



Agenda  
Hearing Examiner Meeting  
Thursday, March 23, 2017  
City Hall Council Chamber | 505 Swift Boulevard

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**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. S2017-100 - An Application submitted by Viking Builders LLC for the Preliminary Plat of the Reserve at Summerview Terrace to divide 49 acres into 62 single family residential lots. The project site is located south of the intersection of Ferrara Land and Sicily Lane.
2. Z2017-101- An application submitted by Steven and Susan McDonald to rezone 14.5 acres from R1-10 Single Family Residential to C-3 General Commercial. This site is located south of and adjacent to Reata Road, approximately .4 miles west of Leslie Road.

**Adjournment**

**The next Hearing Examiner Meeting is As Needed**

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## HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 03/23/2017

Agenda Category: New Business – Public Hearing

Prepared By: Shane O'Neill, Senior Planner

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**Subject:**

S2017-100 - An Application submitted by Viking Builders LLC for the Preliminary Plat of the Reserve at Summerview Terrace to divide 49 acres into 62 single family residential lots. The project site is located south of the intersection of Ferrara Land and Sicily Lane.

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**Department:**

Community & Development Services

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**Recommended Motion:**

Approval subject to conditions contained in the Technical Advisory Committee Report

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**Summary:**

A Preliminary Plat (The Reserve at Summerview Terrace) subdividing 49 acres into 62 residential lots and five tracts. See a complete description of the project in the attached staff report.

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**Attachments:**

1. Reserve at Summerview Terrace Staff Report

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

**GENERAL INFORMATION:**

PROPOSAL NAME: The Reserve at Summerview Terrace Preliminary Plat

LOCATION: Immediately south of the intersection of Ferrara Lane and Sicily Lane

APPLICANT: Viking Builders LLC

FILE NO.: S2017-100

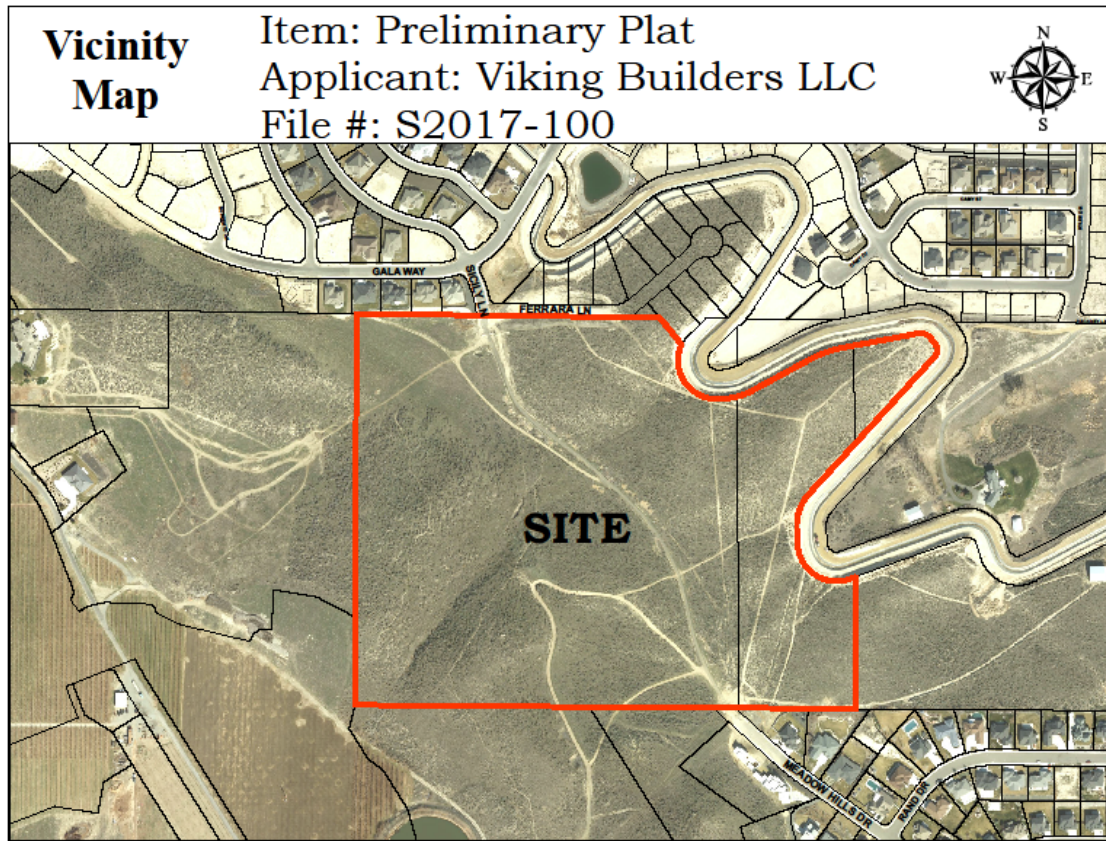
DESCRIPTION: Request to divide 49.16 acres into 62 single family residential lots and five (5) Tracts.

PROJECT TYPE: Type III Preliminary Plat

HEARING DATE: March 23, 2017

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED ACTION: Approval subject to completion of proposed conditions



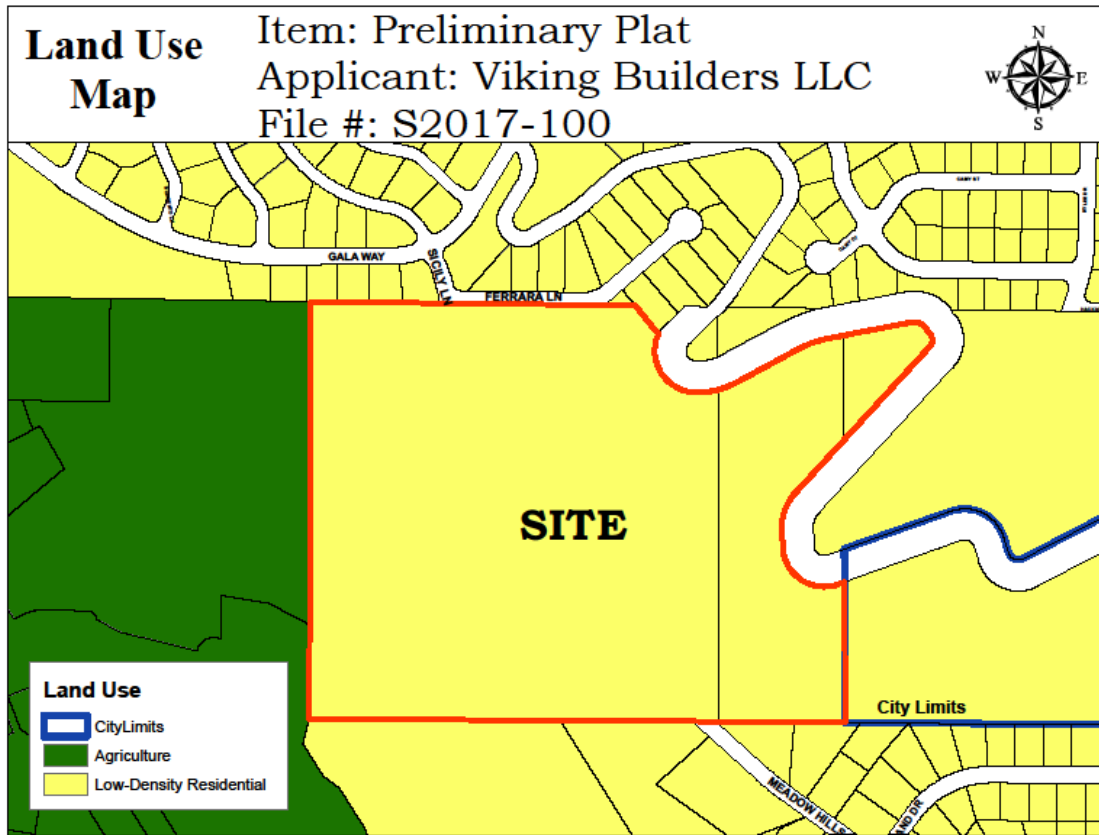
**Figure 1 - Vicinity Map**

#### DESCRIPTION OF PROPOSAL

Viking Builders LLC has filed an application for a preliminary plat to divide approximately 49.16 acres into 62 single family residential lots, known as the plat of The Reserve at Summerview Terrace. Access to the plat is planned from Sicily Lane and from Meadow Hills Drive by way of road extension. The site is comprised of three parcels adjacent to existing single-family residential neighborhoods to the north and to the south.

The interior road system would consist of 54-foot-wide roadways providing two-way traffic flow. The plat also proposes a total of five tracts, two tracts for stormwater/open space, one tract for open space and two tracts reserved for future development. (Refer to the attached application and preliminary plat map (Exhibits 1 & 2.)





**Figure 2 – Comprehensive Plan Map**

### COMPREHENSIVE PLAN

A low-density residential land use designation from the comprehensive plan is applied to the site. The low-density residential designation allows for a residential density range of between 0 – 5 dwelling units per acre equating to an average residential densities of 3.5 units per acre. The Reserve at Summerview Heights proposes an overall density of 1.2 units/acre or a net density of 2.1 units/acre exclusive of tracts A & D which are reserved for future development. Both density calculations fall within the allowance of the low-density residential land use designation.

### 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 to increase densities on adjacent lands. Such projects should occur as Planned Unit Developments.

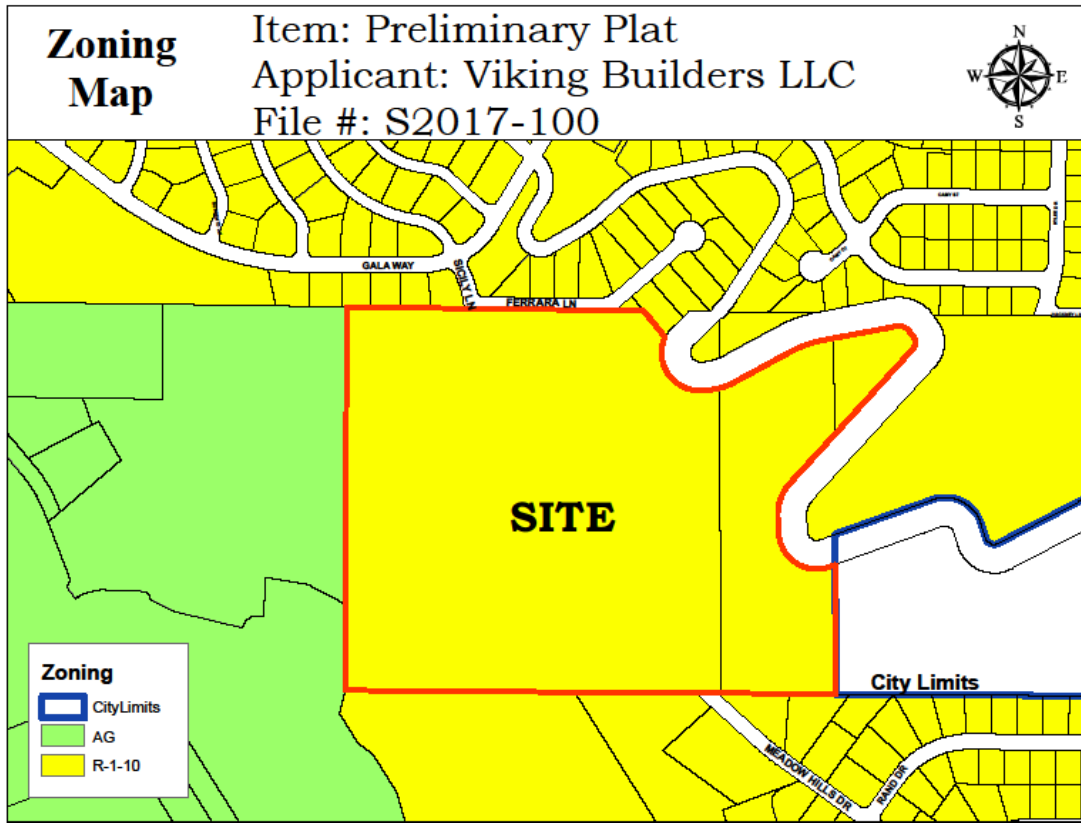
The City’s Transportation element of its comprehensive plan includes the following policy statements:

**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.



**Figure 3 – Zoning Map**

## ZONING

R-1-10 (Single-Family Residential) zoning is assigned to the subject site together with land to the north, south and east. Land to the west is zoned Agriculture. The R-1-10 zone imposes an 8,000 square foot minimum lot size with a requirement for a 10,000 square foot average lot size. (4.3 units/acre).

### *Land Uses and Dimensional Standards*

The following R-1-10 standards apply to the proposed plat:

|                          |                                |
|--------------------------|--------------------------------|
| Uses Permitted:          | Single Family Homes (detached) |
| Front yard setback:      | 20 feet minimum                |
| Side yard setback:       | 10 feet minimum                |
| Rear yard setback:       | 25 feet minimum                |
| Maximum building height: | 30 feet                        |

## SITE DESCRIPTION & ADJACENT LAND USES

The site consists of vacant arid sagebrush steppe/grassland with gentle rolling slopes transitioning to a steeper slope to the west/southwest. With respect to topography, the lowest point of the property, located in the corner of Lot 51, is at approximately 670 feet in elevation and the highest point, near the southwest corner of Tract D, is at approximately 900 feet in elevation. This equates to 230 feet of elevation experienced on-site, 165 feet of which is contained in tracts A & D reserved for future development (site photos are included in Exhibit 6).

Existing uses in the vicinity include single-family neighborhoods to the north (Westcliffe) and to the south (Meadow Hills) similar to the proposed plat. Much of the eastern boundary of the plat is bordered by Kennewick Irrigation District's Badger East Lateral irrigation canal; east of the canal are large open parcels containing single-family homes and their accessory structures. To the west lie much larger parcels containing orchards and two homes. The nearest home to the west is approximately 890 feet west of the westerly plat boundary. This separation distance is further buffered by Tract A indicated as a vacant tract for future development. A majority of the land to the south is currently vacant and contains sharply rising east-facing slopes.

Generally, the plat is situated in an area of vacant land on the western fringe of urban south Richland with neighborhoods to the east, north and south and with large open expanses of orchard land to the west. Approximately 2,600 feet directly to the west lies the city limits line overlain by the urban growth boundary.

## 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:            | January 27, 2017  |
| Notice of Hearing Mailed:    | February 23, 2017 |
| Notice of Hearing Posted:    | February 16, 2017 |
| Notice of Hearing Published: | March 5, 2017     |
| Public Hearing:              | March 23, 2017    |

A combined notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 3.

### UTILITY AVAILABILITY

Domestic city water, sewer and power utilities are located in Sicily Lane to the north and also from Meadow Hills Drive to the south and are adequately sized to serve the proposed homes.

### TRANSPORTATION

The local roadway Sicily Lane enters the plat site from the north and Meadow Hills Drive enters the site from the south. Meadow Hills Drive will be extended from the south into the plat site where it will end at the intersection with the proposed Summerview Lane.

