services Manager

Address: P.O. Box 190, Richland, WA 99352

Date: Issued December 28, 2016

Signature_____

CITY OF RICHLAND
PUBLIC WORKS DEPARTMENT
DEVELOPMENT COMMENTS

DATE: January 17, 2017

TO: RICK SIMON, DEVELOPMENT SERVICES MANAGER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
PETE ROGALSKY, PUBLIC WORKS DIRECTOR
JEFF PETERS, TRANSPORTATION ENGINEER

PROJECT NAME: WILD CANYON AT HORN RAPIDS

PROJECT LOCATION: HORN RAPIDS – SW OF THE PLAT OF SANDPIPER

The Public Works Department has reviewed the preliminary plat received in this office on December 29, 2016 for the above referenced property and has the following conditions.

General Conditions:

1. The existing off-site easements and the plat of Greyhawk to the south of this property needs to be labeled on the pre-plat drawing.

2. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper, mylar and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) 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 recording of the final plat.

3. 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. 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.

5. Pursuant to Richland Municipal Code Section 12.08 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 construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the final plan submittal. The right of way construction permit requires indemnification of the City and provision of insurance meeting the requirements of the municipal code.

6. 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 from the approved permit design drawings. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

7. 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 the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. 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 plat acceptance.

8. 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 Administration and Engineering Division at 942-7500 to schedule a pre-construction conference.

9. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.

10. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

11. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: http://www.call811.com/

12. This property will be serviced by the City of Richland's non-potable water system for all outdoor landscape irrigation needs. The designing Engineer shall submit plans for the proposed irrigation system to the City as part of his right-of-way permit application submittal. Easements shall be provided on the final plat for this system where needed.

13. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

14. Public improvement design shall follow the following general format:
    A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
    B. Storm sewer shall be aligned on the south and east side of street centerlines.
    C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
    D. 10-feet horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
    E. Water lines shall be aligned on the south and east side of street centerlines.
    F. Watermains larger than 8-inches in diameter shall be ductile iron.
    G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
    H. All watermains outside areas zoned R1 shall be ductile iron.
    I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.

J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.

K. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.

L. All utilities shall be extended to the adjacent property (properties) at the time of construction.

M. 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.

N. The minimum centerline radius for local streets shall be 100-feet.

O. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.

P. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.

Q. A detailed grading plan shall be included in the submitted plan set.

R. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.

S. 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.

T. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.

U. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.

V. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.

W. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).

X. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.

Y. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).

Z. 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.

15. If the project will be built in phases the applicant shall submit a 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.

16. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:

A. 2-inches compacted gravel, minimum (temp. SEVA 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.

17. 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) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (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:

18. Village Parkway currently does not exist from the plat of Sandpiper to the second entrance off of SR240. If this section of Village Parkway is constructed by another project prior to phase 1 of Wild Canyon, its frontage shall be completed to City standards at the time that the phase which constructs the lots adjacent to it is developed. If Village Parkway has not yet been constructed then phase 1 shall construct it from its terminus at Sandpiper to the second entrance location off of highway SR240. This work shall include construction of the second entrance itself within the SR240 Right-of-Way.

19. A ten-foot public utility easement along the Village Parkway frontage shall be provided on the face of the final plat.

20. A note will be shown on the face of the final plat stating that Village Parkway is classified as an "Arterial Collector street". Subsequently, no driveways accessing single family lots will be allowed onto it.

21. Street lights shall conform to the City's Material Specifications document (MSTSTRTLT5) and fixtures shall have the appropriate wattage and spacing for the roadway classification based on a

"low" pedestrian conflict area. Copies of these documents area available upon request. Street light fixture wattages shall be shown on the plans.

22. All proposed Right of Ways that are narrower than 54-feet shall have parking restricted, as per City standards. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the construction plans and the final plat.

23. 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, etc.).

24. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

25. 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 turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

26. The Horn Rapids domestic water master plan shows a water connection between this preliminary plat and the plat of Quail Ridge to the north and west, and also to the plat of Grayhawk to the south (previously called the "Highlands"). It was determined that the water connection to Grayhawk was not needed as another connection elsewhere will be made, however the connection across the golf course to Quail Ridge will be needed. This connection shall be made during phase 4 (or with the phase that constructs the 48th lot) to eliminate a long dead end water line and also provide redundancy and eliminate stagnant water (or as needed to provide necessary fire flows). Easements shall be provided for the off-site water main and it shall be installed at standard depths below future road grades.

27. 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.

28. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

29. 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.

30. Sanitary sewer shall be extended to the plat boundary in line with the appropriate existing easements across the golf course. The west half of this project may need to drain west across the golf course to the plat of Quail Ridge, per the Horn Rapids sanitary sewer master plan.

Storm Water:

31. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit

conditions. 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.

32. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.

33. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbra method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.

34. 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. 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.

35. 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 24 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 perk within 24 hours.

36. As per RMC chapter 24.20.070 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.

37. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.

38. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation

meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.

39. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.

Irrigation:

40. The non-potable irrigation system supplying the Horn Rapids development and golf course is currently serviced by a single delivery point across SR240 near the Kingsgate Way intersection. Past analysis of the system indicated that a second connection to the irrigation water source north of SR240 was needed to support further development. This project shall design and construct this second connection. The available connection point lies north of SR240 on City-owned property that is currently leased for agricultural purposes. Construction of the required pipeline will be subject to the terms of the City's lease. The pipeline construction will also be subject to WSDOT permit requirements for crossing SR240.

Final Platting / Project Acceptance Requirements:

41. 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. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

42. 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 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 prior to application for final occupancy.

43. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.

44. 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.

45. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.

46. A note shall be placed on the face of the plat that states: "*The City of Richland's standard for storm pond maintenance consists of semi-annual vegetation abatement and specifically does not include irrigation, landscaping or other aesthetic improvements.*"

47. A note shall be placed on the face of the plat that states: "*All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain*."

48. A one-foot wide "No access / screening easement" will be required along the Village Parkway Right of Way.

49. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

50. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

51. Any restricted parking areas shall be indicated on the final plats.

Washington State Department of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

January 18, 2017

City of Richland Development Services
P.O. Box 190
Richland, WA 99352

Attention: Rick Simon, Development Services Manager

Subject: EA2016-39 & EA2016-40 - Quail Ridge & Wild Canyon
SR 240 milepost 26 vicinity, right
North Stone Richland, LLC.

We have reviewed the proposed subdivisions and have the following comments.

- The subject property is adjacent to State Route 240 (SR 240), a partially-controlled limited access facility with a posted speed limit of 55 miles per hour. WSDOT has acquired all access rights to the highway. Private direct access is prohibited. Access shall be via the future Village Parkway/SR 240 intersection and the existing Kingsgate/SR 240 intersection.

- SR 240 is an existing facility. The proponent and future residents should be aware they are proposing residential development in an area with existing traffic noise. They should also expect the traffic noise to continue to grow into the future. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

- WSDOT is currently coordinating with the proponent and the City on the construction of the approved Village Parkway intersection this spring. WSDOT review and approval of the plans is required and a developer agreement to construct the intersection at the developer's expense is being prepared.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comment, please contact me at (509) 577-1633.

Sincerely,

Rick Holmstrom
Development Services Engineer

RH: jjp

cc: SR 240, File #4
Kara Shute, Area 3 Maintenance Superintendent

RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2016-104)
JANUARY 19, 2017

APPLICANT:	NORTHSTONE RICHLAND, LLC
REQUEST:	PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 33.31 ACRES INTO 121 RESIDENTIAL LOTS, (WILD CANYON).
LOCATION:	HORN RAPIDS COMMUNITY, NORTH OF THE 3RD FAIRWAY, EAST OF THE 4TH FAIRWAY, SOUTH OF THE 5TH FAIRWAY AND WEST OF THE PLAT OF EAGLEWATCH.
ENGINEER:	HDJ DESIGN GROUP

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

The Technical Advisory Committee conducted a review of the request and recommends that if the preliminary plat is approved, such approval be subject to the following conditions:

1. Approval of the Wild Canyon plat application is contigent upon and shall not take effect unless and until the project site has been rezoned to R2-S Medium Density Residential.

2. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.

3. The street addresses shall be finalized at time of final plat submittal and review. Street addressing shall be in conformance to RMC Chapter 12.01. The following note shall be placed on the final plat(s): **"Address numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance."**

4. The following note shall be placed on the final plat(s): **"Lots within this plat are reserved for detached single family residences only. No duplexes or attached single family residences shall be permitted**."

5. A Centralized Delivery Unit (CBU) mailbox shall be installed that meets the standards of the United States Postal Service.

6. A Secondary Emergency Vehicle Access (SEVA) road shall be constructed as depicted on the prelimnary plat map of Wild Canyon. This SEVA road shall be blocked with bollards or gated in a manner that is acceptable to the Richland Fire Department and that would prevent non-emergency access from the project site across the golf course.

7. A dust control plan shall be prepared by the applicant and approved by the Benton Clean Air Authority prior to the commencement of earth moving or construction activities on-site. Said dust control plan shall be implemented throughout the duration of project construction.

8. No grading and excavation work shall be permitted on-site without the issuance of a valid grading permit by the City of Richland. No final plat shall be recorded prior to the time that the City has completed its final inspection approval of all grading activities and the geotechnical engineer has submitted the final field observation report to the City.

9. The applicant shall comply with City and state noise standards throughout the construction of the project.

10. If during grading and construction activities archeological or paleontological resources are uncovered, the developer shall suspend work in that particular area and contract the Washington State Office of Archeology and Historic Preservation to determine a plan for mitigation of the disturbance to the resource.

Format, plans, permits drawings:

11. The existing off-site easements and the plat of Grayhawk to the south of this property needs to be labeled on the pre-plat drawing.

12. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper, mylar and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) 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 recording of the final plat.

13. 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.

14. 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.

15. Pursuant to Richland Municipal Code Section 12.08 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 construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the final plan submittal. The right of way construction permit requires indemnification of the City and provision of insurance meeting the requirements of the municipal code.

16. 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 from the approved permit design drawings. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

17. 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 the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. 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 plat acceptance.

18. 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 Administration and Engineering Division at 942-7500 to schedule a pre-construction conference.

19. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.

20. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

21. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: http://www.call811.com/

22. This property will be serviced by the City of Richland's non-potable water system for all outdoor landscape irrigation needs. The designing Engineer shall submit plans for the proposed irrigation system to the City as part of his right-of-way permit application submittal. Easements shall be provided on the final plat for this system where needed.

23. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

24. Public improvement design shall follow the following general format:
    A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
    B. Storm sewer shall be aligned on the south and east side of street centerlines.
    C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
    D. 10-feet horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
    E. Water lines shall be aligned on the south and east side of street centerlines.
    F. Watermains larger than 8-inches in diameter shall be ductile iron.
    G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
    H. All watermains outside areas zoned R1 shall be ductile iron.
    I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
    J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.
    K. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
    L. All utilities shall be extended to the adjacent property (properties) at the time of construction.
    M. 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.

N. The minimum centerline radius for local streets shall be 100-feet.
O. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
P. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
Q. A detailed grading plan shall be included in the submitted plan set.
R. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
S. 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.
T. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
U. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
V. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
W. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
X. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
Y. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).
Z. 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.

25. If the project will be built in phases the applicant shall submit a 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.

26. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
    A. 2-inches compacted gravel, minimum (temp. SEVA 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.

<u>Survey Monument Protections:</u>

27. 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) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (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 & Street Conditions:

28. Village Parkway currently does not exist from the plat of Sandpiper to the second entrance off of SR240. If this section of Village Parkway is constructed by another project prior to phase 1 of Wild Canyon, its frontage shall be completed to City standards at the time that the phase which constructs the lots adjacent to it is developed. If Village Parkway has not yet been constructed then phase 1 shall construct it from its terminus at Sandpiper to the second entrance location off of highway SR240. This work shall include construction of the second entrance itself within the SR240 Right-of-Way.

29. A ten-foot public utility easement along the Village Parkway frontage shall be provided on the face of the final plat.

30. A note will be shown on the face of the final plat stating that Village Parkway is classified as an "Arterial Collector street". Subsequently, no driveways accessing single family lots will be allowed onto it.

31. Street lights shall conform to the City's Material Specifications document (MSTSTRTLT5) and fixtures shall have the appropriate wattage and spacing for the roadway classification based on a "low" pedestrian conflict area. Copies of these documents area available upon request. Street light fixture wattages shall be shown on the plans.

32. All proposed Right of Ways that are narrower than 54-feet shall have parking restricted, as per City standards. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the construction plans and the final plat.

33. 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, etc.).

34. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

35. 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 turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

36. The Horn Rapids domestic water master plan shows a water connection between this preliminary plat and the plat of Quail Ridge to the north and west, and also to the plat of Grayhawk to the south (previously called the "Highlands"). It was determined that the water connection to Grayhawk was not needed as another connection elsewhere will be made, however the connection across the golf course to Quail Ridge will be needed. This connection shall be made during phase 4 (or with the phase that constructs the 48th lot) to eliminate a long dead end water line and also provide redundancy and eliminate stagnant water (or as needed to provide necessary fire flows). Easements shall be provided for the off-site water main and it shall be installed at standard depths below future road grades.

37. 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.

38. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

39. 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.

40. Sanitary sewer shall be extended to the plat boundary in line with the appropriate existing easements across the golf course. The west half of this project may need to drain west across the golf course to the plat of Quail Ridge, per the Horn Rapids sanitary sewer master plan.

Storm Water:

41. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. 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.

42. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on

the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.

43. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbra method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.

44. 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. 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.

45. 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 24 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 perk within 24 hours.

46. As per RMC chapter 24.20.070 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.

47. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of

trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.

48. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.

49. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.

Irrigation:

50. The non-potable irrigation system supplying the Horn Rapids development and golf course is currently serviced by a single delivery point across SR240 near the Kingsgate Way intersection. Past analysis of the system indicated that a second connection to the irrigation water source north of SR240 was needed to support further development. This project shall design and construct this second connection. The available connection point lies north of SR240 on City-owned property that is currently leased for agricultural purposes. Construction of the required pipeline will be subject to the terms of the City's lease. The pipeline construction will also be subject to WSDOT permit requirements for crossing SR240.

Final Platting / Project Acceptance Requirements:

51. 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. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

52. 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 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 prior to application for final occupancy.

53. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.

54. 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.

55. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.

56. A note shall be placed on the face of the plat that states: "***The City of Richland's standard for storm pond maintenance consists of semi-annual vegetation abatement and specifically does not include irrigation, landscaping or other aesthetic improvements.***"

57. A note shall be placed on the face of the plat that states: "***All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.***"

58. A one-foot wide "No access / screening easement" will be required along the Village Parkway Right of Way.

59. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

60. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

61. Any restricted parking areas shall be indicated on the final plats.

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2017, by and between the CITY OF RICHLAND and North Stone Richland, LLC (Petitioner).

W-I-T-N-E-S-S-E-T-H:

WHEREAS, the City of Richland is currently entertaining an application by the North Stone Richland, LLC, (hereinafter "Petitioner") for a change of zone covering a 33.31 acre site located in Benton County, Washington (hereinafter "Property") and more particularly described in Ordinance No. _____.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from C-LB – Commercial Limited Business and R3 – Multifamily Residential to R2-S - Single Family Residential Small Lot. Petitioner for himself and for and on behalf of his heirs, successors and assigns, covenants and agrees as follows:

1. Development of the subject property shall be consistent with the proposed preliminary plat of Wild Canyon.

2. Residential development shall conform to the standards contained in the R2-S – Single Family Residential Small Lot zoning district as they exist now or are hereinafter amended; except that; only detached single family dwellings shall be permitted. No one-family attached dwellings or two-family detached dwelllings shall be permitted within the Wild Canyon subdivision.