Included on the plat is a future extension of Gage Blvd., an 80-foot minor arterial street, for an approximate distance of 1,500 feet. The Gage Boulevard extension is included in the City's Collector Street Plan and is intended to serve as a future road corridor to provide access to lands further south and west of the project site and is planned to tie into the future extension of Queensgate Drive (refer to the attached Functional Street Plan Map included herein as Exhibit 9.) The specific alignment of the road has proven difficult to establish because of the steep hillsides in the area. The property immediately east of the site is an unincorporated county island whose owner has in the past objected to the collector road running through his property. However, given the constraints of topography and existing development patterns, there is no clear alternative to relocating this future extension of Gage Boulevard to avoid this county island. Therefore, the probability of extending Gage Boulevard remains low in the near term. The City Public Works Department requires Gage Blvd. be constructed to a rural standard, running between Tracts A & D and between Tracts C & D in a general east-west direction. Under this requirement, the portion of Gage

Boulevard crossing the site would be rough graded and the right-of-way dedicated to the City. However, finished road improvements would not be required. In lieu of these improvements, the developer would be required to pay to the City a value equal to 125% of the estimated cost of on-site roadway infrastructure improvements.

According to the ITE Trip Generation Manual the plat would generate an estimated 620 vehicle trips per day. Surrounding roadways are adequately sized to handle the increased traffic volumes.

The project provides a direct connection to a collector street, Gala Way, in the first phase and requires the developer to construct the portion of Gage Blvd on their property that will eventually get connected to existing Gage Blvd. to the east as well as Queensgate to the west. Those connections will take some time due to the fact there are other property owners involved some of whom lie within the County's jurisdiction. The connection with Meadow Hills Drive and Gala Way will provide Crested Hills residents another, more direct route to access Keene Road that currently does not exist.

A westerly projection of Gage Blvd. aligns with the northeast corner of the plat site at lot 51. Said portion of Gage Blvd. is one which dates back to a time when the entire vicinity was held within Benton County jurisdiction. This due west spur of Gage Blvd. represents an alignment which has since been abandoned primarily due to topography. Alternatively, Richland's comprehensive plan functional road classification map diverts Gage Blvd. alignment toward the south to eventually connect with the east end of Gage Blvd. as shown in the proposed plat.

### SEPA

The applicant filed an environmental checklist with the City (Exhibit 4). Staff reviewed the checklist and issued a Determination of Non-Significance (DNS) on February 13, 2017 (Exhibit 5) to solicit public comments. The SEPA comment period expired on February 28. PBS Engineering did submit with the plat application, a geotechnical report evaluating slope suitability to satisfy requirements of the city's Critical Areas Ordinance. The report is included as Exhibit 10.

### AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments were received from the Kennewick Irrigation District (KID), Richland Energy Services and from the city Public Works/Engineering Department (Exhibit 8).

## PUBLIC COMMENTS

At the time this report was prepared, the City received comments from the residents of 1080 Meadow Hills Drive expressing concern over traffic patterns and volume increases. Their letter (Exhibit 8) urges the preservation of existing natural areas to the greatest extent possible in order to maintain existing wildlife populations. Lastly, the letter mentions coordinating features of the plat to allow for extension of the Badger Mountain hiking trail. On 3/14 staff received a 3 page comment letter from the Crested Hills Home Owners Association expressing concerns over increased traffic volumes traveling through adjacent neighborhoods as a result of the proposed plat (Exhibit 8). On 3/15 staff received a letter from the owners of 1023 Meadow Hills Drive expressing similar concerns over increased traffic volumes and suggests alternate routes over the irrigation canal and through adjacent private parcels (Exhibit 8).

## TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

City staff has prepared a list of recommended conditions for the application. (See Exhibit 7.)

## 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 two open space/stormwater tracts and one 1-acre open space tract. Ownership of the stormwater facilities will be transferred to the City of Richland. Open space Tract E must be accepted by the City Parks Commission before it can become public open space. If Tract E is not accepted by the City, maintenance of the open space tract will have to be managed by a home owners association.



- Crested Hills Park is a 5.8-acre neighborhood park situated approximately 200 feet (0.2 miles) south of the proposed plat.
- The TAC report (Exhibit 7) conditions plat approval upon providing an easement along a portion of the south property line designated to allow for the placement of a segment of hiking trail in the future. The hiking trail will connect to the “Rivers to Ridges” hiking trail, sections of which are currently in place and in use.
- The larger 41.5-acre Badger Mountain Park is located less than one mile from the proposed plat site. Badger Mountain Park contains outdoor sports fields and courts able to serve recreational needs of the broader surrounding vicinity.
- The planned extensions of Sicily Lane and Meadow Hills Drive would provide access to the proposed subdivision. Streets located within the proposed plat will include curbs, gutters and sidewalks with the exception of Gage Blvd. which will be developed to rural standards.
- A portion of Gage Blvd. will be partially constructed as part of the plat; thereby furthering construction of the collector roadway network in the vicinity as identified in the Comprehensive Plan.
- The site is not located along an existing bus route. The Ben Franklin Transit Authority provides bus service to the community presently provides service along Keene Road and Gage Blvd. approximately 3 miles to the east.
- The plat would be served by City domestic water and sewer lines that are located in Sicily Lane and Meadow Hills Drive at the north and south boundaries of the project site. Said lines have capacity to provide for the proposed project.
- The plat would be served by Richland Energy Services electrical power by way of service line extension.
- The plat would be served by the City irrigation water system that serves the both residential subdivisions to the north and to the south.
- In accordance with City development standards, storm water drainage would have to be retained on-site. The proposed plat design includes two tracts for storm water drainage facility.
- The site is located approximately 0.5 miles from Orchards Elementary School. 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 fulfilling road network expansion by adding a section of Gage Blvd. transecting the plat. Further, the project is consistent with the City's zoning regulations, and would be consistent with development patterns in the surrounding neighborhood considering existing topographic constraints.

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 62 new residential lots that would be accessed from newly constructed roadway extensions leading into the subdivision. A critical section of Gage Blvd. would be dedicated and partially constructed with the plat. Transportation connectivity would be achieved by making connections to Meadow Hills Drive and Sicily Lane which both dead-end into the plat site.

*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.

#### **FINDINGS AND CONCLUSIONS**

Staff has completed its review the preliminary plat application for The Reserve at Summerview Heights (S2017-100) and recommends approval of the request subject to conformance with the conditions of approval included in the attached Technical Advisory Committee Report (Exhibit 7) based on the following findings:

##### **Findings of Fact:**

1. The Richland Comprehensive Plan designates the project site as suitable for low density residential development with an allowable density range of 0 to 5 units per acre.
2. The proposed preliminary plat consists of 62 lots averaging 13,152 square feet in area, representing a net density of 2.65 units per acre.
3. The proposed project would direct all traffic from within the proposed subdivision onto the Meadow Hills Drive and Sicily Lane.

##### **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. R-1-10 zoning is applied to the site which permits residential densities of up to 4.3 units per acre. The Reserve at Summerview Heights plat proposes a net residential density of 2.65 units per acre.
5. The 62 lots proposed have an average lot size of 13,152 square feet. The smallest lot is 8,323 square feet and the largest lot is 38,602.

##### **Conclusion of Law:**

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

##### **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 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.
  8. The proposed improvements to serve the preliminary plat are consistent with the City's development standards.
  9. The project is located .5 miles from an existing elementary school in the Richland School District (Orchards Elementary School). The District was given an opportunity to comment on the proposal but did not provide any comments.
  10. 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:**

11. The applicant filed an environmental checklist along with their preliminary plat application as required under the State Environmental Policy Act.
12. After review of the checklist and application materials, staff issued a Determination of Non-Significance on December 28, 2016.
13. The applicant submitted a geo-technical report as required under the City's Sensitive Areas Ordinance (RMC 22.10).

**Conclusion of Law:**

**Pursuant to Chapters 22.09 and 22.10 of the RMC, the procedures required under the State Environmental Policy Act and the City's Sensitive Areas Ordinance 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 62 single family lots that would have direct access onto roadways proposed in the plat.
16. The "Reserve at Summerview Terrace" preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA). The developer of this proposed project shall receive "credits" for the construction of Gage Boulevard as allowed under the City's South Richland Collector Street Financing Plan.

**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 The Reserve at Summerview Terrace subject to the recommended conditions listed 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**

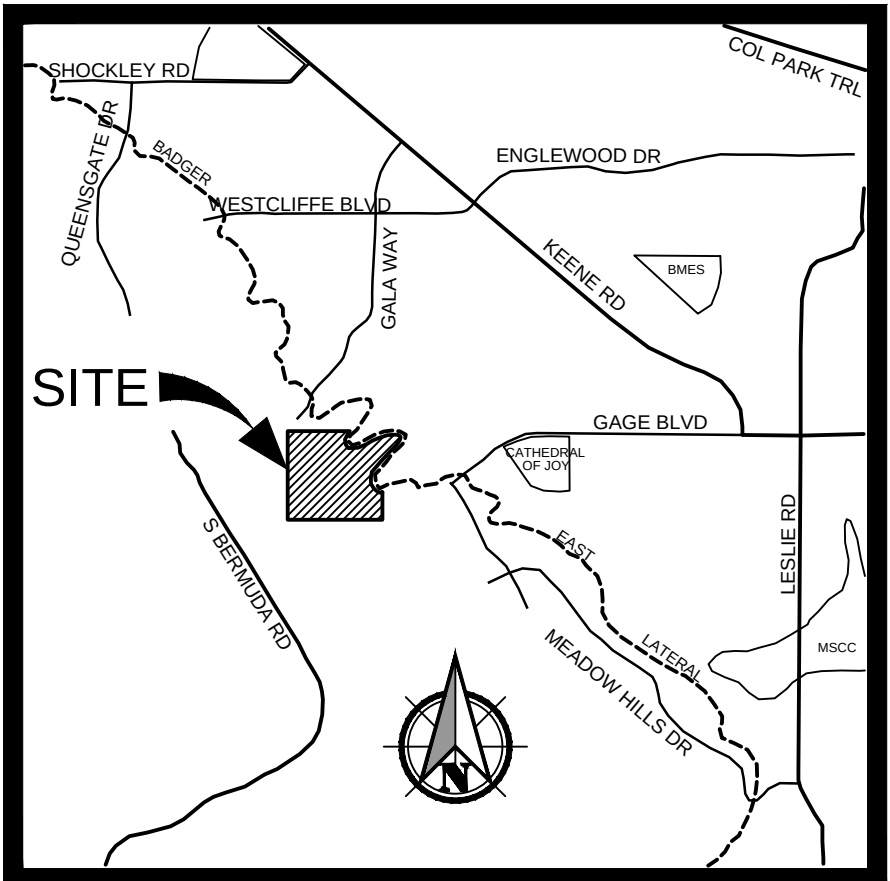
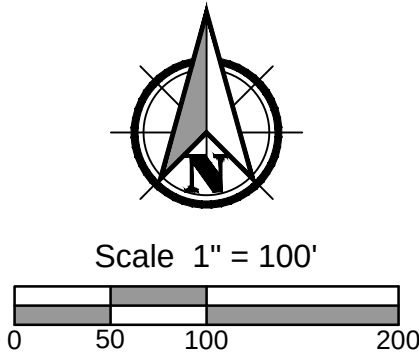
1. Preliminary Plat Map
2. Application
3. Public Notice & Affidavits
4. Environmental Checklist
5. Determination of Non-Significance
6. Site Photos
7. Technical Advisory Committee Report
8. Public Comments
9. Functional Street Plan Map
10. Geotechnical Report



# THE RESERVE AT SUMMERVIEW TERRACE

## PRELIMINARY PLAT

LOCATED IN SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.  
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



VICINITY MAP  
NOT TO SCALE

OWNER / DEVELOPER:  
VIKING BUILDERS, LLC  
19425 E. BROADWAY AVE  
SPOKANE VALLEY, WA 99016  
(208) 659-4833

ENGINEER:  
PBS - JASON MATTOX  
6115 BURDEN BLVD, SUITE E  
PASCO, WA 99301  
(509) 547-5119

SURVEYOR:  
PBS - ALEXANDER MATARAZZO  
6115 BURDEN BLVD, SUITE E  
PASCO, WA 99301  
(509) 547-5119

| LAND USE TABLE           |             |
|--------------------------|-------------|
| Site Area:               | 49.16 Acres |
| Total Lot Count:         | 62 Lots     |
| Minimum Lot Area:        | 8,323 SF    |
| Maximum Lot Area:        | 38,602 SF   |
| Average Lot Area:        | 13,152 SF   |
| Right of Way Dedication: | 7.13 Acres  |
| Tract A:                 | 9.17 Acres  |
| Tract B:                 | 0.77 Acres  |
| Tract C:                 | 1.85 Acres  |
| Tract D:                 | 10.40 Acres |
| Tract E:                 | 1.06 Acres  |

NOTE:  
PROJECT WOULD BE COMPLETED IN  
PHASES AND WILL BE SUBJECT TO REVIEW  
BY PUBLIC WORKS AND FIRE DEPARTMENT  
PRIOR TO CONSTRUCTION PLAN APPROVAL.  
PHASE LINES SUBJECT TO CHANGE.