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Petitioners with respect to the subject Property or any part thereof. The City of Richland shall be deemed a beneficiary of this covenant without regard to

whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY OF RICHLAND

Cindy Reents City Manager	North Stone Richland, LLC Petitioner

APPROVED AS TO FORM:

Heather Kintzley
City Attorney

HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 01/26/2017 Agenda Category: New Business – Public Hearing

Prepared By: Rick Simon, Development Services Manager

Subject:
Z2016-103 Rezone of 1.5 Acres to General Commercial Zoning
Applicant: Darin Musser
Location: North of Van Giesen & East of Buckskin

Department:
Community & Development Services

Recommended Motion:
Staff recommends approval of the proposed zone change request Z2016-106 to amend the zoning on 1.5 acres located at Van Giesen and Buckskin Lane from Ag - Agricultural to C3 - General Business.

Summary:
Darin Musser has applied to change the zoning on his 1.5 acre parcel from AG- Agricultural to C-3 - General Business on property located at the northeast corner of the intersection of Van Giesen Street and Buckskin Lane. Attached is a staff report recommending approval of the application.

Attachments:
1. Z2016-106 Staff Report

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

GENERAL INFORMATION:

PROPOSAL NAME:	Darin Musser Rezone
LOCATION:	Northeast Corner of the Intersection of Van Giesen Street and Buckskin Lane
APPLICANT:	Darin Musser
FILE NO.:	Z2016-106
DESCRIPTION:	Request to change zoning on 1.5 acres from AG – Agricultural to C-3 General Business
PROJECT TYPE:	Type 3 Site-specific rezone
HEARING DATE:	January 26, 2017
REPORT BY:	Rick Simon, Development Services Manager
RECOMMENDED ACTION:	Approval

Figure 1 - Vicinity Map (site outlined in red)

DESCRIPTION OF PROPOSAL

The applicant, Darin Musser, owns the subject property, and has filed a rezone request to change the zoning on a 1.5 acre site from AG – Agricultural to C-3 General Commercial. The applicant has indicated an intent to locate his landscaping business on the site. Refer to the application material submitted by the applicant in Exhibit 1.

SITE DESCRIPTION & ADJACENT LAND USES

The site consists of a single 1.5 acre parcel, roughly square in shape, whose borders are formed by Buckskin Lane on the west and Van Giesen Street on the south. The site is level and is currently in pasture. The adjacent property to the east is also is undeveloped and used for vehicle storage. Other uses to the east along the Van Giesen Street corridor include a variety of commercial businesses including an automotive shop, a veterinarian clinic, and a contractor's business. There is also a nursery located along the south side of Van Giesen, southeast of the subject site. There is an existing single family residence located on the parcel

directly north of the site and single family residences located to the west and south of the site. Photos of the site are attached in Exhibit 2.

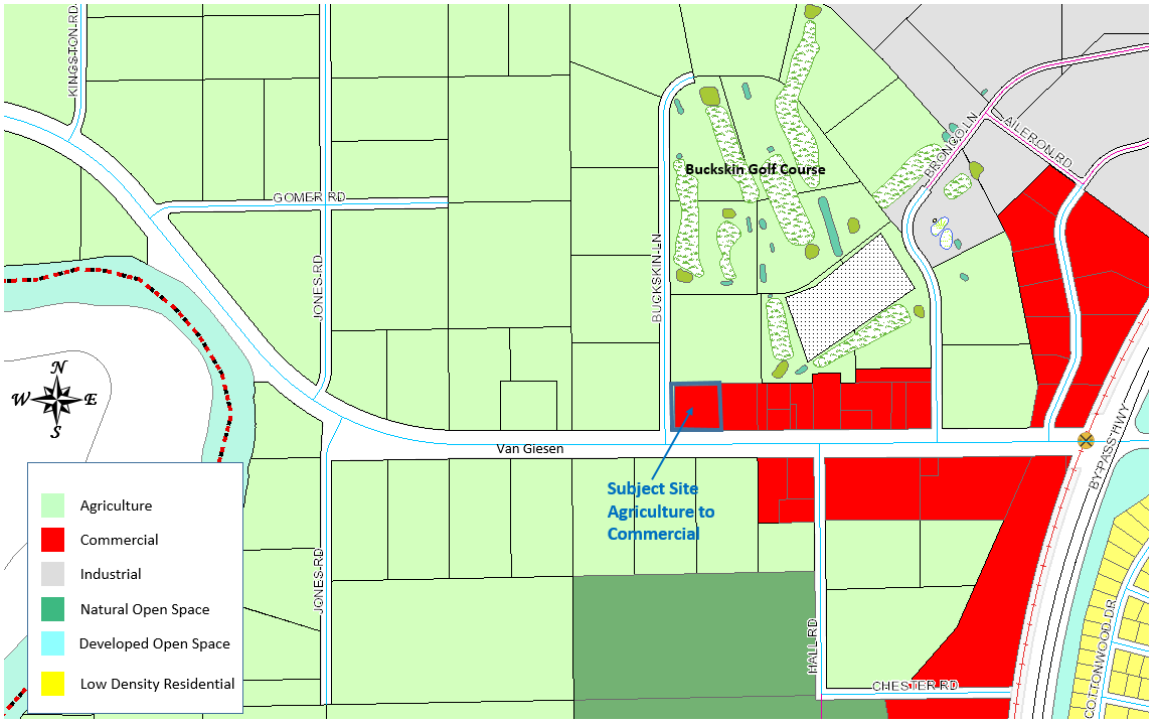


Figure 2 – Comprehensive Plan Map

COMPREHENSIVE PLAN

The City's comprehensive plan designates the site as suitable for commercial land uses. The adjacent properties to the east along Van Giesen Street are also designated as commercial. Generally, the properties lying between the Bypass Highway and the Yakima River that are located within the 100 year floodplain have been designated as Agricultural lands.

EXISTING ZONING

The subject site along with adjacent properties to the north, west and south are zoned AG – Agricultural. Lands immediately east of the site are zoned C-3 General Business.

The stated purpose of the agricultural use district as set forth in RMC 23.14.010(A) is as follows:

> *The agricultural use district (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture,*

agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the city that are designated as agriculture or as urban reserve under the city of Richland comprehensive plan.

Figure 3 – Zoning Map

The stated purpose of the C-3 zone (as set forth in RMC 23.22.010) is as follows:

The general business use district (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

There are distinct differences in the dimensional requirements associated with the existing and proposed zone, as shown in the following table:

Zoning	Existing AG	Proposed C-3
STANDARD	**REQUIRED/ALLOWED**	**REQUIRED/ALLOWED**
Min. Lot Area	5 Acres	None
Max. Lot Coverage	None	None
Building Setbacks Front Side(s) Rear	 25 ft. 10 ft. 25 ft.	 0 ft. 0 ft. 0 ft.
Building Height	30 ft.	80 ft.

Table 1 – Comparison of AG & C-3 Dimensional Standards

Specific uses permitted in the Agricultural and Commercial zones are identified in the attached Exhibits 3 and 4 respectively. The C-3 zone permits a wide variety of retail and even light industrial land uses while the AG zone uses are limited to large lot single family uses, farming uses and a few specific types of outdoor commercial uses such as nurseries or landscaping material sales.

FLOODPLAIN

Much of the area lying east of the Yakima River along the Van Giesen Street corridor is located within the 100 year floodplain as identified by the Federal Emergency Management Agency. The subject site, while is close proximity to areas designated as floodplain is actually located outside the 100 year floodplain (Zone A) and within the 500 year floodplain (Zone B). The floodplain elevation for the subject site is between elevation 367 and 368 according to FEMA studies. The site is at elevation 370 according to the city's GIS mapping system.

PROJECT HISTORY

In 2016, the applicant was granted a special use permit by the Hearing Examiner to operate a landscape business in the Agricultural zone. (File #SUP2016-101). The applicant also filed for a comprehensive plan amendment and in November of 2016 was granted an approval by the City Council to change the land use designation on the subject site from Agriculture to Commercial.

PUBLIC NOTICE

Application Date:	December 5, 2016
Notice of Hearing Mailed:	January 3, 2017
Notice of Hearing Posted:	January 6, 2017
Public Hearing:	January 26, 2017

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 5. As of the date of this report, no comments were received from the public.

UTILITY AVAILABILITY

There is an existing 8 inch water main located on Van Giesen Street. Electrical power is also available to the site. No sewer service is available in the area, so any sewage disposal would have to be provided through an on-site septic system

TRANSPORTATION

Van Giesen Street, also known as State Route 224, is classified as a highway under the City's Transportation Plan and would provide direct access to the site, as there are no other options for access to the site. Access control onto the state highway is under the authority of the City of Richland and would be reviewed and permitted by the City's Public Works Department at the time specific plans for development are submitted to the City.

SEPA

No environmental review was conducted as part of this rezone application, based on the categorical exemption in WAC 197-11-800(6) (c) which provides for exemptions under the following circumstances:

> *Where an exempt project requires a rezone, the rezone is exempt only if:*
> *(i) The project is in an urban growth area in a city or county planning under RCW 36.70A.040;*
> *(ii) The proposed rezone is consistent with and does not require an amendment to the comprehensive plan; and*
> *(iii) The applicable comprehensive plan was previously subjected to environmental review and analysis through an EIS under the requirements of this chapter prior to adoption; and the EIS adequately addressed the environmental impacts of the rezone.*

In this case, the proposed project is located with the City and within Richland's urban growth area; the proposed action is consistent with the City's comprehensive plan; and the City's comprehensive plan was analyzed through the preparation of an environmental impact statement at the time of the plan's initial adoption in 1997.

ANALYSIS

The subject site is designated as commercial under the comprehensive plan and is located immediately adjacent to properties that are zoned C-3 General Business along the Van Giesen corridor.

City water and electrical services are located adjacent to the site and have adequate capacity to serve future development. While no sewer service is available in the area, many commercial uses generate a relatively low volume of sewage that could be accommodated through on-site sewage disposal systems. Likewise, the local street system has capacity to accommodate additional traffic that would be generated from future development.

While the site is located in close proximity to the floodplain, it has been identified by FEMA through its flood hazard maps as being outside the 100 year floodplain. No other critical areas or limitations to development are known to exist on the site.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2016-106) and recommends approval of the request based on the following:

1. The City of Richland Comprehensive Plan designates the subject site as suitable for commercial land uses;

2. The site is immediately adjacent to Van Giesen Street, which is a portion of State Route 224, a roadway that is classified as a highway under the City's Transportation Plan;

3. C-3 General Commercial zoning applied to the property would be consistent with the intent of the comprehensive plan;

4. City water mains and electrical services are adjacent to the site and have adequate capacity to serve future development of the site;

5. Public sewer is not available in the area. Requirements for sewage disposal will have to be met through on-site septic systems as required by the Benton-Franklin Health Department.

6. Adjacent properties along the Van Giesen Street corridor are developed with a variety of commercial uses and are zoned C-3 General Business;

7. The site is located outside the FEMA designated 100 year floodplain.

8. The project is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6) (c); and

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

EXHIBIT LIST

1. Application Form
2. Site Photos
3. Zoning – Chapter 18.14 of the Richland Municipal Code – Agriculture
4. Zoning – Chapter 18.22 of the Richland Municipal Code – Commercial
5. Public Notices

Richland
Washington

Planning & Development Services Division • Current Planning Section
840 Northgate Drive • Richland, WA 99352
General Information: 509/942-7794 • Fax: 509/942-7764
www.ci.richland.wa.us

Petition for Change of Zoning District Classification

Application is hereby made to the City of Richland for a change of zone, pursuant to Section 23.82.190 of the City of Richland Municipal Code.

The following required information must be typed or printed legibly in the appropriate spaces.

SECTION I – APPLICANT INFORMATION

Applicant's Name: Darin Musser

Address: 17640 S. Fairview Loop

City: Kennewick, Wa	State: WA	Zip: 99338

Phone: 509.440.1942	Fax:	Other and/or e-mail address:

Please check under what capacity you are filing:

☑ Recorded owner of the property as of 10/26/16	☐ Purchasing under contract as of
☐ The lessee as of	☐ The authorized agent of any of the foregoing, duly authorized in writing (written authorization must be attached to application).

SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION

Street address(es) of property for which the zone change is requested, if applicable:

1752 Buckskin Lane - Parcel # 104981020004001

Relationship to adjacent streets (i.e., west of Main Street between 1st Avenue and 2nd Avenue):

Corner of Buckskin Lane and Van Giesen (N side of Van Giesen)

General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): Vacant - proposed shop

Size of petition area acres and square feet

SECTION III - CHANGE OF ZONE REQUEST

A change of zone from Agriculture To C-3

is requested for the property described in Section II of this application.

SECTION IV – JUSTIFICATION

State the reason(s) for the requested change of zone: Property has been updated ~~as~~ on comp. plan as viable commercial property and commercial zoning fits in with adjacent properties that are zoned commercial.

Continued

$ 1110.00

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.

DATED THIS 5th DAY OF December, 2016.

Applicant's Signature	Applicant's Signature
17640 S. Fairview Loop Address	Address
Kennewick Wa 99338 City, State, Zip	City, State, Zip
509. 440. 1942 Phone	Phone

FOR OFFICE USE ONLY

Date accepted for filing _____

Items enclosed: Filing fee and Title Insurance Company Ownership Report showing all property Owners of Record within 300-feet.

City Official's Signature

Z2016-106 – Darin Musser

Z2016-106 - Darin Musser

Z2016-106 – Darin Musser

Z2016-106 – Darin Musser

Chapter 23.14 – Agricultural Zoning Districts

Sections:

23.14.010 Purpose of Agricultural Use Districts
23.14.020 Agricultural Performance Standards and Special Requirements
23.14.030 Agricultural Use Districts Permitted Land Uses
23.14.040 Site Requirements for Agricultural Use Districts
23.14.050 Parking Standards for Agricultural Use Districts

23.14.010 Purpose of Agricultural Use Districts

A. The Agricultural Use District (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the City that are designated as Agriculture or as Urban Reserve under the City of Richland Comprehensive Plan

B. 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 (0 – 5 Dwellings/Acre) under the City of Richland Comprehensive Plan.

23.14.020 Agricultural Performance Standards and Special Requirements

A. The following standards relate to the raising and keeping of livestock in an AG district:
   1. A permitted structure, pen or building in which livestock is kept shall be located not less than twenty-five feet from any lot line and not less than forty feet from any one-family dwelling;
   2. A pasture, including perimeter fencing, shall be located not less than fifteen feet from any one-family dwelling located on the same lot;
   3. Uses, structures and buildings shall comply with the applicable yard and area requirements of Sections 23.38.010 through 23.38.090 of this title.

The following standards relate to the agricultural activities permitted in the SAG district:

Limited agricultural uses such as orchards, vineyards, vegetable gardens, field crops and pastures;

Sale of products grown on the premises;

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.

A maximum of two animal units (one animal unit equals approximately one thousand 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:

- 1 horse and 1 cow per gross pasture acre;
- 2 cows or 2 horses per gross pasture acre;
- 10 sheep or 10 goats per gross pasture acre;
- 8 sheep and 2 goats per gross pasture acre.