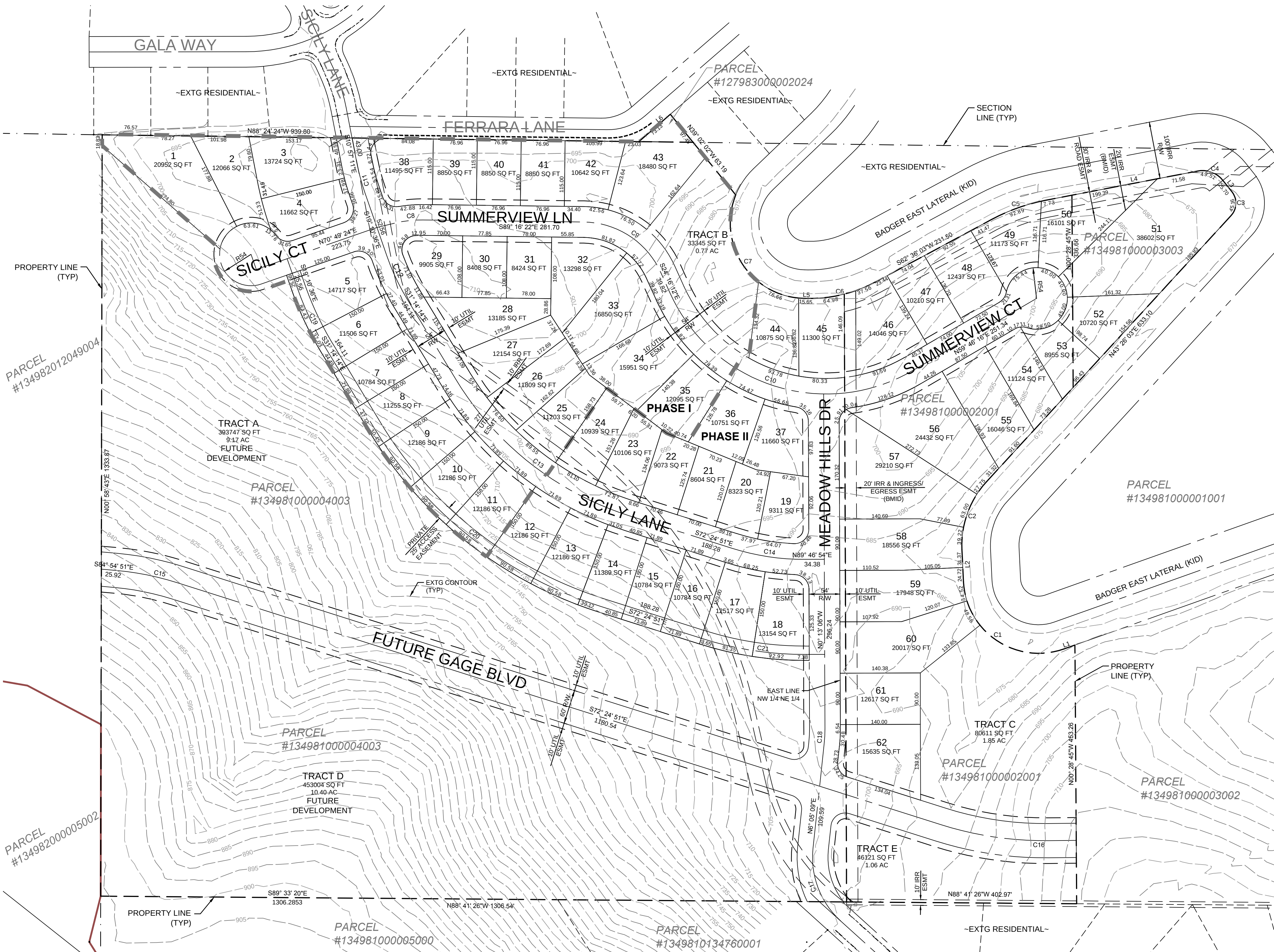
| CURVE DATA |            |        |        |
|------------|------------|--------|--------|
| #          | DELTA      | R      | T      |
| C1         | 106°53'00" | 131.90 | 177.85 |
| C2         | 45°15'00"  | 164.60 | 68.59  |
| C3         | 81°07'00"  | 31.90  | 27.30  |
| C4         | 62°21'00"  | 45.50  | 27.53  |
| C5         | 17°22'00"  | 332.00 | 100.63 |
| C6         | 29°21'29"  | 241.00 | 123.49 |
| C7         | 110°58'54" | 131.90 | 255.46 |
| C8         | 14°34'22"  | 200.00 | 50.87  |
| C9         | 65°00'10"  | 150.00 | 170.18 |
| C10        | 95°57'32"  | 300.00 | 502.44 |
| C11        | 8°13'26"   | 400.00 | 57.41  |
| C12        | 12°03'38"  | 400.00 | 84.20  |
| C13        | 41°10'37"  | 550.00 | 395.27 |
| C14        | 17°48'15"  | 416.00 | 129.27 |
| C15        | 12°30'00"  | 500.00 | 109.08 |
| C16        | 18°11'56"  | 600.00 | 190.58 |
| C17        | 53°56'24"  | 150.00 | 141.21 |
| C18        | 6°18'15"   | 250.00 | 27.51  |
| C19        | 12°03'38"  | 566.50 | 119.25 |
| C20        | 41°10'37"  | 716.50 | 514.93 |
| C21        | 17°48'15"  | 582.50 | 181.01 |

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE       | DIRECTION     | LENGTH |
| L1         | S 71°18'03" W | 20.60  |
| L2         | N 01°48'57" W | 56.10  |
| L3         | N 37°40'57" W | 25.70  |
| L4         | S 79°58'03" W | 271.00 |
| L5         | S 89°22'36" E | 5.80   |
| L6         | S 49°06'12" W | 73.13  |

Zoning Classification:  
R-1-10 - Single Family Residential  
(8,000 SF Minimum)

Easement Note:  
All lots shall have a 10' public utility  
easement abutting any right of way

TRACT A: SHALL BE FOR FUTURE DEVELOPMENT  
TRACT B: SHALL BE FOR STORM DRAINAGE/OPEN SPACE  
TRACT C: SHALL BE FOR STORM DRAINAGE/OPEN SPACE  
TRACT D: SHALL BE FOR FUTURE DEVELOPMENT  
TRACT E: SHALL BE OPEN SPACE



PRELIMINARY  
SUBJECT TO AGENCY REVIEW  
NOT FOR CONSTRUCTION

PRELIMINARY PLAT FOR:  
**THE RESERVE AT SUMMERVIEW TERRACE**  
A SUBDIVISION LOCATED IN RICHLAND, WASHINGTON

DESIGNED:  
PDA  
DRAWN BY:  
PDA  
CHECKED:  
JLM  
SCALE:  
H: 1" = 100'  
V: N/A  
FEBRUARY 2017  
4391-00  
SHEET



# 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

|                                                                                   |                         |                                 |                    |
|-----------------------------------------------------------------------------------|-------------------------|---------------------------------|--------------------|
| <b>Applicant's Section</b>                                                        |                         |                                 |                    |
| Applicant or Sponsor Viking Builders LLC                                          |                         |                                 |                    |
| Address 19425 E. Broadway Ave                                                     |                         | City Spokane Valley             | State WA Zip 99016 |
| Phone Number 208-659-4833                                                         | Fax Number              | Other scott@vikinghomes.com     |                    |
| Proposed Subdivision Name<br>The Reserve At Summerview Terrace                    |                         | Legal Description See Attached  |                    |
| Average Size Lots                                                                 |                         | Proposed Number of Tracts 5     |                    |
| Average Lot Size (Residential Lots) 13,054 SF                                     |                         | Area in Acres 49.16             |                    |
| Proposed Number of Lots 62                                                        |                         | Proposed Number of Blocks 5     |                    |
| Name of Surveyor Platting Subdivision Alex Matarazzo, PLS HDJ - A Division of PBS |                         |                                 |                    |
| Address 6115 Burden Blvd., Suite E                                                |                         | City Pasco                      | State WA Zip 99301 |
| Phone Number 509-547-5119                                                         | Fax Number 509-547-5129 | Other alex.matarazzo@pbsusa.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

1/27/17  
Date

### OFFICE USE ONLY

Filed on \_\_\_\_\_

Signature \_\_\_\_\_

Case File No. \_\_\_\_\_

Date of Planning Commission Hearing \_\_\_\_\_

Action by Planning Commission - Minutes \_\_\_\_\_

#### Attach:

1. 30 Copies
2. 11" x 17" reduction
3. Ownership Report from Title Company listing all Owners within 300-feet.



## CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (S2017-100)

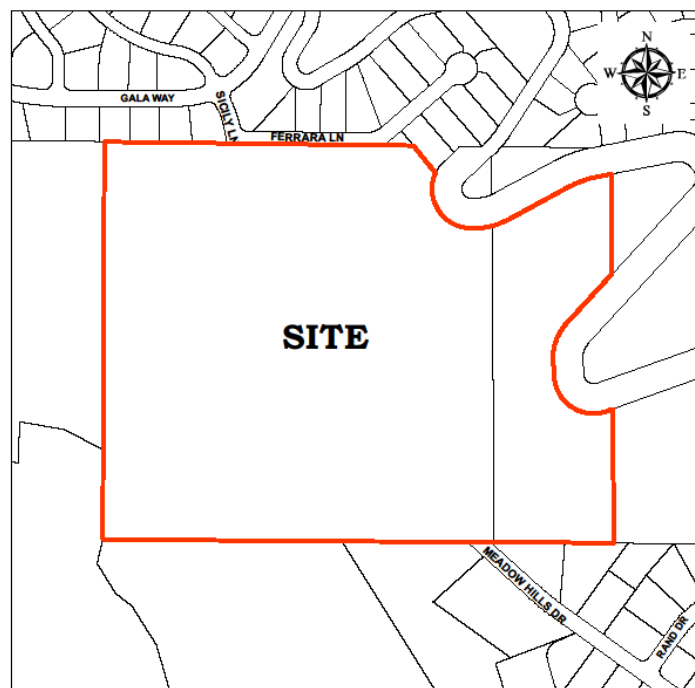
Notice is hereby given that Viking Builders LLC on January 27, 2017, filed an application for preliminary plat approval to subdivide an approximately 49 acre site into 62 single family residential lots (Preliminary Plat of The Reserve at Summerview Terrace). The proposed plat is located immediately south of the intersection of Ferrara Lane and Sicily Lane. The proposed plat would have an average lot size of 13,054 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, March 23, 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 Shane O'Neill, Senior Planner, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7587 or emailed to [soneill@ci.richland.wa.us](mailto:soneill@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Wednesday, March 15, 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 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.

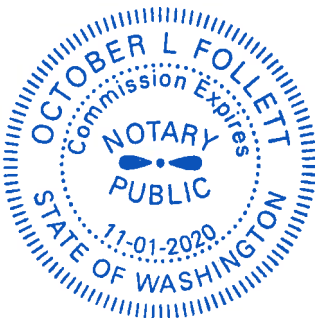
2. On the 16<sup>th</sup> day of February, 2017, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2017-100 on the property at:

PIN # 1-34981000004003



Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 16th day of February, 2017 by SHANE O'NEILL.



Signature of Notary

October L. Follett

Printed Name

Notary Public in and for the State of Washington,

Residing in West Richland

My appointment expires: 11-1-20

## 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 23rd day of February, 2017, I mailed a copy of the attached NOTICE 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 for preliminary plat approval to subdivide an approximately 49 acre site into 62 single family residential lots (Preliminary Plat of The Reserve at Summerview Terrace). The proposed plat is located immediately south of the intersection of Ferrara Lane and Sicily Lane.

Kathy L. Anderson  
 Signed Name: Kathy Anderson

SIGNED AND SWORN to before me this 23 day of February, 20 17 by Kathy Anderson.



October L. Follett  
 Notary Public in and for the State of Washington,  
 Residing at 4500 Polo Way, W. Richland  
 My appointment expires: 11-1-2020  
October L. Follett  
 Printed Name



## **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:***

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

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

### ***Instructions for Lead Agencies:***

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

### ***Use of checklist for nonproject proposals:***

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

## A. BACKGROUND

1. Name of proposed project, if applicable: The Reserve At Summerview Terrace- Preliminary Plat

2. Name of applicant: Scott Krajack - Viking Builders LLC

3. Applicant contact information:

Address: 19425 E. Broadway Avenue

Spokane Valley, WA 99016

Phone #: 208-659-4833

email address: scott@vikinghomes.com

4. Date checklist prepared: January 26, 2017

5. Agency requesting checklist: City of Richland

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

Project Begin: 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.

Engineering plans would be permitted through City of Richland for infrastructure improvements. Project will apply for a grading permit through City of Richland, individual homes will apply for building permits.

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

A Critical Areas evaluation has been prepared by PBS Engineering and Environmental dated January 26, 2017

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.

There are no other governmental approval of other proposals directly affecting this property to the applicant's knowledge.

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

Grading permits, infrastructure permits through City of Richland, building permits through City of Richland.

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.)

This proposal is to subdivide parcels 134981000004003, 127983000002024, 134981000002001 and 134981000003003, a combined 49.16 acres, to 62 residential lots. The property will be developed in accordance with the R-1-10 Single Family Residential zoning. The project would include the development of public infrastructure to include roads, water, sewer, and storm systems.

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.

These parcels are located in Section 34, Township 9 North, Range 28 East W.M. The development is west of Meadow Hills Drive, east of Sicily Drive and south of the Badger East Irrigation Lateral. (See attached preliminary plat for site plan location.)

...location cont'd:

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site

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

b. What is the steepest slope on the site (approximate percent slope)? +/- 50% %

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. The majority of the site is loose to medium dense silt with sand and medium dense silty sand, per Critical Areas evaluation by PBS (See attached)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. There are existing steep slopes on site that appear to be stable with no obvious evidence of recent instability. Portions of the site that are steep and will remain undeveloped with this preliminary plat, and identified as future development tracts.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. The site will be graded to create residential lots and graded to build infrastructure that will serve those lots from the existing Sicily Lane and Meadow Hills Drive roadways. All fill will be from material excavated on site, import of materials for grading is not anticipated.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Potential erosion, both wind blown and runoff, are possible as a result of construction and will be managed with a temporary erosion control plan approved by the City of Richland.

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

Approximately 19% of the site will be covered with impervious surfaces after the project completion and full build out of homes.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: During construction erosion control measures will be implemented such as person operated watering devices and silt fencing. After construction the majority of the disturbed surfaces on the site will be grass and landscaping consistent with single family yards.

### 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. During construction there will be exhaust emissions from construction equipment as well as dust. After project completion there would be normal air emissions resulting from a residential neighborhood setting.

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

c. Proposed measures to reduce or control emissions or other impacts to air, if any: During construction, emissions will be limited to working hours and dust will be controlled by person operated watering devices.

### 3. Water

a. Surface Water:

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

There is an irrigation lateral canal operated by Kennewick Irrigation District that forms the northeast and east property line of the project.

- 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.

Yes grading for the future roadway will happen within 200 feet of the irrigation canal.

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

None.

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

No surface water withdrawals or diversions proposed with this project.

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

The proposed site does not lie within a 100-year floodplain

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

The proposed project does not involve any discharge of waste materials to surface waters.

b. Ground Water:

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

No ground water will be withdrawn or will water be discharged to the ground water with this proposal.

- 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.

None, sanitary sewer will be discharged to the City municipal system.

c. Water runoff (including stormwater):

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

Stormwater runoff will be collected within the roadway prism and disposed of via surface/subsurface methods consistent with the City of Richland standards for stormwater disposal. There will be no offsite discharges of stormwater proposed with this project.

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

It is not anticipated that this will occur since waste materials are not allowed to be discharged to City owned and maintained storm systems.



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

The proposed project does not alter or otherwise affect the overall drainage patterns in the vicinity of the site.

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

The stormwater disposal methods will be in compliance with City of Richland standards as well as the Washington State Department of Ecology Eastern Washington Stormwater Manual

#### 4. Plants

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

☐ deciduous tree: alder, maple, aspen, other  
☐ evergreen tree: fir, cedar, pine, other  
☒ shrubs  
☒ 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?

Grass and brush will be removed where grading will take place.

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

There are no threatened or endangered species known to be on or near the site to the applicant's knowledge.

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

The single family residential lots will most likely be landscaped with grass and trees.

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

There are no noxious weeds or invasive species known to be on or near the site to the applicant's knowledge.

#### 5. Animals

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

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

mammals: deer, bear, elk, beaver, other: ground squirrel

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.  
There are no threatened or endangered species known to be on or near the site to the applicant's knowledge.

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

*Yes, Richland is within the Pacific Flyway.*

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

No measures are being proposed to preserve or enhance wildlife.

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

There are no invasive animal species known to be on or near the site to the applicant's knowledge.

## **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.

The project will require energy in order to serve the proposed homes with electricity and gas.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

This project has no impact to adjacent properties potential solar needs.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

The proposed homes will be constructed in accordance with all applicable building codes as recognized by the City of Richland.

## **7. Environmental health**

- 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.

There are no identified potential health hazards with this proposal.

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

There are no known or possible contamination at the site from present or past uses to the applicant's knowledge.

- 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 to the applicant's knowledge.

- 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 at this time.

**b. Noise**

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

There are no known sources of noise in the area that will directly affect this proposal.

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

On a short term basis there will be noise associated with infrastructure construction, hours of operation will be limited to those allowed by the City of Richland. The proposed project will increase the traffic in the area consistent with single family residential neighborhoods on a long term basis.

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

Construction hours will be limited to working hours defined by the City of Richland.

**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.

Currently the site and adjacent properties are vacant, single family homes, or being used for agricultural purposes. This proposal will not affect nearby land uses.

- 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?

This site has not been used for agriculture to the applicant's knowledge.

- i) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: The proposal does not anticipate any adverse impacts on ag ground, and does not anticipate that current ag practices will effect the development.

- b. Describe any structures on the site.

There are no structures on the site.

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

No structures will be demolished.

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

R-1-10: Single Family Residential

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

~~Single Family Residential~~ LOW DENSITY RESIDENTIAL

590  
2.13.17

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

Not Applicable.

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

There are steep slopes throughout the site that qualify as critical areas.

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

The preliminary plat would allow for the development of multiple single family housing with approximately 150 residents.

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

None.

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

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The site is to be built in accordance with City of Richland residential zoning and comprehensive plan requirements.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None

## **9. Housing**

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

62 single family homes are being proposed.

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

No housing units are being eliminated.

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

Housing impacts will be controlled by the City of Richland zoning code for an R-1-10 designation.

## **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?

The tallest height of any building would be limited by the R-1-10 zoning code at 30 feet. The principal exterior building materials could vary but would most likely be either wood siding or stucco.

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

No views in the immediate vicinity would be altered or obstructed by this project.

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

Aesthetics would be controlled by the City of Richland zoning code for R-1-10.

## **11. Light and glare**

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

The project would create light from the required city street lights as well as outside lighting on the residential homes. This light would be created during the evening hours.

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

Not to the applicant's knowledge.

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

There are no off-site sources of light or glare that will affect the project proposal.

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

All proposed lighting measures would be directed downward.

## **12. Recreation**

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

Badger Mountain Park and various city parks located in the residential neighbors. Badger Mountain Hiking Trails are located 1.0 miles to the west and the Meadow Springs Country Club (golf course) is located 0.75 miles east of the site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed at this time.

### 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.

Not to the applicant's knowledge.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None to the applicant's knowledge.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

### 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.

Sicily Lane to the north and Meadow Hills Drive to the south - see Preliminary Plat map.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, the closest stop is 3-5 miles away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project would have the ability to provide on-street parking as well as driveway at each individual home.

- 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).

Yes, the project will require the development of new public streets to be extended to the site as well as the development of the internal roadway system to serve the single family homes.

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

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Approximately 620 vehicular trips per day will be generated by the completed project. Peak volumes would occur in the morning and evening hours ITE Trip Generation Manual was used for estimation of traffic generated by single family residential 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:

Project would seek to develop offsite roadway to extend Meadow Hills Drive to the site on the east end of the project and Sicily Lane on the west side of the project. Provisions will be made for future Gage extension.

#### 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.

This project will result in the need for fire protection, police protection, schools, and other public services associated with housing development.

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

The plat will be subject to impact fees implemented by the City and School District. Properties created by the project would be subject to local taxes and levies imparted by the local jurisdiction.

#### 16. Utilities

- a. Circle utilities currently available at the site: 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. Utilities to include water, sewer, refuse service, and electricity will be provided by the City of Richland. Irrigation will be provided by Badger Mountain Irrigation District, the natural gas provider in the area is Cascade Natural Gas, and telephone is provided by CenturyLink and Charter Communications. New sanitary sewer, water, and irrigation mains, as well as dry utilities will need to be extended into the project in order to service the lots.

#### C. Signature

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

Signature: \_\_\_\_\_

Name of signee: \_\_\_\_\_

Position and Agency/Organization: \_\_\_\_\_

Date Submitted: \_\_\_\_\_

#### Community & Economic Development Department

This application was reviewed by the Planning Division of the Community & Economic Development Department. Any comments or changes made by the Department are entered in the body of the checklist and contain initials of the reviewer.

Reviewer Signature \_\_\_\_\_

2.13.17  
Date

#### D. supplemental sheet for nonproject actions



# Exhibit 5



File No. EA2017-01

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

**Description of Proposal:** Subdivision of approximately 49 acres into 62 single family residential lots and 5 tracts.

**Proponent:** Viking Builders LLC

**Location of Proposal:** Immediately south of the intersection of Sicily Lane and Ferrara Lane, Richland, WA

**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 **February 28, 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:** Shane O'Neill

**Position/Title:** Senior Planner

**Address:** 840 Northgate Drive, Richland, WA 99352

**Date:** Issued February 13, 2017

**Signature** \_\_\_\_\_

# Looking North

Exhibit 6





# Looking East

Exhibit 6





# Looking East

Exhibit 6





# Looking South

Exhibit 6





# Looking West

Exhibit 6





(S2017-100 - The Reserve at Summerview Terrace)

**RICHLAND PLANNING COMMISSION  
TECHNICAL ADVISORY COMMITTEE REPORT  
MARCH 9, 2017**

APPLICANT: VIKING BUILDERS LLC

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 49.16 ACRES INTO 62 RESIDENTIAL LOTS, (THE RESERVE AT SUMMERVIEW TERRACE)

LOCATION: IMMEDIATELY SOUTH OF THE INTERSECTION OF FERRARA LANE AND SICILY LANE (WESTCLIFFE)

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. An electrical feeder line will be required to extend along the Sicily Lane right of way from the northern plat boundary to Meadow Hills Drive and along the Meadow Hills Drive right of way to Gage Boulevard and along Gage Boulevard right of way to the boundaries of the plat. This feeder line is in addition to the electrical infrastructure needed to serve the subject site.
2. The following notes shall be placed on the final plat:
  - a. The Lots within this plat are subject to payment of the City of Richland's park mitigation fee regulations. Fees must be paid in accordance with Richland Municipal Code Chapter 22.12.
  - b. No grading may be performed or any permanent structure built within the United States Bureau of Reclamation right of way without an approved permit from the Kennewick Irrigation District and/or the United States Bureau of Reclamation, when applicable.
  - c. This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to [www.kid.org](http://www.kid.org) for further information.
3. An easement for a future pedestrian trail shall be provided beginning at the southwest corner of the subject property and proceeding 800 feet eastward along the southerly boundary of the subject property. Said easement shall be a minimum of 30 feet in width.
4. A Centralized Delivery Unit (CBU) mailbox(es) shall be installed that meet the standards of the United States Postal Service.
5. A detailed geotechnical report shall be prepared and submitted to the City for review and approval prior to any grading work taking place on site. Said report shall include a review

of final site grading and construction plans and engineering observation of soil pretreatment, soil placement and compaction, soil testing, engineering observation of slope construction process, geotechnical engineering approval of final site grading, soil compaction and monitoring of groundwater conditions.

6. An erosion control plan shall be prepared by the applicant and submitted to the City of Richland for review and approval at the time that engineered plans are submitted for project construction. The plan shall be designed to prevent erosion for occurring within the site and to prevent erosion or deposition onto adjacent properties. Erosion control measures shall be maintained throughout the construction of the project.
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 final plat(s) shall include a note identifying the intended use, ownership and maintenance of all non-residential tracts within the plat boundaries.
10. The applicant is responsible for compliance with all standards and conditions contained in the Kennewick Irrigation District correspondence dated February 24, 2017.
11. The final plat shall clearly identify the location of the United States Bureau of Reclamation Right of Way that exists on or adjacent to the subject property.
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 an 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. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way permit prior to construction, per RMC Chapter 12.08. 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.
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. 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 an 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 Civil and Environmental 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. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer.* The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a right-of-way permit by the City. Easements shall be provided on the final plat for this system where needed.

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. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
  - B. Sanitary sewer shall be aligned on the north and west side of street centerlines.
  - C. Storm sewer shall be aligned on the south and east side of street centerlines.
  - D. 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.
  - E. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
  - F. Water lines shall be aligned on the south and east side of street centerlines.
  - G. Watermains larger than 8-inches in diameter shall be ductile iron.
  - H. Watermains installed outside of the City right-of-way or in very rocky native material, shall be ductile iron and may need restrained joints.
  - I. All watermains outside areas zoned R1 shall be ductile iron.
  - J. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
  - K. 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.
  - L. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
  - M. All utilities shall be extended to the adjacent property (properties) at the time of construction.
  - N. 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.
  - O. The minimum centerline radius for local streets shall be 100-feet.
  - P. Any filling of low areas that may be required within the public right-of-way shall be compacted to City standards.
  - Q. An 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.
  - R. A detailed grading plan shall be included in the submitted plan set.
  - S. 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.
  - T. 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.
  - U. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.



- V. 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.
  - W. 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.
  - X. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
  - Y. 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.
  - Z. 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.).
  - AA. 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.
27. 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:**

28. The "Reserve at Summerview Terrace" preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA). The developer of this proposed project shall receive "credits" for the construction of Gage Boulevard as allowed under the City's South Richland Collector Street Financing Plan.
29. Because of the topography of the property in question and the unincorporated property to the east, Gage Blvd. has a low probability of being connected to the surrounding street network in the near future. Given the nature of Gage within this property, the following conditions apply:
  - Preliminary engineering of Gage is needed to sufficiently establish the horizontal and vertical alignment of it on this property. This design also needs to continue for several hundred feet to the east and west off of this property to assure constructability.
  - The grading plan submitted with phase 1 shall include the grading for subgrade for Gage Boulevard on this property and account for any necessary fill or cut slopes.
  - The Gage Blvd. right-of-way corridor shall be dedicated concurrent with phase 1. Slope easements may be needed too.
  - The Gage road subgrade and embankment shall be constructed concurrent with the first phase of this project and shall be designed per City standards & guidelines.

- The portion of Gage Blvd. that crosses Meadow Hills Drive shall be constructed full width through the intersection and end at the curb returns.
  - Any portion of the Gage right-of-way that is adjacent to future building lots within a plat shall be constructed full-width to the back property line of said lot.
  - Design and subgrade construction shall include sufficient erosion control measures to stabilize the incomplete street construction for ten years or longer. The developer shall be responsible for establishment and maintenance of erosion control features for a minimum of three years after subgrade construction.
  - The cost of the Gage Boulevard rural section road (subgrade, base rock and paving of a 32-foot wide road) will be accounted for as described in RMC Title 12.03, the "South Richland Collector Street Financing Plan". Consistent with RMC Title 12.03, the developer is responsible for completing the frontage improvements along Gage Boulevard that are not part of the rural road section. The developer will be responsible for the full-width paving (48-feet), curb, gutter, sidewalks, street lights, and storm drainage.
  - For segments of Gage Boulevard that are not constructed with this plat, the developer shall pay the City a value equal to 125% of the estimated cost of these incomplete improvements. This payment shall be due before final platting of the last phase of this pre-plat is finalized. The cost estimate shall be based on an engineer's estimate reviewed and approved by the Public Works Director. These monies will be put into the Street Financing Plan for construction of Gage Blvd at a later date.
30. The east end of the Gage alignment at the eastern plat boundary should be redesigned to be further north than shown so as to have less of an impact on the property to the east. The final alignment shall be approved by the Public Works Director prior to permitting of the first phase of development.
  31. The maximum centerline finish grade for the proposed Gage Blvd. shall be no more than 12%.
  32. A note will be shown on the face of the final plat stating that Gage Blvd. is classified as a "Minor Arterial street". The right-of-way dedication and street cross section design shall meet the City's standard for a minor arterial (80-foot ROW). Subsequently, no driveways accessing single family lots will be allowed onto it.
  33. The development shall connect to adjacent developments, to the northwest at Sicily Lane and to the southeast at Meadow Hills Drive. The connections shall occur with a complete City standard local street, including sidewalks on both sides. Both connections shall be completed no later than the phase of development that completes the 35<sup>th</sup> developed lot.
  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. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

36. All proposed rights-of-way 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.
37. 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:**

38. The property in question is within both the Tapteal 3 and 4 water pressure zones. However the proposed development (preliminary plat) is located entirely within Tapteal 3 zone. The plats of Crested Hills to the South and Westcliffe to the North have Tapteal 3 water available for extension into this property. It shall be the responsibility of the developer to install the appropriate infrastructure to serve domestic water at the correct pressure(s) to the entire preliminary plat at the time of construction. If development is proposed within the Tapteal 4 pressure zone a connection to an off-site source for the Tapteal 4 pressure zone distribution system will be required of this development.
39. In accordance with the City's comprehensive water plan, a 12-inch "Tapteal 3" transmission main is designed to run in a north-south direction through this plat. This water main installation is eligible for oversizing costs after installation is complete.
40. Domestic water shall be extended to the adjoining properties adjacent to the final plats.
41. 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.
42. The fire hydrant layout shall be approved by the City Fire Marshal.

**Sanitary Sewer:**

43. There are multiple off-site locations available to extend sanitary sewer to this project. It shall be the responsibility of the developer to extend a sewer main to this property to serve sanitary sewer at the time of plat construction.
44. Sanitary sewer shall be extended to all adjoining uphill properties adjacent to the final plats.
45. 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.



**Storm Water:**

46. 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.
47. 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.
48. 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 Barbara 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.
49. 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.
50. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
51. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").
52. 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.

53. 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.
54. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat, unless it is deemed unnecessary at the time of project construction.
55. 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.
56. 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.
57. 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.

#### **Final Platting / Project Acceptance Requirements:**

58. 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 an 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.
59. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the

developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

60. 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.
61. 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.
62. NEW COMMENT: The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
63. All landscaped areas within the plat that are in the public right-of-way shall be the responsibility of the property owners to maintain.
64. A one-foot "No access / screening easement" will be required along the Gage Blvd. right-of-way.
65. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
66. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
67. Any restricted parking areas shall be indicated on the final plats.

## Exhibit 8



2015 South Ely Street  
Kennewick, WA 99337  
Phone 509-586-9111  
FAX 509-586-7663  
[www.kid.org](http://www.kid.org)

March 21, 2017

Shane O'Neill  
**City of Richland**  
Senior Planner  
505 Swift Blvd.  
Richland, WA 99352

Subject: Revised Comments - Preliminary Plat – The Reserve at Summerview Terrace

Dear Mr. O'Neill:

This letter provides Kennewick Irrigation District (KID) preliminary review comments for Preliminary Plat – The Reserve at Summerview Terrace submitted by Jason Mattox of HDJ Engineering, 6115 Burden Blvd, Ste. E, Pasco, WA 99301. Upon Board approval, KID will provide the city of Richland an updated comment letter with any revisions.

The proposed Preliminary Plat is generally located south of the intersection of Ferrara Lane and Sicily Lane, Richland, in the Northeast Corner of Section 34, Township 09 North, Range 28 East, W.M. and includes the following parcels:

- 1-3498-100-0004-003
- 1-3498-100-0002-001
- 1-3498-100-0003-003

A portion of the properties are located within of the KID boundary; however, the property is NOT classified as irrigable land. KID provides the following comments by the legislative authority for R.C.W. 15.17.310 if the property were to subdivide.

- 1) A Preliminary Plat Review Fee of **\$175.00** must be paid prior to KID's approval of the plat.
- 2) The following are KID easement requirements:
  - a. Dedicate an irrigation easement 10 feet in width via a recorded deed to match any irrigation system components, centered on an irrigation pipe line.
  - b. Dedicate an irrigation easement 10 feet in width, five (5) feet in width if adjacent to a utility easement, along the road frontage of all lots.
- 3) All subdivisions of land are required to be approved by the KID Board of Directors during a KID Board Meeting. KID Board Meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of one week



prior to a regularly scheduled Board Meeting, in order to be considered at that meeting. This change can potentially extend the approval process by a minimum of one week.