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 with the corresponding time limits specified below:

- Horses and similar animals-one year from date of birth;
- Cattle and similar animals-one year from date of birth;
- Sheep, goats, and similar animals-six months from date of birth.

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 ninety 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;

Limited raising or keeping of small livestock as follows:

d) Rabbits and similar animals,

e) Chickens, ducks, geese, turkeys, and other similar fowl.

A maximum of twelve 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:

Placement of manure in a fly-proof container with periodic removal of manure from the lot;

Adequate burying of the manure;

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 setback a minimum of fifty feet (50') from any property line.

23.14.030 Agricultural Use Districts Permitted Land Uses

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol "S" appears in the box at the intersection of the column and row, the use is permitted subject to the Special Use Permit provisions contained in Chapter 23.46 of this title.

C. If the symbol "A" appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	AG	SAG
Agriculture		
Agricultural Use	P	P
Business and Personal Services		
Animal Shelter	S[1]	
Commercial Kennel	S[1]	
Hospital Clinic – Large Animal	S[1]	
Hospital Clinic – Small Animal	S[1]	
Industrial Uses		
Excavating, processing, removal of topsoils, sand, gravel, rock or similar natural deposits	S[2]	
Public Uses		
Churches	P[3]	P[3]

Land Use	AG	SAG
Clubs or Fraternal Societies	P[3]	P[3]
Cultural Institutions	P[3]	P[3]
General Park Maintenance & Operations	P	P
Golf Courses	P	P
Passive Open Space Uses	P	P
Power Transmission & Irrigation Wasteway Easements & Utility Uses	P[4]	P[4]
Public Agency Buildings	P[4]	P[4]
Public Agency Facilities	P[4]	P[4]
Public Parks	P	P
Schools	P[5]	P[5]
Special Events including concerts, tournaments, and competitions, fairs, festivals and similar public gatherings	P	P
Trail Head Facilities	P	P
Trail for Equestrian, Pedestrian or non-motorized Vehicle Use	P	P
Recreational Uses		
Commercial Recreation, Outdoor	S[6]	
Recreational Vehicle Campgrounds	S[7]	
Stable, Public	S[8]	
Retail Uses		
Landscaping Material Sales	S[9]	
Nursery, Plant	S[9]	
Parking Lot	A	A
Residential Uses		
Accessory Apartments	A[10]	A[10]
Adult Family Home	P	P
Bed and Breakfast	S[11]	S[11]
Day Care Center	S[12]	S[12]
Designated Manufactured Home	P[13]	P[13]
Dwelling, One Family Detached	P[13]	P[13]
Family Day Care Home	A[12]	A[12]
Home Occupations	A[14]	A[14]
Private Swimming Pools	A[15]	A[15]
Recreational Club	P[16]	P[16]
Rental of Rooms to not more than four persons other than the family occupying the single family dwelling	A	A
Miscellaneous Uses		
Cemetery	P	
Micro and Macro Antennas	P	P
Raising Crops, Trees or Vineyards	P	P

1 Section 23.42.040
2 Section 23.42.070
3 Section 23.42.050
4 Section 23.42.200
5 Section 23.42.250
6 Section 23.42.175
7 Section 23.42.230
8 Section 23.42.190
9 Section 23.25.105
10 Section 23.42.020
11 Section 23.42.045
12 Section 23.42.080
13 Section 23.18.025
14 Section 23.42.090
15 Section 23.42.300
16 Section 23.42.210

23.14.040 Site Requirements for Agricultural Use Districts
In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. If a number appears in the box at the intersection of the column and row, that number represents the dimensional standard that applies to that zoning district.

Standard	AG	SAG
Minimum Lot Area Requirement	5 Acres	43,560 square ft.
Minimum Lot Width	None	145
Minimum Lot Depth	None	145
Minimum Street Frontage	None	40
Minimum Front Yard Setback	25	20
Minimum Side Yard Setback	10	10
Minimum Rear Yard Setback	25	25[1]
Maximum Lot Coverage[2]	None	20%
Maximum Building Height - Main Building	30	30
Maximum Building Height - Accessory Buildings	24	24

[1] Main structures shall be setback a minimum of twenty five feet (25') and accessory structures shall meet the requirements of RMC Section 23.38.020 except that structures intended for the keeping of livestock shall meet the setback requirements of fifty feet (50') as established in 23.14.020(B)(10).

[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.
(Ord. 04-09)

23.14.050 Parking Standards for Agriculture Use Districts
Off street parking space shall be provided in all agricultural zones in compliance with the requirements of Chapter 23.54 of this title.

Chapter 23.22
COMMERCIAL ZONING DISTRICTS

Sections:

23.22.010 Purpose of commercial use districts.

23.22.020 Performance standards and special requirements.

23.22.030 Commercial use districts permitted land uses.

23.22.040 Site requirements and development standards for commercial use districts.

23.22.050 Parking standards for commercial use districts.

23.22.010 Purpose of commercial use districts.

A. The limited business use district (C-LB) is a zone classification designed to provide an area for the location of buildings for professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses serving as an administrative district for the enhancement of the central business districts, with regulations to afford protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts. This zoning classification is intended to be applied to some portions of the city that are designated either commercial or high-density residential under the city of Richland comprehensive plan.

B. The neighborhood retail business use district (C-1) is a limited retail business zone classification for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

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

D. The general business use district (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

E. The waterfront use district (WF) is a special commercial and residential zoning classification providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices, and other similar commercial, apartment, and multifamily uses which are consistent with

waterfront oriented development, and which are in conformance with RMC Title 26, Shoreline Management, and with applicable U.S. Corps of Engineers requirements. This zoning classification encourages mixed special commercial and high-density residential uses to accommodate a variety of lifestyles and housing opportunities. Any combination of listed uses may be located in one building or one development (i.e., related buildings on the same lot or site). This zoning classification is intended to be applied to those portions of the city that are designated waterfront under the city of Richland comprehensive plan.

F. The central business district (CBD) is a special mixed use zoning classification designed to encourage the transformation of the central business district from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The central business district is envisioned to become a center for housing, employment, shopping, recreation, professional service and culture. The uses and development pattern will be integrated and complementary to create a lively and self-supporting district. Medium rise buildings will be anchored by pedestrian oriented storefronts on the ground floor with other uses including housing on upper floors. Projects will be well designed and include quality building materials. Appropriate private development will be encouraged via public investments in the streetscape and through reduction in off-street parking standards. Uses shall generally be conducted completely within an enclosed building, except that outdoor seating for cafes, restaurants, and similar uses and outdoor product display is encouraged. Buildings shall be oriented to the fronting street or accessway, to promote a sense of enclosure and continuity along the street or accessway. This zoning classification is intended for those portions of the city that are designated as central business district, as well as some properties designated as commercial and waterfront, under the Richland comprehensive plan. The central business district zone contains overlay districts titled medical, parkway, and uptown. The overlay districts implement varying site development requirements.

G. The commercial recreation district (CR) is a special commercial district providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, and other commercial uses which are consistent with waterfront oriented development, and which are in conformance with RMC Title 26, Shoreline Management, and with the U.S. Corps of Engineers requirements, and providing for regulations to protect the business and residents of the city from objectionable influences, building congestion and lack of light, air and privacy. This zoning classification is intended for those portions of the city that are designated as waterfront or commercial under the Richland comprehensive plan.

H. The commercial winery use district (CW) is a zone classification designed to provide an area for the operation of commercial wineries, including all aspects of the wine making industry, from the raising of crops to the production, storage and bottling of wine and the retail sales of wine and related products. Other uses, which support winery-related tourism, such as restaurants, entertainment venues, retail services such as gift shops and bed and breakfast facilities are also permitted, along with other uses that are compatible with wineries. [Ord. 28-05 § 1.02; Ord. 04-09].