- 4) Fencing will be required along the USBR Easement.
- 5) Conditions Related to Design, Grading and Construction:
  - a. Pursuant to RCW 58.17.310 (1), the KID would like to inform the City of Richland that failure to mitigate the introduction of excessive water into the soils above the canal may result in a canal embankment breach or failure. Should an embankment breach occur near this development, there is potential for public safety to be at risk. The USBR holds title to the Badger East Lateral Canal below the proposed subdivision and any slope stability issues could potentially result in a canal embankment breach and subsequent loss of life and property.
  - b. Please note that there exists a 100 foot United States Bureau of Reclamation (USBR) Right-of-Way (ROW), known as the Badger East Lateral Canal, adjacent to some of the properties within this pre-plat application. Please show this ROW on the pre-plat. Copies of the ROW maps are available upon request.
    - i. *Deed subject to license.* At the time of final plat, Applicant must deed to KID/USBR a tract of land equal in dimension to the USBR ROW, subject to the Applicant and KID entering into a license under which Applicant agrees to construct and maintain fencing and landscaping.
    - ii. Please add a note to the face of plat that states: “No grading may be performed or any permanent structure built within the United States Bureau of Reclamation right of way without an approved permit from the Kennewick Irrigation District and/or the United States Bureau of Reclamation, when applicable.”
    - iii. For each phase of the project, include a note on the face of the Final Plat stating as follows: “This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to [www.kid.org](http://www.kid.org) for further information.”
    - iv. KID will require that Bureau of Reclamation Right-of-Way have signs be installed along the ROW that have been approved by the KID (with locations and design approved by KID).
  - c. The Project must include the following design feature:
    - i. Stormwater systems for the Project shall be designed to retain, at minimum, a 100-year storm event above the Badger East Lateral Canal and to minimize the introduction of water into the soils up-gradient of the canal.
    - ii. KID review and approval of all stormwater plans are required prior to pre-plat approval.
  - d. Applicant must submit, for engineering review and approval by KID/USBR, engineering plans detailing construction/grading for each phase of the Project above to KID easements and ROWs.
- 6) Future review, KID reserves the following rights regarding future review of the plat:
  - a. KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to

final plat approval. The scope of these reviews will be limited to Phases that are adjacent to the District's Rights of Way. KID review of construction plans will be consistent with the City of Richland's plan review timelines.

- b. KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for Phases that are adjacent to KID's easements or ROWs.
- c. KID reserves the right to review and comment on the Applicant's CC&Rs to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.
- d. KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).
- e. All subdivisions of land are required to be approved by the KID Board of Directors.

Please provide notice to KID of any public meeting or hearing when this Project will be an agenda item. If you have any questions regarding these comments, please contact me at the address/phone number listed below.

Sincerely,

Jason McShane, P.E.  
Engineering & Operations Manager

CC: LB\Correspondence\File: [34-9-28]

**ONeill, Shane**

---

**From:** Heldebrant, David J <David.Heldebrant@pnnl.gov>  
**Sent:** Wednesday, March 15, 2017 4:02 PM  
**To:** O'Neill, Shane  
**Subject:** Application and public hearing S2017-100  
**Attachments:** Gage Options.pptx

Dear City of Richland,

Thank you for the advanced notification regarding the request for information regarding a new development "The Reserve at Summerview Terrace." From the image in the attached plot map, it appears that there is no new outlet or collection street for the new development. It is our assumption that the city is planning on having the new development connect to the small adjacent streets of Gala in Westcliffe and Meadow Hills Drive in Crested Hills. My family and I live in Crested Hills at 1023 Meadow Hills Drive, right where the connection will be to this new development. I would like to emphasize ourselves and our neighbors are open to new developments and welcome new neighbors in the adjacent development. We are however hoping to get more information regarding what levels of assessments of impacts of traffic for adjacent neighborhoods and safety have been done before the city approves this development plan.

For the record, our street has observed people coming over the dirt road down Meadow Hills Drive from Westcliffe, speeding and nearly running over our dogs and hitting our kids as they try to connect to Gage or Leslie boulevards. We assume that once the road is open, this will only be more common as residents of Westcliffe will also be using this road looking for faster ways down to Gage. Our streets are quite narrow and not what we would consider to be a collection street for such a large increase in traffic. We are concerned that the increase in traffic down not just our street, but Rand, Morency and Clermont will also have similar issues.

One aspect I am personally concerned about is the safety of having only two exits to this development into narrow streets in already developed communities. Has the city considered the impacts in case of an emergency such as in case of a brush fire where residents fleeing a fire would be congesting the outlets of Gala and Meadow Hills? If the roads are plugged people could get seriously hurt or die. If the fire is at one end, that leaves only one exit for all residents to get to safety. Safety should be a priority especially in a windy area where wild fires can spread rapidly. Having a third exit to this development would not only be practical, but could save lives.

Another aspect I ask the city to consider is that it would be a matter of convenience for our 62 new neighbors. Residents of this new development would prefer to have a closer and quicker route to Gage rather than having to drive ~1 mile through to Gala or ~1.5 miles through Crested Hills. I assume nobody likes to drive through other developments when they would prefer to get to their destination as quickly as possible. A third outlet or a direct connection to Gage could save residents an extra 3-5 minutes of their drives each way, while minimizing the

impacts on adjacent neighborhoods and improving safety in case of emergencies. New residents would appreciate the safety, but also the convenience of a closer route to main city roads.

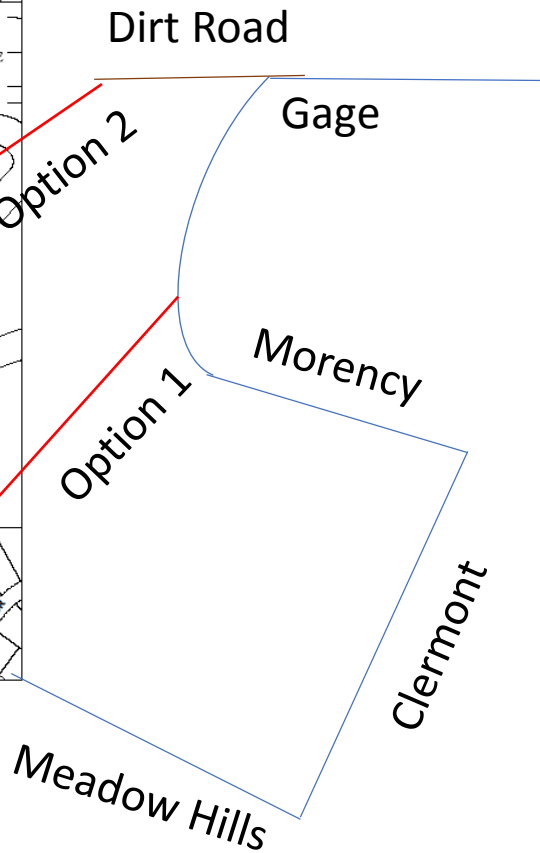
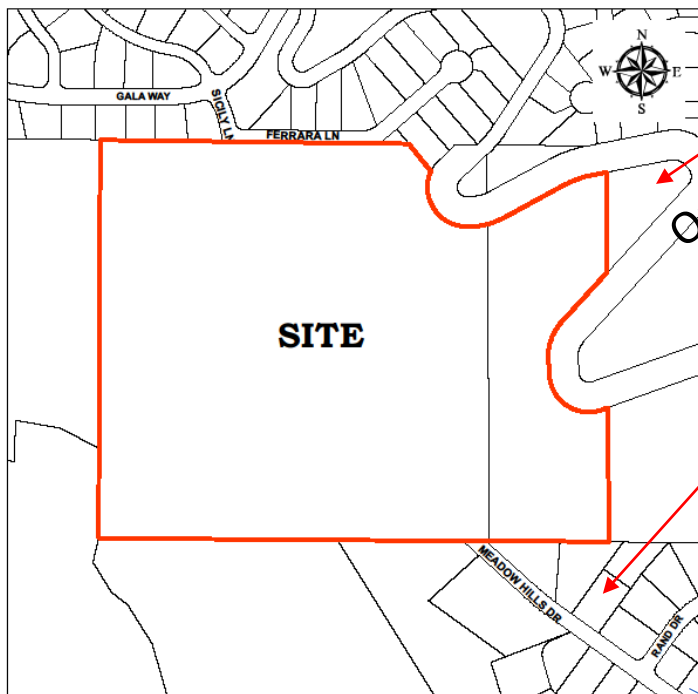
I believe that there are two potential options of connecting this new development to Gage (see attached image). The first option, which is also unlikely is continuing Gage through to Meadow Hills directly, to match up to where the city sees the future Gage boulevard continuing. It appears that the parcel of land where Gage would connect is owned and a building already exists at this location. Alternatively (option 2), I would like to also propose a potential new route where the city might be able to tie in directly off Gage and follow the fire road by the Blue house at the bottom of the hill directly on Gage. From here, Gage could connect directly into the northern most point of the development by crossing over the canal. This option would be minimally invasive as the dirt road is adjacent to the backyards of homes in the development north of the area in question, so a road there could be minimally invasive, albeit except for that one home owner. Further, there would be a third street to exit the development in case of a fire or emergency.

Thank you for the opportunity to provide comments for the development. I would like to re-emphasize that we are all for the development and are welcoming of new neighbors, but we would like to ask that the city has done its due diligence on all potential options of connectivity to ensure safety and minimal impact to the community as a whole. We look forward to participating in the hearing and speaking with the city to arrive at the best course of action for community as a whole.

Kind regards,

David Heldebrant

1023 Meadow Hills Drive





March 14, 2017

Mr. Shane O'Neill  
City of Richland – Senior Planner  
840 Northgate Drive  
P.O. Box 190  
Richland, WA 99352

SUBJECT: *The Reserve at Summerview Terrace* Preliminary Plat

Reference: Notice of Application - S2017-100

Dear Mr. O'Neill:

On behalf of nearly 200 property owners, and over 500 City of Richland residents, the Crested Hills Homeowners Association (HOA) Board of Directors would like to provide input to the application for preliminary plat approval of ***The Reserve at Summerview Terrace*** (S2017-100). As residents of South Richland, all of us enjoy living in a special part of the City and appreciate the development we now live in. The Crested Hills HOA supports the development of adjacent properties as we all benefit when infrastructure is completed around us.

As the City of Richland Planning Commission and City Council record shows, the residents of Crested Hills have struggled with over-capacity and unsafe residential streets for over a decade. When Crested Hills was started almost two decades ago, the original plan was to have 4-5 access points and until recently, residents had only one access point by way of Gage Boulevard. With the approval of the Falcon Crest subdivision approximately 5 years ago, the City of Richland forced developer Milo Bauder to complete the Baum Street connector to account for the additional traffic resulting from the Falcon Crest development. We are thankful for the City's requirement for the Baum Street connection. Crested Hills received some initial traffic relief by this additional access point, but unfortunately, as Falcon Crest continues to be built out, the benefit to Crested Hills is declining.

Just like the Falcon Crest application in 2011 (S2011-101), the Crested Hills HOA would strongly encourage the City of Richland to incorporate adequate street infrastructure into the S2017-100 preliminary plat approval process. Without some additional collector roads factored into the development, all of the additional 60-plus homes in ***The Reserve***

**at Sumerview Terrace** (620 trips per day per developer SEPA checklist) will have to rely on Gala Way for Phase 1 of the development. Impacts to Crested Hills will begin when Phase 2 is developed with the connection to Meadow Hills Drive. Once the connection has been made between **The Reserve at Summerview Terrace** and Crested Hills, traffic from Westcliff will travel through our neighborhood in search of a quicker shortcut to Gage Boulevard.

Almost 10 years ago, the City of Richland agreed to convert a portion of Meadow Hills Drive, adjacent to Crested Hills Park, into a private drive, thereby losing a critical collector street option. Now when traffic from **The Reserve at Summerview Terrace** travels through Crested Hills, the only option is to route this traffic by way of Clermont Drive, which is classified as a Local Street by the City of Richland. This will further exacerbate our over-capacity traffic condition in Crested Hills.

The Crested Hills HOA is suggesting that the City look at additional access point options for this new development, including Brantingham Road and Gage Boulevard, rather than force more traffic onto local streets in the adjacent subdivisions. In the past, the City has proposed traffic impact fees be collected for individual pieces of property so that proper infrastructure can be imposed on each new development. If the City is unwilling to make the developer install the necessary infrastructure as a condition of approval for **The Reserve at Summerview Terrace** subdivision, then the City should use traffic impact fees to fund this critical collector road infrastructure.

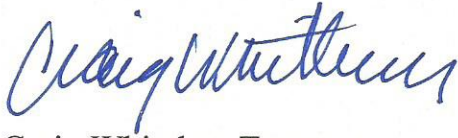
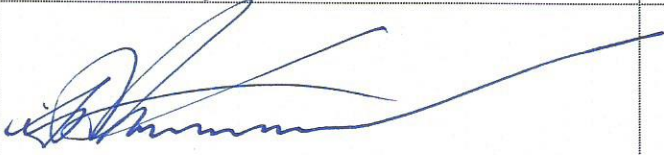
Property owners have a right to develop their property but they do not have the right to impact surrounding residents by over loading the residential street capacities in adjacent subdivisions. Additionally, connecting subdivisions together with local streets is inconsistent with Richland municipal code and should be the basis for disapproving the **The Reserve at Summerview Terrace** preliminary plat. Municipal code section **12.02.070 Local Streets**, states that “*Local streets provide direct access from abutting property to the collector street. They are typically an internal subdivision road and service to through traffic is deliberately discouraged.*” (Underlined for emphasis).

Please do not continue to perpetuate the problem of approving more subdivisions in South Richland without holding developers responsible for ensuring that adequate infrastructure is included as part of the subdivision preliminary plat approval process. There are additional access route options for this new subdivision if the City enforces a disciplined planning process. Residents have no leverage to force developers to install adequate infrastructure for new subdivisions so we must rely on the City of Richland, as our representative, to ensure residents are not impacted by poor land use planning decisions.

Mr. Shane O'Neill  
March 14, 2017

We respectfully request that the City of Richland deny approval of *The Reserve at Summerview Terrace* preliminary plat until adequate infrastructure is factored into the application.

Sincerely,

| Crested Hills Homeowners Association Board of Directors                                                                                         |                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <br>David Culley, President<br>709 Meadow Hills Drive          | <br>Mollie Schlotthauer, Secretary<br>2199 Morency Drive |
| <br>Rollin Swanson, Vice President<br>2258 Morency Drive       | <br>Craig Whiteley, Treasurer<br>2108 Morency Drive      |
| <br>David Hammond, Member-at-Large<br>953 Meadow Hills Drive |                                                                                                                                            |

CC: Richland City Council - [citycouncil@ci.richland.wa.us](mailto:citycouncil@ci.richland.wa.us)  
Rick Simon, COR Development Services Manager - [RSimon@ci.richland.wa.us](mailto:RSimon@ci.richland.wa.us)



## Department of Energy

Bonneville Power Administration  
2211 North Commercial Avenue  
Pasco, Washington 99301

TRANSMISSION BUSINESS LINE

March 16, 2017

In reply refer to: Reserve at Summerview Terrace Preliminary Plat  
Located within a Portion of Section 34, Township 9 North,  
Range 28 East, W.M., Benton County, Washington

Shane O'Neill  
City of Richland  
Community Planning/Planner  
505 Swift Boulevard  
Richland, WA 99352

Dear Shane:

The Bonneville Power Administration (BPA) has had the opportunity to review, The Reserve at Summerview Terrace Preliminary Plat. The subject property is generally located at south of the intersection of Ferrara Lane and Sicily Lane, Richland, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities in that area. BPA does not have any objections to the approval of this request at this time.

Thank you for the opportunity to review this application.

Sincerely,

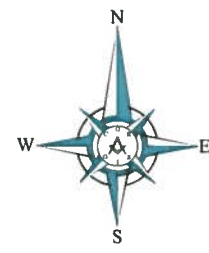
A handwritten signature in blue ink that reads "Joseph E. Cottrell II".

Joseph E. Cottrell II  
Field Realty Specialist



# City of Richland

## Street Functional Classification

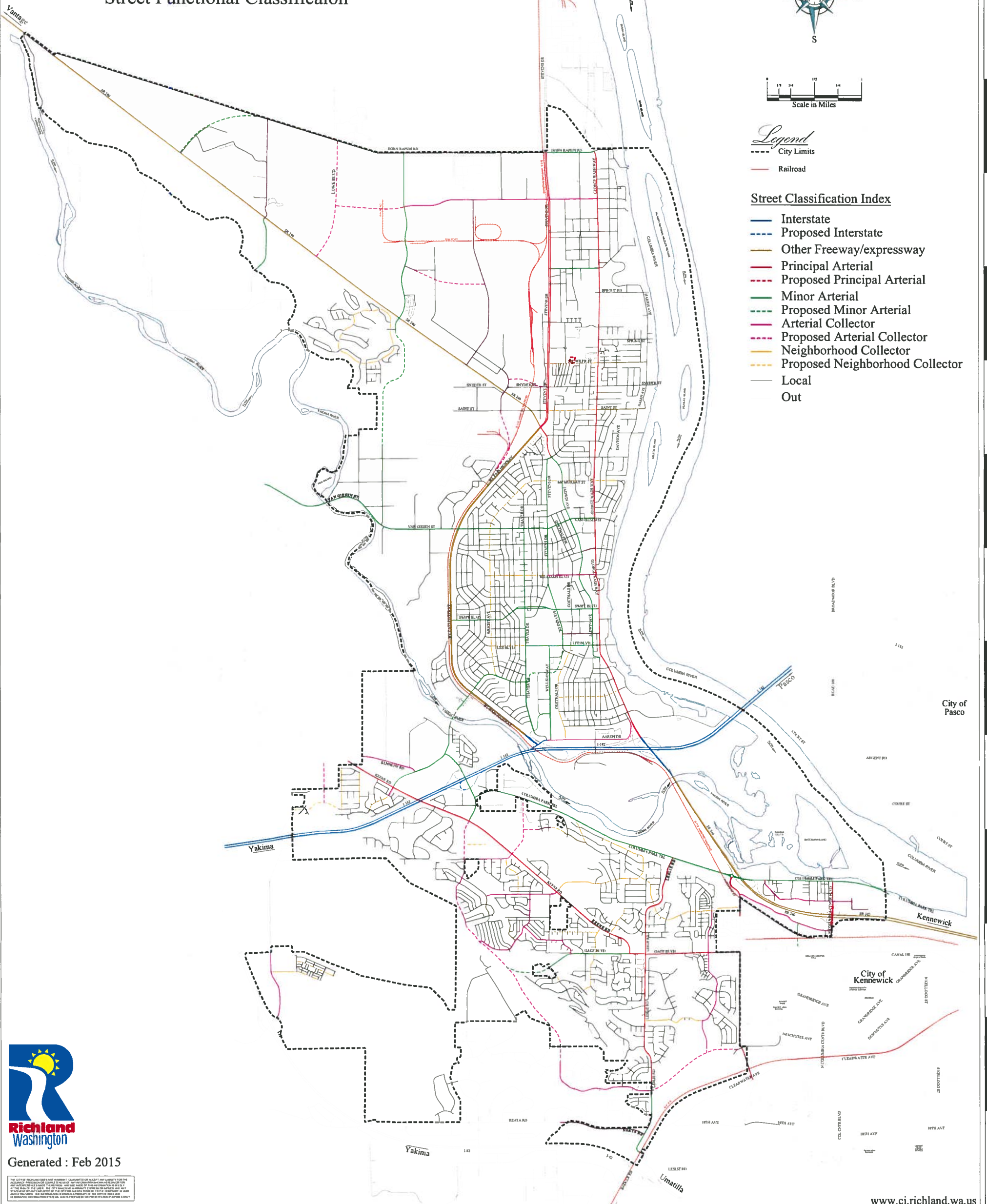


### Legend

- City Limits
- Railroad

### Street Classification Index

- Interstate
- Proposed Interstate
- Other Freeway/expressway
- Principal Arterial
- Proposed Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Arterial Collector
- Proposed Arterial Collector
- Neighborhood Collector
- Proposed Neighborhood Collector
- Local
- Out



Generated : Feb 2015

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Engineering +  
Environmental

January 26, 2017

Scott Krajack  
Viking Construction, Inc.  
2605 W Hayden Avenue  
Hayden, Idaho 83835

Via email: [scott@vikinghomes.com](mailto:scott@vikinghomes.com)

Re: Geotechnical Engineering Services – Critical Areas  
The Reserve at Summerview Terrace  
Richland, Washington  
PBS Project No. HDJ4391.000

Dear Mr. Krajack:

PBS Engineering and Environmental Inc. (PBS) is pleased to submit this letter summarizing our geotechnical engineering services as they relate to the mapped critical areas on the Reserve at Summerview Terrace site in Richland, Washington. PBS completed six test pits at the site on July 19, 2016, for the purposes of providing geotechnical recommendations for design and construction of the planned development. A summary of our findings, analyses, and recommendations will be provided in a geotechnical engineering report for the project.

## PROJECT UNDERSTANDING

Development of Walker Estates will consist of dividing the 50-acre property in phases as planned unit developments. The attached Figure 1 shows the approximate location of the site and Figure 2 shows the approximate location of the geotechnical test pits.

## SITE CONDITIONS

Multiple areas within the proposed development are designated as critical areas due to high erosion potential and/or steep slopes. Steep slopes are defined as slopes exceeding 40 percent (2.5H:1V [horizontal to vertical]). Steep slopes, as defined by the City of Richland, are present over roughly 20 percent of the site. The inclinations of site slopes are as steep as 50 percent (2H:1V), but are generally 10 percent or flatter.

The portions of the planned development mapped as critical areas have been undeveloped to date. Preliminary site grading plans generally show fill being placed in low areas of the site to raise or flatten site grades and facilitate stormwater drainage. Current plans include construction of new roadways, stormwater drainage and infiltration facilities, and installation of utilities.

## SUBSURFACE CONDITIONS

PBS observed the excavation of six test pits at the site on July 19, 2016, to depths of approximately 8 to 11.5 feet below the existing ground surface (bgs). Subsurface conditions included loose to medium

400 Bradley Boulevard, Suite 300, Richland, WA 99352  
509.942.1600 Main  
866.727.0140 Fax  
[www.pbsenv.com](http://www.pbsenv.com)

dense silt with sand and medium dense silty sand. Cementation of the silt soils was also encountered in two of the test pits to the southeast (TP-4 and TP-5).

Groundwater was not encountered during the explorations. Review of well logs for water wells installed near the site indicate static groundwater is present at a depth of over 100 feet bgs.

## CRITICAL AREAS

**Steep Slopes** - Due to the inclination of slopes (2H:1V to 2.5H:1V) in the proposed development area, the site has been identified as having hazards associated with steep slopes. Within the proposed development area, site grading will be designed to support the slope. Site slopes show no obvious signs of recent instability such as exposed soil, scarps, seeps, etc.

**Soil Erosion** – Silt soils encountered in the upper 10 feet at the site can be easily eroded when exposed to wind and water. Site slopes are currently covered with grass, brush, and occasional trees. No obvious signs of recent erosion, such as rills, gullies, loose soil, etc., were observed at the site. Development of the site will likely include measures to reduce erosion during construction and implement measures for ongoing erosion control such as covering exposed soils with erosion control matting or planting appropriate vegetation.

## CLOSING

In order to assure that the critical areas are properly addressed in design, we recommend that we work closely with our design engineers in development of the grading plan and reserve the right to make further recommendations once a fully-developed grading plan has been devised.

We trust this letter meets your current needs. Please feel free to contact me at 509.375.7844 or [Adam.Swenson@pbsusa.com](mailto:Adam.Swenson@pbsusa.com) with any questions or comments.

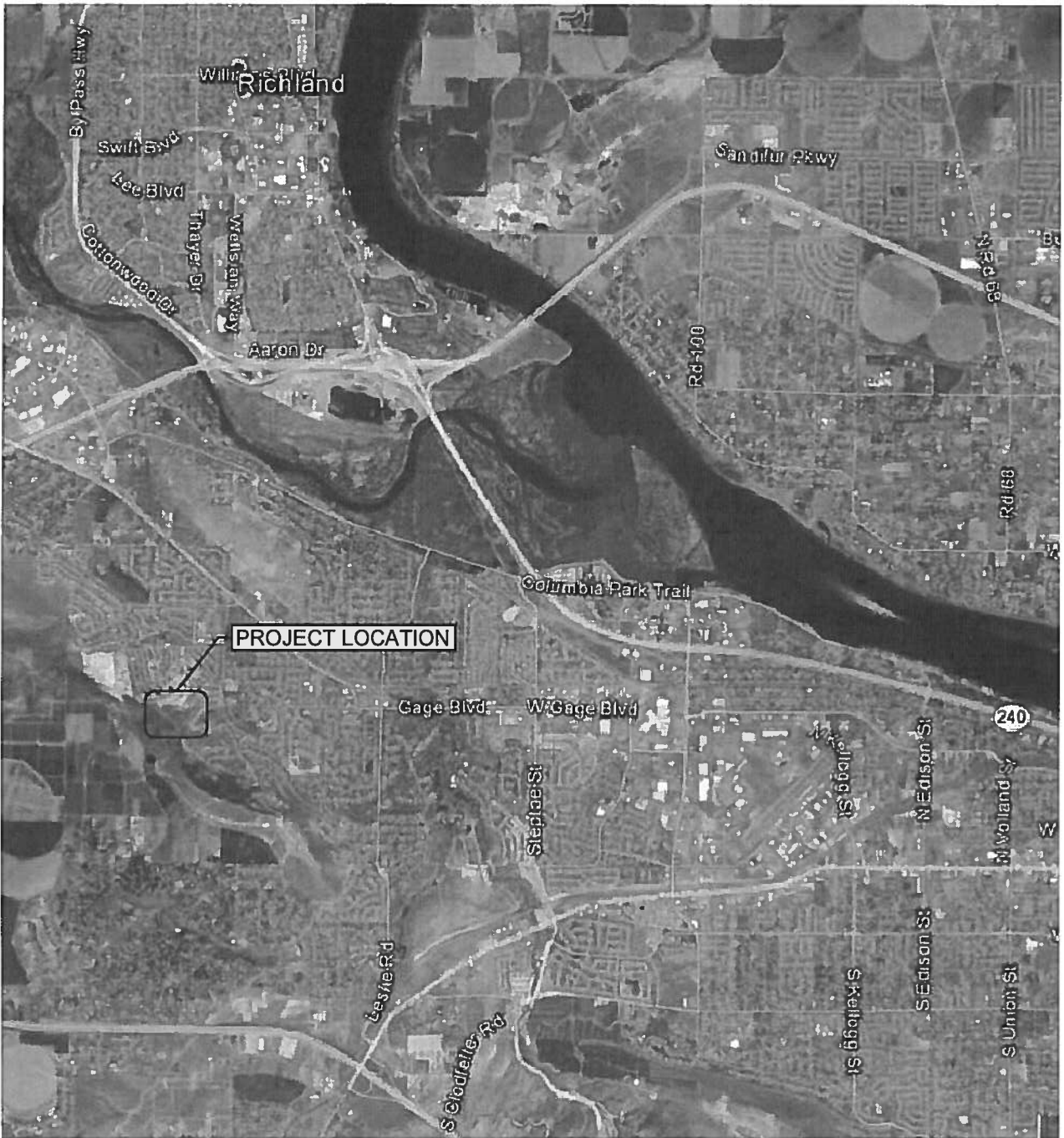
Sincerely,  
PBS Engineering and Environmental Inc.



Adam Swenson, PE  
Geotechnical Staff Engineer

AS/RW/rg

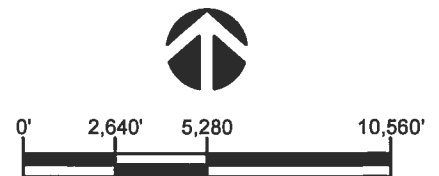
Attachment: Figure 1 – Vicinity Map  
Figure 2 – Site Plan