23.22.020 Performance standards and special requirements.

A. Commercial Limited Business. Residential uses permitted in the C-LB district must comply with the following standards except as provided by footnote (6) of RMC 23.22.040:

1. Minimum Yard Requirements.

a. Front Yard. Twenty feet except as provided by footnote (3) of RMC 23.18.040;

b. Side Yards. Each side yard shall provide one foot of side yard for each three feet or portion thereof of building height;

c. Rear Yards. Twenty-five feet.

2. Required Court Dimensions. Each court on which windows open from any room other than a kitchen, bathroom or a closet, shall have all horizontal dimensions measured at right angles from the windows to any wall or to any lot line other than a front lot line equal to not less than the height of the building above the floor level of the story containing the room, but no dimension shall be less than 20 feet.

3. Distance Between Buildings. No main building shall be closer to any other main building on the lot than a distance equal to the average of their heights. This provision shall not apply if no portion of either building lies within the space between the prolongation of lines along any two of the opposite walls of the other building, but in any such situation the buildings shall not be closer to each other than a distance of 10 feet.

4. Percentage of Lot Coverage. Apartment buildings in a C-LB district shall cover not more than 33 percent of the area of the lot.

B. Neighborhood Retail Business. All uses permitted in a C-1 district must comply with the following performance standards:

1. All business, service, repair, processing, or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking, the sale of gasoline, and self-service car washes. Limited outdoor display of merchandise is permitted; provided, that such display shall include only those quantities sold in a day's operation.

2. Outdoor storage areas incidental to a permitted use shall be enclosed with not less than a six-foot-high fence and shall be visually screened from adjoining properties. All storage areas shall comply with building setbacks.

3. Not more than three persons shall be engaged at any one time in fabricating, repairing, cleaning, or other processing of goods other than food preparation in any establishment. All goods produced shall be primarily sold at retail on the premises where produced.

4. Lighting, including permitted illuminated signs, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts, or to interfere with the safe operation of motor vehicles.

5. Noise levels resulting from the operation of equipment used in the conduct of business in the C-1 district shall conform to the requirements of Chapter 173-60 WAC, Maximum Environmental Noise Levels.

6. No single retail business, except for a food store, shall operate within a building space that exceeds 15,000 square feet in area, unless approved by the planning commission through the issuance of a special use permit upon the finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhoods.

C. General Business. All permitted commercial business uses may be located in the C-3 district, provided their performance is of such a nature that they do not inflict upon the surrounding residential areas, smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting the areas. The maximum permissible limits of these detrimental effects shall be as herein defined and upon exceeding these limits they shall be as herein considered a nuisance, declared in violation of this title and shall be ordered abated.

1. Smokestacks shall not emit a visible smoke except for one 10-minute period each day, when a new fire is being started. During this period, the density of the smoke shall not be darker than No. 2 of the Ringlemann Chart as published by the U.S. Bureau of Mines.

2. No visible or invisible noxious gases, fumes, fly ash, soot or industrial wastes shall be discharged into the atmosphere from any continuous or intermittent operation except such as is common to the normal operations of heating plants or gasoline or diesel engines in cars, trucks or railroad engines.

3. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare to areas surrounding the C-3 district.

4. Odors of an intensity greater than that of a faint smell of cinnamon which can be detected by persons traveling the roads bordering the lee side of the C-3 district, when a 10 mph wind or less is blowing, are prohibited.

5. Machines or operations which generate air or ground vibration must be baffled or insulated to eliminate any sensation of sound or vibration outside the C-3 district.

D. Waterfront. It is the intent of this section that:

1. Uses should be oriented primarily to the waterfront and secondarily to the public street to facilitate public access to the waterfront; and

2. Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries.

E. Central Business District. New buildings shall conform to the following design standards:

1. The maximum setback area shall only be improved with pedestrian amenities including but not limited to: landscaping, street furniture, sidewalks, plazas, bicycle racks, and public art.

2. Building facades facing streets shall include:

a. Glass fenestration on 50 percent to 80 percent of the ground floor of the building facade. A window display cabinet, work of art, decorative grille or similar treatment may be used to cover an opening for concealment and to meet this standard on those portions of the ground floor facade where the applicant can demonstrate that the intrusion of natural light is detrimental to the ground floor use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms.

b. At least two of the following architectural elements:

i. Awnings;

ii. Wall plane modulation at a minimum of three feet for every wall more than 50 feet in length;

iii. Pilasters or columns;

iv. Bays;

v. Balconies or building overhangs; or

vi. Upper story windows (comprising a minimum of 50 percent of the facade).

3. At least one pedestrian, nonservice entrance into the building will be provided on each street frontage or provided at the building corner.

4. Variation of exterior building material between the ground and upper floors of multi-story buildings.

5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.

6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.

7. Public street and sidewalk improvements are required per Richland Municipal Code to implement approved street cross-sections. Curb cuts are encouraged to be located adjacent to property lines and shared with adjacent properties, via joint access agreement.

8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening or combination.

9. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, or the maximum setback standards set forth in RMC 23.22.040 or the maximum parking standards set forth in RMC 23.22.050, a project representative may apply to the Richland planning commission for a deviation from these site design standards. The Richland planning commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:

a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and

b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and

c. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. [Ord. 28-05 § 1.02; Ord. 07-06; Ord. 04-09; Ord. 07-10 § 1.01; amended during 2011 recodification; Ord. 32-11 § 4].

23.22.030 Commercial use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	**C-LB**	**C-1**	**C-2**	**C-3**	**CBD**	**WF**	**CR**	**CW**
Agricultural Uses								
Raising Crops, Trees, Vineyards								P
Automotive, Marine and Heavy Equipment								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		P[1]	P[1]	P[1]	S[1]			
Auto Part Sales		P	P	P	S			
Boat Building				P				
Bottling Plants				P				P[28]
Car Wash – Automatic or Self-Service		P[2]	P[2]	P[2]	S[2]			
Equipment Rentals			P	P				
Farm Equipment and Supplies Sales				P				
Fuel Station/Mini Mart	S	P	P	P	P			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Heavy Equipment Sales and Repair				P				
Manufactured Home Sales Lot				P				
Marinas						P	P	
Marine Equipment Rentals				P		P	P	
Marine Gas Sales						A	A	
Marine Repair				P		P	P	
Towing, Vehicle Impound Lots				S[3]				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				
Truck Terminal				P				
Vehicle Leasing/Renting			P[4]	P	S[4]			
Vehicle Sales			P[4]	P	S[4]			
Warehousing, Wholesale Use				P				
Business and Personal Services								
Animal Shelter				S[5]				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P[5]				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S[5]				
Hospital/Clinic – Small Animal			S[5]	P[5]	P			
Laundry/Dry Cleaning, Com.				P	P[29]			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		
Laundry – Self-Service		P	P	P	P			
Mini-Warehouse				P[6]				
Mailing Service	P	P	P	P	P	P		
Personal Loan Business	P	P	P	P	P			
Personal Services Businesses	A	P	P	P	P	P		
Photo Processing, Copying and Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
Food Service								
Cafeterias	A		A	A	A	A	A	
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P[7]	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors[26]	A[27]	A[27]	A[27]	A[27]	A[27]	A[27]	A[27]	A[28]