SOURCE: © 2016 GOOGLE EARTH PRO



WASHINGTON



SCALE: 1" = 1 MILE

PREPARED FOR: VIKING HOMES



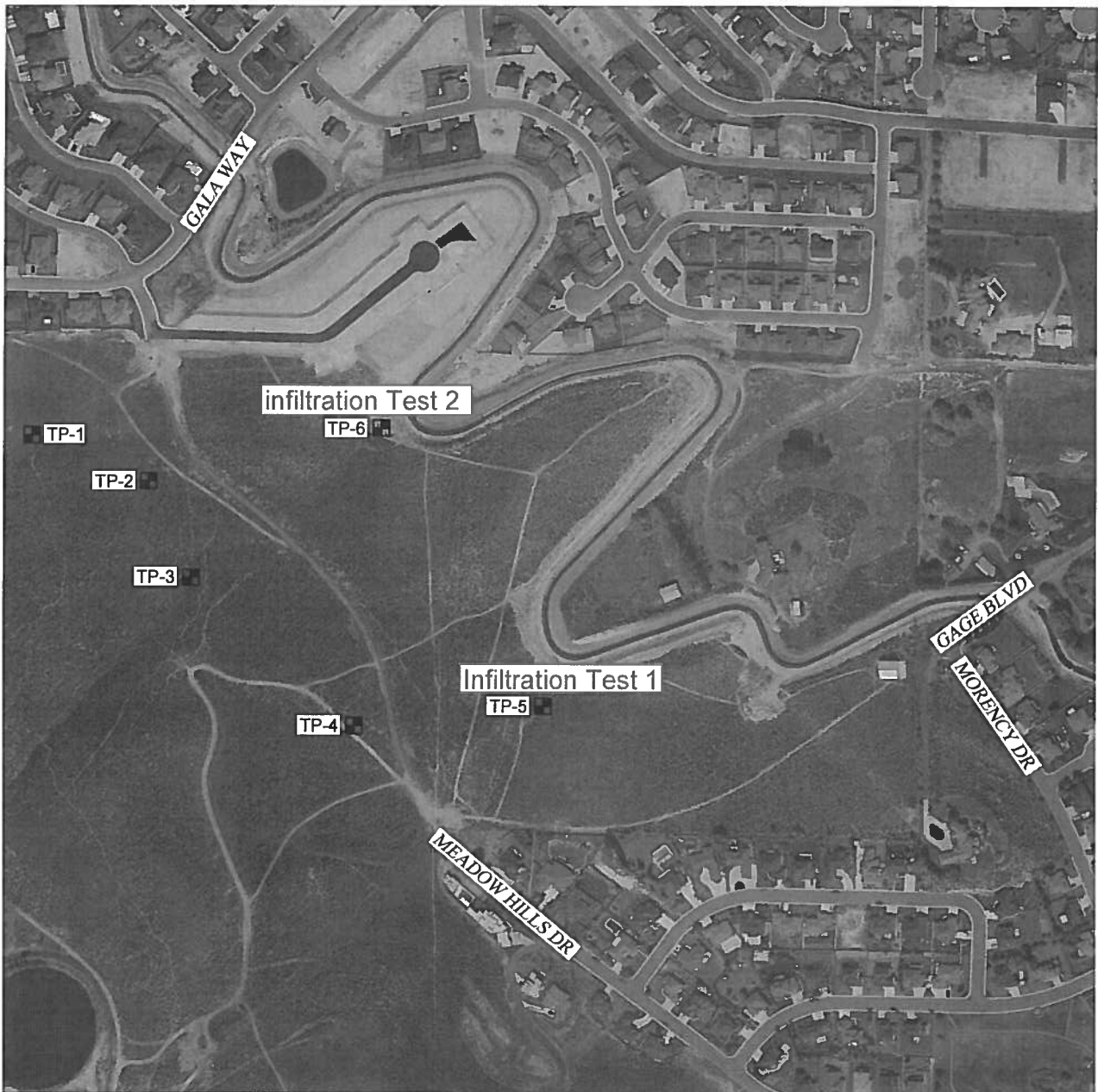
PROJECT #  
HDJ4391

DATE  
JULY 2016

# VICINITY MAP WALKER ESTATES DEVELOPMENT RICHLAND, WASHINGTON

FIGURE

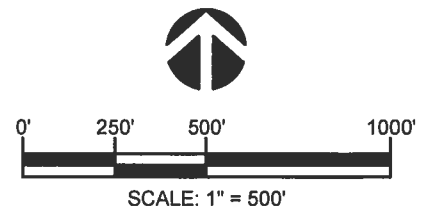
1



SOURCE: © 2016 GOOGLE EARTH PRO.

#### LEGEND

■ TP-1 TEST PIT NUMBER AND LOCATION



PREPARED FOR: VIKING HOMES



PROJECT #  
HDJ4391

DATE  
JULY 2016

## SITE PLAN

WALKER ESTATES DEVELOPMENT  
RICHLAND, WASHINGTON

FIGURE

2



## HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 03/23/2017

Agenda Category: New Business – Public Hearing

Prepared By: Rick Simon, Development Services Manager

---

**Subject:**

Z2017-101- An application submitted by Steven and Susan McDonald to rezone 14.5 acres from R1-10 Single Family Residential to C-3 General Commercial. This site is located south of and adjacent to Reata Road, approximately .4 miles west of Leslie Road.

---

**Department:**

Community & Development Services

---

**Recommended Motion:**

Approval of the rezone request as submitted.

---

**Summary:**

Steven and Susan McDonald have requested a change in zoning on 14.5 acres from R1-10 Single Family Residential to C-3 General Commercial zoning. In 2016 the City approved a change in its comprehensive plan to designate the project site as suitable for commercial uses under its land use plan. A complete description of the application is included in the attached staff report.

---

**Attachments:**

1. Staff Report Z2017-101 McDonald



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

**GENERAL INFORMATION:**

PROPOSAL NAME: McDonald Rezone

LOCATION: South side of Reata Road, approximately .4 miles west of Leslie Road

APPLICANT: Steven and Susan McDonald

FILE NO.: Z2017-101

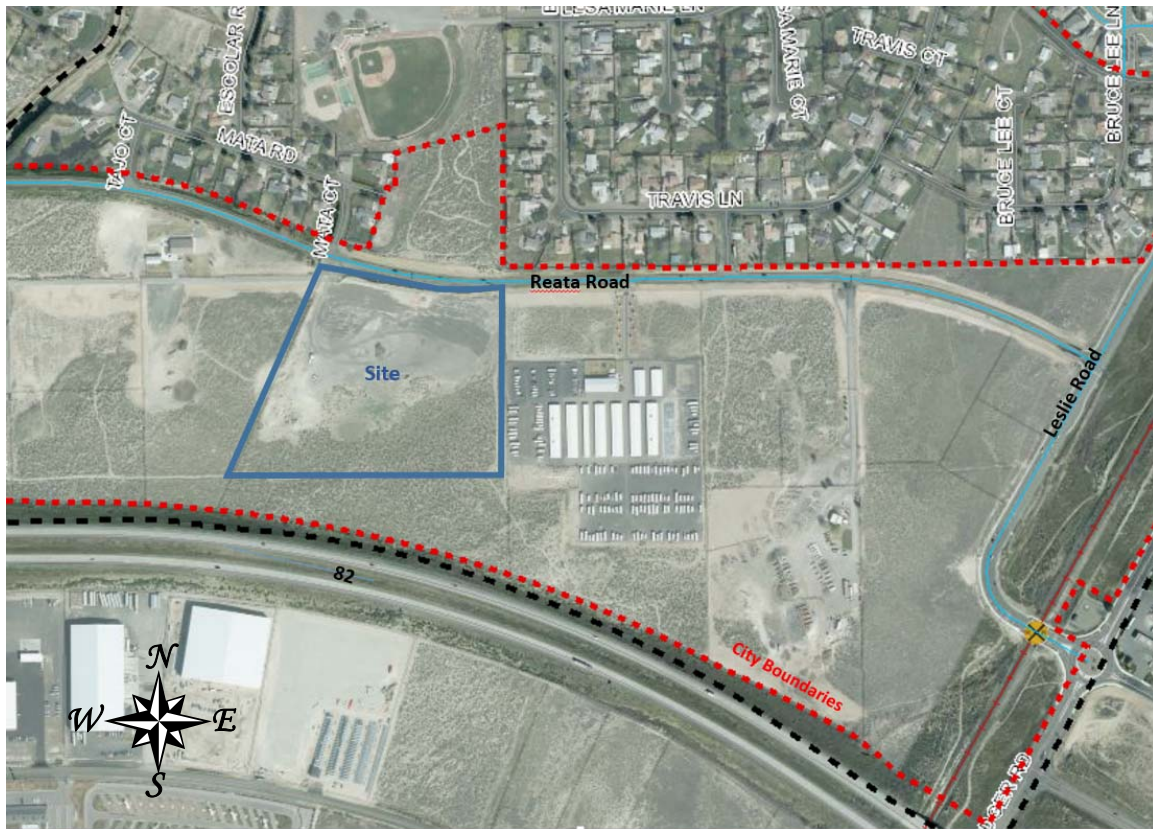
DESCRIPTION: Request to change zoning on 14.5 acres from R1-10 (Single Family Residential) to C-3 (General Business)

PROJECT TYPE: Type 3 Site-specific rezone

HEARING DATE: March 23, 2017

REPORT BY: Rick Simon, Development Services Manager

RECOMMENDED ACTION: Approval.



**Figure 1 - Vicinity Map**

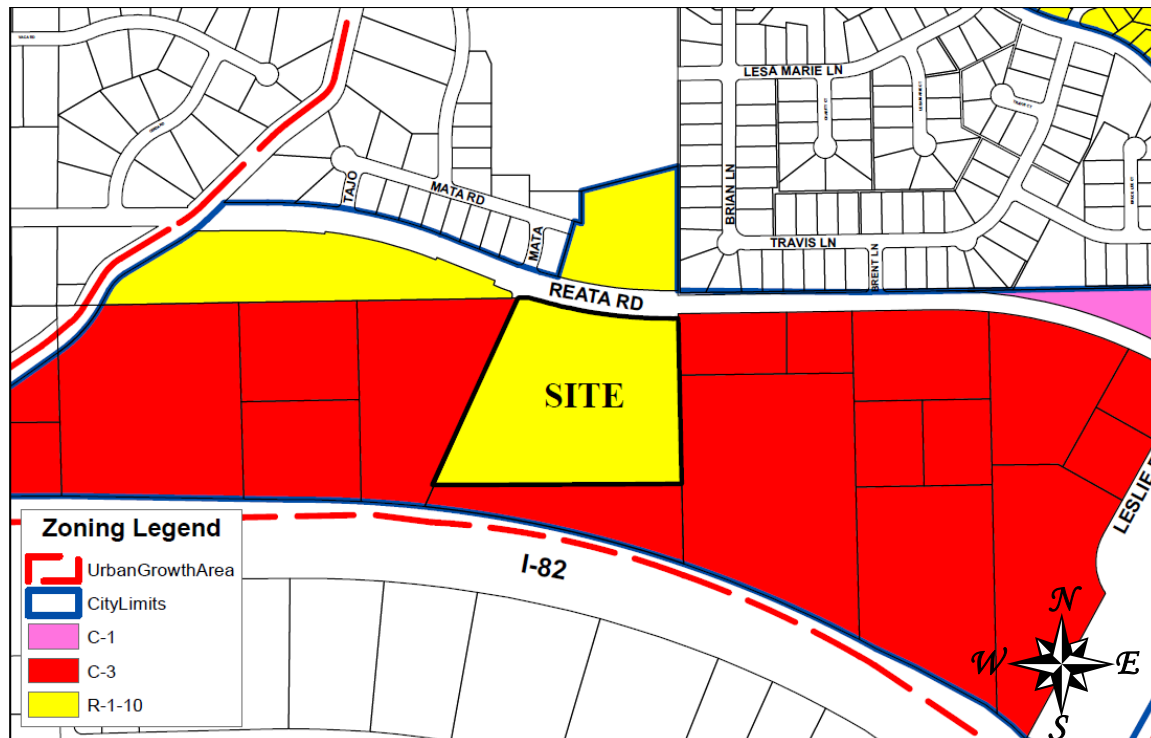
### DESCRIPTION OF PROPOSAL

Steven and Susan McDonald have filed a rezone request to change the zoning classification of a 14.5 acre site from R1-10 Single Family Residential to C-3 General Business with the intent of commercial site development. The McDonalds have not yet identified any specific plans for their property.

### SITE DESCRIPTION & ADJACENT LAND USES

This 14.5 acre site fronts Reata Road for approximately 675 feet. The site has been graded flat, as it has been used in the past to provide topsoil sales. There are minor quantities of soil stockpiled onsite along with an equipment storage building. A gravel access drive along the western boundary of the site provides access to the property. Existing land uses adjacent to the site include:

- North – Across Reata Road, this vacant parcel is under development as a single family residential subdivision.
- East – Mini-storage facility.
- South – Vacant parcel and I-82.
- West – Vacant parcel.



**Figure 1 - Zoning Map**

#### SURROUNDING ZONING AND LAND USE DESIGNATIONS

- North -** North of the site, across Reata Road, lies a single parcel within Richland City limits; the parcel is currently vacant but is undergoing residential platting. The parcel is designated for low-density residential land uses in the Comprehensive Plan; as such R-1-10 zoning is applied to the site. Lying generally north of the site is a single family residential neighborhood developed with homes on lots ranging in area from 14,000 to 16,000 square feet with the exception of a few parcels at or above one acre.
- East -** Badger Mountain Storage, a 16-acre storage facility, dominates the landscape to the east. Land fronting Reata Road east of the site is vacant and land further east is undergoing development with another personal storage facility. All parcels to the east extending to the City limits, at about Leslie Road, are zoned C-3 (General Business) in alignment with their commercial land use designation.
- South-** The southerly boundary of the subject parcel is formed by Highway I-82, which also forms the City's southernmost boundary. Properties south of Highway I-82 are designed for light industrial uses under Benton County zoning regulations. Although the south line subject parcel extends to the highway right-of-way the subject

site falls short the south line due to existing commercial land use designation.

**West -** The westerly boundary of the site is formed by an adjacent vacant parcel designated for commercial land uses; as such is zoned C-3.

#### CURRENT ZONING:

The current R1-10 Single Family Residential district is a zone classification requiring a low density of population, providing protection against hazards, objectionable influences, building congestion, and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated as low density residential under the comprehensive plan.

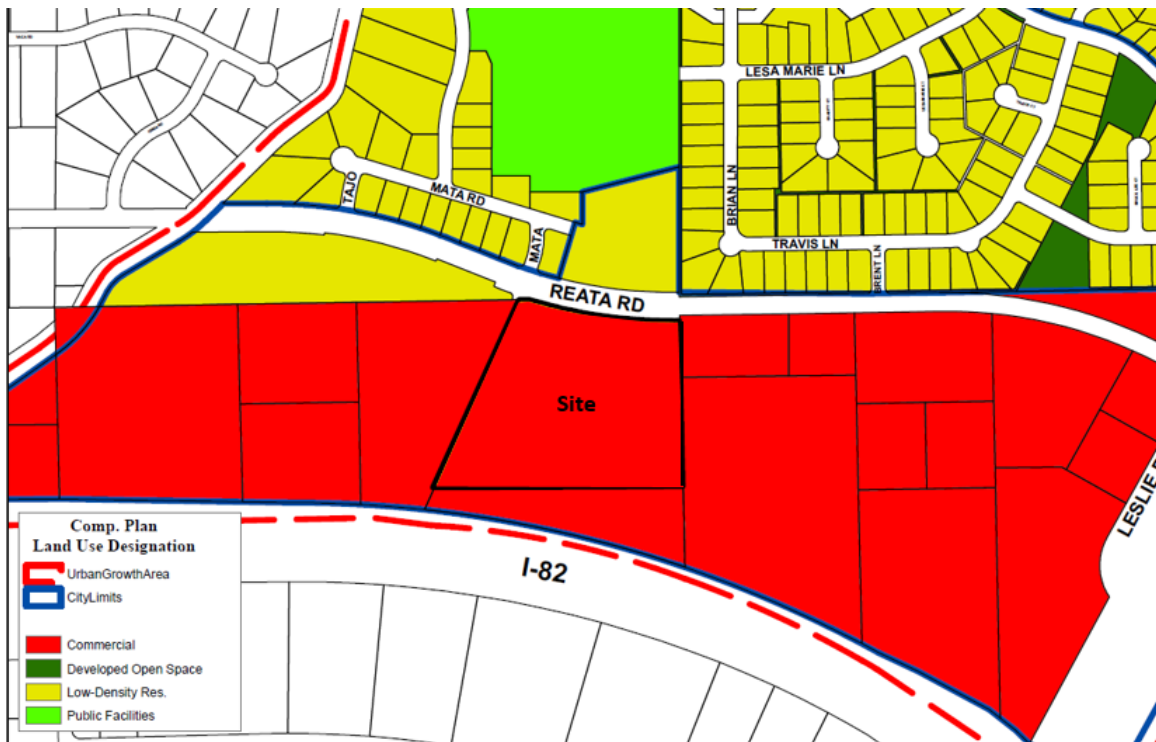
#### PROPOSED ZONING

The applicant proposes to convert the zoning to General Business (C-3). According to Section 23.22.010(D) of the Richland Municipal Code (Exhibit 2) the purpose of the C-3 district 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.