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Restaurants/Drive-Through		S[8]	P[8]	P[8]	S[8, 9]	S[8, 9]		
Restaurants/Lounge		P[7]	P	P	P	P	P	P
Restaurants/Sit Down	A	P	P	P	P	P	P	P
Restaurants/Take Out		P	P	P	P	P		P
Restaurants with Entertainment/Dancing Facilities		P[7]	P	P	P	P	P	P
Wineries – Tasting Room		P[7]	P	P	P	P	P	P
Industrial/Manufacturing Uses								
Laundry and Cleaning Plants				P				P[28]
Light Manufacturing Uses				P				P[28]
Warehousing and Distribution Facilities				P				P[28]
Wholesale Facilities and Operations				P				P[28]
Wineries – Production				P				P
Office Uses								
Financial Institutions	P	P/S[22]	P	P	P/S[22]	P		
Medical, Dental and Other Clinics	P	P	P	P	P	P		
Newspaper Offices and Printing Works			P	P	P			
Office – Consulting Services	P	P	P	P	P	P		P[28]
Office – Corporate	P		P	P	P	P		P[28]
Office – General	P	P	P	P	P	P		P[28]
Office – Research and Development	P		P	P	P			P[28]
Radio and Television Studios			P	P	P			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Schools, Commercial	P		P	P	P	P		
Schools, Trade			P	P	P			P[28]
Travel Agencies	P	P	P	P	P	P		
Public/Quasi-Public Uses								
Churches	P[10]	P[10]	P[10]	P[10]	P	P[10]		
Clubs or Fraternal Societies	P[10]	P[10]	P[10]	P[10]	P[10]	P[10]		
Cultural Institutions	P[10]	P[10]	P[10]		P[10]	P[10]		P[10]
General Park O&M Activities	P	P	P	P	P	P	P	P
Hospitals	P		P	P	P			
Homeless Shelter				P				
Passive Open Space Use	P	P	P	P	P	P	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P[11]	P[11]	P[11]	P[11]	P[11]	P[11]	P[11]	P[11]
Public Agency Buildings	P	P	P	P	P	P	P	
Public Agency Facilities	P[11]	P[11]	P[11]	P[11]	P[11]	P[11]	P[11]	P[11]
Public Campgrounds				S			S	
Public Parks	P	P	P	P	P		P	P
Schools	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]		
Schools, Alternative	P[13]	P[13]	P[13]	P[13]	P[13]			
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P	P	P	P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P	P	P	P	P	P	P
Recreational Uses								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S[7]	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	
House Banked Card Rooms				P[14]	P[14]	P[14]	P[14]	
Recreational Vehicle Campgrounds				S[15]			S[15]	
Recreational Vehicle Parks				S[16]			S[16]	
Stable, Public				S[17]				
Theater		P[7]	P	P	P	P	P	P
Residential Uses								
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		P[18]		P	P		
Assisted Living Facility	P		P		P[18]	P		
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	P[19]	P[19]	P[19]	P[19]	P[19]	P[19]		
Dormitories, Fraternities, and Sororities	P				P	P		

Land Use	**C-LB**	**C-1**	**C-2**	**C-3**	**CBD**	**WF**	**CR**	**CW**
Dwelling, One-Family Attached						P[25]		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				P[28]
Family Day Care Home	P[19]					P[19]		
Houseboats						P	P	
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		P[18]	P		
Recreational Club	A				A	A		
Senior Housing	P				P[18]	P		
Temporary Residence	P[20]	P[20]	P[20]	P[20]	P[20]	P[20]		P
Retail Uses								
Adult Use Establishments				P[21]				
Apparel and Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S[22]	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		
Florist		P	P	P	P	P		P

Land Use	**C-LB**	**C-1**	**C-2**	**C-3**	**CBD**	**WF**	**CR**	**CW**
Furniture, Home Furnishings and Appliance Stores		P	P	P	P			
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop and Pet Supply Stores		P	P	P	P			
Retail Hay, Grain and Feed Stores				P				
Secondhand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P
Convention Center	P		P	P	P	P	P	
Micro- and Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S[23]	P/S[23]	S[23]			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
On-Site Hazardous Waste Treatment and Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A[24]	A[24]	P[24]				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A[28]

1. RMC 23.42.280
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.330
5. RMC 23.42.040
6. RMC 23.42.170
7. RMC 23.42.053
8. RMC 23.42.047
9. RMC 23.42.055
10. RMC 23.42.050
11. RMC 23.42.200
12. RMC 23.42.250
13. RMC 23.42.260
14. RMC 23.42.100
15. RMC 23.42.230
16. RMC 23.42.220
17. RMC 23.42.190
18. Use permitted on upper stories of multi-story buildings, if main floor is used for commercial or office uses.
19. RMC 23.42.080
20. RMC 23.42.110
21. RMC 23.42.030
22. Use permitted, requires special use permit with drive-through window.
23. Chapter 23.62 RMC
24. RMC 23.42.180
25. RMC 23.18.025
26. See definition, RMC 23.06.780
27. RMC 23.42.185
28. Activities permitted only when directly related to and/or conducted in support of winery operations.
29. Within the central business district (CBD), existing commercial laundry/dry cleaning uses, established and operating at the time the CBD district was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the commercial laundry/dry cleaning use, and existing at the effective date of the CBD district, may be continued. Commercial laundry/dry cleaning uses not established and operating at the time the CBD district was established are prohibited.

[Ord. 28-05 § 1.02; Ord. 15-07; Ord. 04-09; Ord. 07-10 § 1.02; amended during 2011 recodification; Ord. 32-11 § 5].

23.22.040 Site requirements and development standards for commercial use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	**C-LB**	**C-1**	**C-2**	**C-3**	**CBD**	**WF**	**CR**	**CW**
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units/square feet)	1:1,500	N/A	N/A	N/A	None	1:1,500	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback[14]	20 feet	45 feet[1]	0 feet[2]	0 feet[2]	CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max.[3, 11, 13] Medical District: 0 feet min.	Note 4,5	Note 4	20 feet
Minimum Side Yard Setback	0 feet[6]	0 feet[7]	None	None	0 feet[6,8]	0 feet[5,9]	0 feet	0 feet[6,8]
Minimum Rear Yard Setback	0 feet[6,8]	0 feet[7]	None	None	0 feet[6,8]	0 feet[5,8,10]	0 feet	0 feet[6,8]
Maximum Building Height[14]	55 feet	30 feet	80 feet	80 feet	CBD – 110 feet Medical – 140 feet Parkway – 50 feet Uptown – 50 feet	35/55 feet[12]	35/55 feet[12]	35 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	500 feet	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.

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

3. Unless a greater setback is required by Chapter 12.11 RMC, Intersection Sight Distance.

4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.

5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC 23.18.040.

6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:

a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.

b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.

c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.

d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.

7. Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC 23.54.140.

9. Side Yard. No minimum, except parking shall be set back a minimum of five feet, and buildings used exclusively for residences shall maintain at least one foot of side yard for each three feet or portion thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

10. No minimum, except parking shall be set back a minimum of five feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

11. Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller "ancillary" retail shops and services located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setback standards on any other new buildings may be adjusted by the planning commission as part of the alternative design review as set forth in the performance standards and special requirements of RMC 23.22.020(E)(9).

12. All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title 26). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of 35 feet; unless the planning commission authorizes an increase in building height to a maximum height of 55 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.

13. Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.

14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).

PLATE NO. 1 - 23.22.040

PLATE 1

CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2

CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3

CBD - THE PARKWAY DISTRICT

[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 07-10 § 1.03; amended during 2011 recodification; Ord. 32-11 § 6].

23.22.050 Parking standards for commercial use districts.

A. Off-street parking space shall be provided in all commercial zones in compliance with the requirements of Chapter 23.54 RMC.

B. Central Business District Off-Street Parking. All uses have a responsibility to provide parking. The parking responsibility for any new use or change in use shall be determined in accordance with the requirements of Chapter 23.54 RMC. The maximum number of parking spaces provided on site shall not exceed 125 percent of the minimum required parking as specified in Chapter 23.54 RMC; provided, that any number of parking spaces beyond the established maximum may be approved by the planning commission subject to RMC 23.22.020(E)(9) (Alternative Design).

1. The off-street parking requirement may be reduced as follows:

a. The planning commission may reduce the parking responsibility as provided by RMC 23.54.080, joint use; and/or

b. Within a 600-foot radius of the property, and within the CBD zoning district, a 25 percent credit will be provided for each on-street parking space and/or for each off-street parking space located in a city-owned public parking lot. The allowed combined reduction in required off-street parking shall not exceed 50 percent of the overall off-street parking requirement (including any reductions contained in RMC 23.54.080). Example: one off-street space will be credited if four on-street spaces are located within 600 feet of the property. Parking space dimensions are found in RMC 23.54.120. Only those streets designated for on-street parking shall be considered for the credit. Curb cuts, driveways, hydrant frontages, and similar restricted parking areas shall be excluded from the calculation.

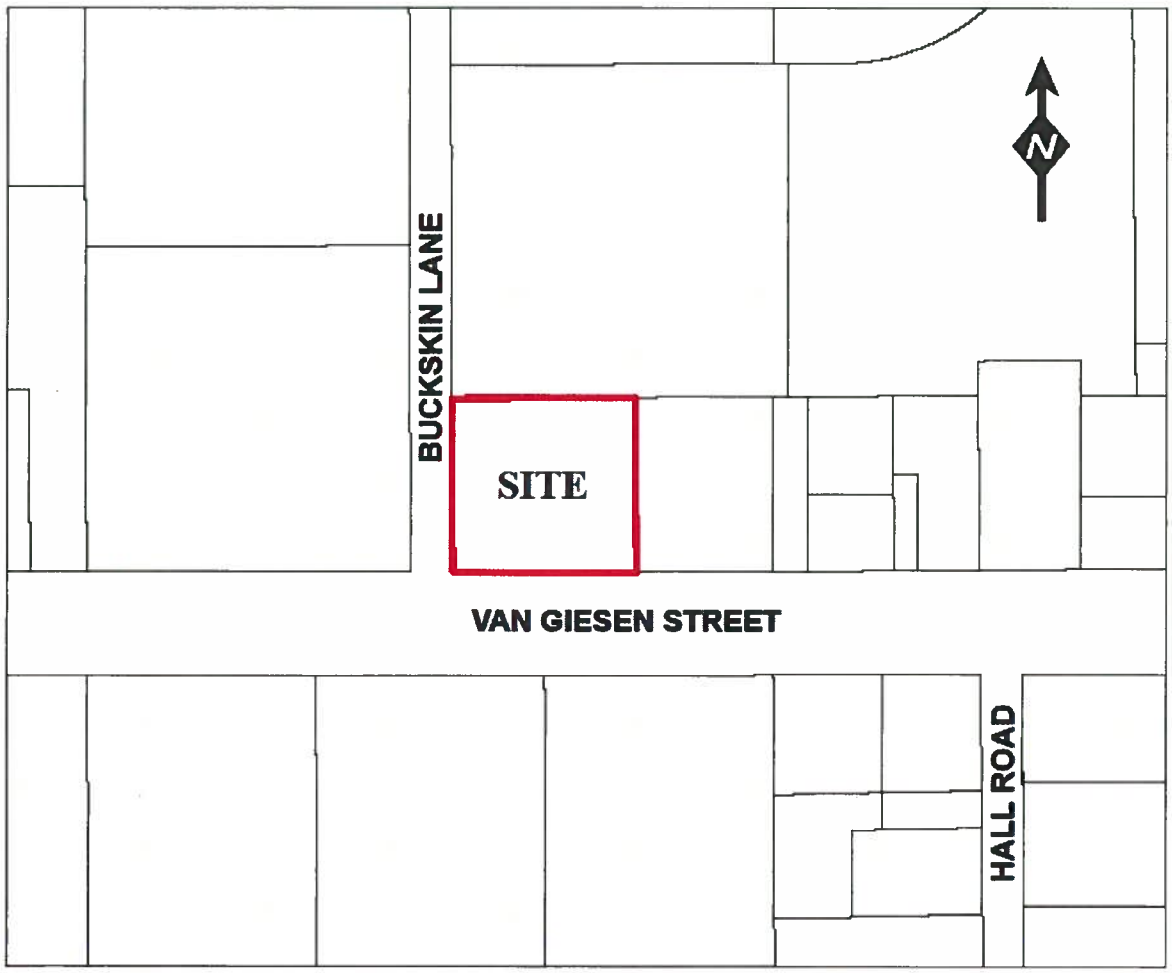
2. Any parking lot that has frontage on a public street or accessway shall be screened with a combination of trees planted at no less than 30 feet on center and shrubs planted to form a uniform hedge within five years. A masonry wall not lower than 18 inches and not higher than 36 inches may be substituted for the shrubs. The landscaping and masonry wall, if used, shall be at no greater setback than the maximum setback for a front or street side (RMC 23.22.040). Masonry walls are subject to the performance standards found in RMC 23.22.020(E), and must be granted approval by the public works director for compliance with vision clearance requirements for traffic safety before installation. [Ord. 28-05 § 1.02; Ord. 04-09; Ord. 07-10 § 1.02; amended during 2011 recodification].

CITY OF RICHLAND
NOTICE OF APPLICATION & PUBLIC HEARING

Notice is hereby given that Darin Musser has submitted an application to rezone a 1.5 acre site located north of Van Giesen Street and east of Buckskin Lane from Agriculture to C-3 (General Business).

A public hearing on the proposed rezone will be held before the Hearing Examiner on Thursday, **January 26, 2017** at 6:00 pm in the Council Chambers, 505 Swift Blvd., Richland WA 99352.

Any person desiring more information, to express his views or to be notified of any decisions pertaining to these applications or the DNS should notify Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Ph. 509-942-7596, rsimon@ci.richland.wa.us.



AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, 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 6th day of January, 2017, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2016-106 on the property at:

1752 Buckskin Lane
PIN # 1- 04981020004001

Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 6th day of January, 2017 by SHANE O'NEILL.

Signature of Notary

Printed Name

Notary Public in and for the State of Washington,

Residing in Kennewick WA

My appointment expires: 7/10/2020

CYNTHIA LYNN SOMERS
COMMISSION EXPIRES
NOTARY
PUBLIC
07-10-20
STATE OF WASHINGTON

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Kathy Anderson, 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 3RD day of January, 2017, I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING to the attached list of individuals via regular USPS or E-mail on the date indicated above. The Notice of application and public hearing is related to a request to rezone a 1.5 acre site located north of Van Giesen Street and east of Buckskin Lane from Agriculture to C-3 (General Business).

Kathy L. Anderson
Print Name: Kathy Anderson

SIGNED AND SWORN to before me this 3rd day of Jan, 2017 by Kathy Anderson.

Cynthia Lynn Somers
Notary Public in and for the State of Washington,
Residing at Kennewick WA
My appointment expires: July 10, 2020

CYNTHIA LYNN SOMERS
COMMISSION EXPIRES
NOTARY
PUBLIC
07-10-20
STATE OF WASHINGTON

CITY OF RICHLAND NOTICE OF APPLICATIONS AND PUBLIC HEARING

Northstone Richland LLC has filed an application for preliminary plat approval to subdivide 39.06 acres site into 99 single family residential lots (Preliminary Plat of Quail Ridge). The proposed plat is located southwest of SR-240, north and west of the Horn Rapids Golf Course west of Horn Rapids and east of Twin Bridges Road

Northstone Richland LLC has also filed a second application for preliminary plat approval to subdivide 33.3 acres into 121 single family residential lots (Preliminary Plat of Wild Canyon). The proposed plat is in the Horn Rapids community, north of the 3rd fairway, south of the 5th fairway and west of the plat of Eaglewatch. The proposal also includes an application to rezone the property from Multi-Family Residential and Commercial Limited Business to Medium Density Residential.

The City of Richland has determined that these two proposals do 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 DNS is issued under WAC 197-11-340(2); the lead agency will not act on these proposals for 14 days.

Darin Musser has filed an application to change the zoning on a 1.5 acre parcel located north of Van Giesen Street and east of Buckskin Lane from an Agricultural district to a General Business (C-3) district.

The Richland Hearings Examiner, on Thursday January 26, 2017, will conduct a public hearing and review of all three applications beginning at 6:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.