Allowed uses within the C-3 district include many, if not all, automotive related business types, light industrial and manufacturing businesses and all listed retail uses. Residential development of any kind is not permitted on C-3 zoned lands.

Performance standards and special requirements of the C-3 district [RMC 23.22.020(G)], include measures aimed at reducing nuisance conditions such as noise, dust and fumes experienced by adjacent land uses.



**Figure 2 – Comprehensive Plan Map**

## COMPREHENSIVE PLAN

The City's comprehensive plan designates the site as suitable for commercial land uses. This land use designation provides for a variety of heavy commercial and allows for some light industrial and manufacturing business types. As indicated in the "Proposed Zoning" section above, the C-3 district may be applied to commercially designated portions of the city under the city of Richland Comprehensive Plan. Below is a list of applicable goals and policies from the Comprehensive Plan.

### COMMERCIAL/OFFICE GOALS & POLICIES

Land use goal #1 states: The City will establish land uses that encourage cost-effective development.

Policy 1 – The City will encourage new development consisting of a variety of land uses adjacent to existing development, which will take advantage of the existing infrastructure.

Land use goal #3 states: The City will promote commercial growth and revitalization that serves residents and strengthens and expands the tax base.



Pertinent policies within this goal are as follows:

Policy 1 – The City will accommodate all types of commercial land uses including retail and wholesale and services, and professional services.

Policy 2 – The City will create new land use and zoning designations to facilitate both new development and redevelopment where required to implement the City's goals.

### PUBLIC NOTICE

|                                            |                |
|--------------------------------------------|----------------|
| Notice of Application & Hearing Mailed:    | March 8, 2017  |
| Notice of Application & Hearing Published: | March 12, 2017 |
| Notice of Application & Hearing Posted:    | March 10, 2017 |
| Public Hearing:                            | March 23, 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 3. As of the date of this report, City staff has not received any comments.

### PROJECT HISTORY

Beginning with the goal of having water and sewer services extended along Reata Road, a group of land owners owning land south of Reata Road approached the city to request utility extensions. Before such an LID could be entertained the city required the area requesting to be served be incorporated into the city via annexation.

In 2013 annexation proceedings for the area south of Reata Road were initiated. As part of the annexation process a city zoning classification was assigned to the area being annexed. During the zoning determination process a majority of land owners within the annexation area stated their preference for commercial zoning with the exception of the McDonald's site. With the intent of creating a residential subdivision the McDonald's requested residential zoning be applied to their parcel. Their request was honored and the site was zoned R-1-10 (Ord 16-13).

Since that time the McDonald's have apparently changed their intent from developing the site residentially to having commercial development goals. They filed an application in 2016 to change the comprehensive plan on the site to a commercial land use designation. This request was granted by the City Council in December of 2016.

## UTILITY AVAILABILITY

Sewer and water services are available in Reata Road, adjacent to the site. The City is in the process of building an electrical substation near the intersection of Reata and Leslie Roads. Once, completed, the City will have electrical lines installed to serve this property.

## SEPA

Pursuant to WAC 197-11-800(6) (c) the rezone application qualifies as a categorically exempt action by meeting the requisite circumstances; they are as follows:

*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 EIS in 1997.

## ANALYSIS

The area surrounding the site is assigned C-3 (General Business) zoning providing for heavier commercial and large-scale retail land uses. Currently residentially designated, the subject site acts as a barrier or a break in land use continuity; thereby restricting the possibility of a broader land purchase for large scale commercial planning and development. When designing land use and zoning boundaries sound planning methods call for promoting predictable boundaries. Approval of this application is a crucial step toward ensuring the Reata Road commercial area is uniform. Furthermore, residential development on the site would hinder commercial development on adjacent commercial sites by triggering requirements for expensive buffers and wasteful setbacks.

With the exception of the subject site, the Reata Road vicinity is a hub of commercially zoned land in the southernmost portion of Richland. Other lands assigned General Business zoning are in the Tapteal Drive area which is approximately 3.5 miles away from the Reata Road area in Richland. Due to the area's adjacent proximity to Highway I-82 and distance from other C-3 zoned lands the Reata Road commercial land presents significant opportunity to become another commercial center providing services on a regional scale. The application at hand is an important step towards creating a cohesive area in south Richland able to meet the commercial and heavy commercial needs of the larger surrounding community coming from various jurisdictions. Fostering commercial development in this particular area is important in meeting the commercial needs of surrounding residents and the region.

Another important issue to consider is the impact of commercial development on nearby properties. The site is adjacent to the Highway I-82 along its southern boundary, so future commercial development will not negatively impact properties in that direction. To the north, there are existing single family residential lots in the Meadow Springs Ranch and Rancho Del Rey subdivisions. However, those lots are separated from the proposed commercial area by Reata Road, a principal arterial roadway. Impacts of commercial development may be somewhat ameliorated by noise, dust, fumes, light and glare produced from vehicle traffic on Reata Road. As previously mentioned, sites to the east and west already carry a C-3 zoning assignment.

The C-3 zone is the most intensive commercial district contained in the City's zoning code and is intended to be applied to properties adjacent to highways and/or principal arterial roadways for ease of access and to eliminate the need for commercially associated traffic to travel through residential areas. The subject site meets these locational conditions.

Future site development will be required to complete right-of-way infrastructure and site improvements such as perimeter and interior landscaping thereby further enhancing the character of Reata Road which will be enjoyed by the surrounding residents and passersby.

#### FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2017-101) and recommends approval of the request based on the following:

1. The subject site is the northerly 14.5 acres of Benton County tax parcel # 1-11882000005004;

2. The subject of planning master file # Z2017-101 is a request to convert city zoning on the subject site from R1-10 Single Family Residential to C-3 General Business;
3. The City of Richland Comprehensive Plan designates the subject site as suitable for commercial uses;
4. In Richland's Zoning Code the purpose statement for the General Business district (C-3) states that the zone may be applied to portions of the city designated for commercial uses under the Comprehensive Plan;
5. Development of the site with certain commercial uses is consistent with the intent of the Comprehensive Plan;
6. Properties immediately adjacent to the east, west and south already carry a C-3 General Commercial zoning designation;
7. The site is adjacent to Interstate 82;
8. City water and sewer mains are in close proximity to the site and could be extended to serve the commercial development of the site;
9. The project is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6)(c).
10. 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. Commercial zoning regulations– Chapter 23.22
2. Affidavit of publication and public hearing notices
3. Site Photos
4. Zone Change Application

## **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              |
|-----------------------------------------------|------|----------------|----------------|----------------|----------------|----|----|-----------------|
| <b>Agricultural Uses</b>                      |      |                |                |                |                |    |    |                 |
| Raising Crops, Trees, Vineyards               |      |                |                |                |                |    |    | P               |
| <b>Automotive, Marine and Heavy Equipment</b> |      |                |                |                |                |    |    |                 |
| Automotive Repair – Major                     |      |                |                | P              |                |    |    |                 |
| Automotive Repair – Minor                     |      | P              | P              | P              | S              |    |    |                 |
| Automotive Repair – Specialty Shop            |      | S              | P              | P              | S              |    |    |                 |
| Automobile Service Station                    |      | P <sup>1</sup> | P <sup>1</sup> | P <sup>1</sup> | S <sup>1</sup> |    |    |                 |
| Auto Part Sales                               |      | P              | P              | P              | S              |    |    |                 |
| Boat Building                                 |      |                |                | P              |                |    |    |                 |
| Bottling Plants                               |      |                |                | P              |                |    |    | P <sup>28</sup> |
| Car Wash – Automatic or Self-Service          |      | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | S <sup>2</sup> |    |    |                 |
| 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 <sup>3</sup> |                |    |    |    |
| Truck Rentals                         |      |     | P              | P              |                |    |    |    |
| Truck Stop – Diesel Fuel Sales        |      |     | S              | P              |                |    |    |    |
| Truck Terminal                        |      |     |                | P              |                |    |    |    |
| Vehicle Leasing/Renting               |      |     | P <sup>4</sup> | P              | S <sup>4</sup> |    |    |    |
| Vehicle Sales                         |      |     | P <sup>4</sup> | P              | S <sup>4</sup> |    |    |    |
| Warehousing, Wholesale Use            |      |     |                | P              |                |    |    |    |
| <b>Business and Personal Services</b> |      |     |                |                |                |    |    |    |
| Animal Shelter                        |      |     |                | S <sup>5</sup> |                |    |    |    |
| Automatic Teller Machines             | P    | P   | P              | P              | P              | P  |    | P  |
| Commercial Kennel                     |      |     |                | P <sup>5</sup> |                |    |    |    |
| 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 <sup>5</sup>  |                 |                 |                 |                 |
| Hospital/Clinic – Small Animal                  |                 |                 | S <sup>5</sup>  | P <sup>5</sup>  | P               |                 |                 |                 |
| Laundry/Dry Cleaning, Com.                      |                 |                 |                 | P               | P <sup>29</sup> |                 |                 |                 |
| 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 <sup>6</sup>  |                 |                 |                 |                 |
| 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               |
| <b>Food Service</b>                             |                 |                 |                 |                 |                 |                 |                 |                 |
| Cafeterias                                      | A               |                 | A               | A               | A               | A               | A               |                 |
| Delicatessen                                    | P               | P               | P               | P               | P               | P               | P               | P               |
| Drinking Establishments                         |                 | P <sup>7</sup>  | P               | P               | P               | P               | P               | P               |
| Micro-Brewery                                   |                 |                 | P               | P               | P               | P               | P               | P               |
| Portable Food Vendors <sup>26</sup>             | A <sup>27</sup> | A <sup>27</sup> | A <sup>27</sup> | A <sup>27</sup> | A <sup>27</sup> | A <sup>27</sup> | A <sup>27</sup> | A <sup>28</sup> |

| Land Use                                          | C-LB | C-1               | C-2            | C-3            | CBD               | WF               | CR | CW              |
|---------------------------------------------------|------|-------------------|----------------|----------------|-------------------|------------------|----|-----------------|
| Restaurants/Drive-Through                         |      | S <sup>8</sup>    | P <sup>8</sup> | P <sup>8</sup> | S <sup>8,9</sup>  | S <sup>8,9</sup> |    |                 |
| Restaurants/Lounge                                |      | P <sup>7</sup>    | 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 <sup>7</sup>    | P              | P              | P                 | P                | P  | P               |
| Wineries – Tasting Room                           |      | P <sup>7</sup>    | P              | P              | P                 | P                | P  | P               |
| <b>Industrial/Manufacturing Uses</b>              |      |                   |                |                |                   |                  |    |                 |
| Laundry and Cleaning Plants                       |      |                   |                | P              |                   |                  |    | P <sup>28</sup> |
| Light Manufacturing Uses                          |      |                   |                | P              |                   |                  |    | P <sup>28</sup> |
| Warehousing and Distribution Facilities           |      |                   |                | P              |                   |                  |    | P <sup>28</sup> |
| Wholesale Facilities and Operations               |      |                   |                | P              |                   |                  |    | P <sup>28</sup> |
| Wineries – Production                             |      |                   |                | P              |                   |                  |    | P               |
| <b>Office Uses</b>                                |      |                   |                |                |                   |                  |    |                 |
| Financial Institutions                            | P    | P/S <sup>22</sup> | P              | P              | P/S <sup>22</sup> | 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 <sup>28</sup> |
| Office – Corporate                                | P    |                   | P              | P              | P                 | P                |    | P <sup>28</sup> |
| Office – General                                  | P    | P                 | P              | P              | P                 | P                |    | P <sup>28</sup> |
| Office – Research and Development                 | P    |                   | P              | P              | P                 |                  |    | P <sup>28</sup> |
| 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 <sup>28</sup> |
| Travel Agencies                                                                                                 | P               | P               | P               | P               | P               | P               |                 |                 |
| <b>Public/Quasi-Public Uses</b>                                                                                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Churches                                                                                                        | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P               | P <sup>10</sup> |                 |                 |
| Clubs or Fraternal Societies                                                                                    | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> |                 |                 |
| Cultural Institutions                                                                                           | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> |                 | P <sup>10</sup> | P <sup>10</sup> |                 | P <sup>10</sup> |
| 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 <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> |
| Public Agency Buildings                                                                                         | P               | P               | P               | P               | P               | P               | P               |                 |
| Public Agency Facilities                                                                                        | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> |
| Public Campgrounds                                                                                              |                 |                 |                 | S               |                 |                 | S               |                 |
| Public Parks                                                                                                    | P               | P               | P               | P               | P               |                 | P               | P               |
| Schools                                                                                                         | P <sup>12</sup> | P <sup>12</sup> | P <sup>12</sup> | P <sup>12</sup> | P <sup>12</sup> | P <sup>12</sup> |                 |                 |
| Schools, Alternative                                                                                            | P <sup>13</sup> | P <sup>13</sup> | P <sup>13</sup> | P <sup>13</sup> | P <sup>13</sup> |                 |                 |                 |
| 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  |
| <b>Recreational Uses</b>                                       |                 |                 |                 |                 |                 |                 |                 |    |
| 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 <sup>7</sup>  | P               | P               | P               | P               | P               |    |
| Commercial Recreation, Outdoor                                 |                 |                 | P               | P               |                 | P               | P               |    |
| House Banked Card Rooms                                        |                 |                 |                 | P <sup>14</sup> | P <sup>14</sup> | P <sup>14</sup> | P <sup>14</sup> |    |
| Recreational Vehicle Campgrounds                               |                 |                 |                 | S <sup>15</sup> |                 |                 | S <sup>15</sup> |    |
| Recreational Vehicle Parks                                     |                 |                 |                 | S <sup>16</sup> |                 |                 | S <sup>16</sup> |    |
| Stable, Public                                                 |                 |                 |                 | S <sup>17</sup> |                 |                 |                 |    |
| Theater                                                        |                 | P <sup>7</sup>  | P               | P               | P               | P               | P               | P  |
| <b>Residential Uses</b>                                        |                 |                 |                 |                 |                 |                 |                 |    |
| Accessory Dwelling Unit                                        |                 | A               | A               | A               | A               | A               |                 | A  |
| Apartment, Condominium (3 or more units)                       | P               |                 | P <sup>18</sup> |                 | P               | P               |                 |    |
| Assisted Living Facility                                       | P               |                 | P               |                 | P <sup>18</sup> | P               |                 |    |
| Bed and Breakfast                                              | P               | P               | P               | P               | P               | P               | P               | P  |
| Day Care Center                                                | P <sup>19</sup> | P <sup>19</sup> | P <sup>19</sup> | P <sup>19</sup> | P <sup>19</sup> | P <sup>19</sup> |                 |    |
| 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 <sup>25</sup> |    |                 |
| Dwelling, Two-Family Detached                       |                 |                   |                 |                 |                 | P               |    |                 |
| Dwelling Units for a Resident Watchman or Custodian |                 |                   |                 | A               |                 |                 |    | p <sup>28</sup> |
| Family Day Care Home                                | p <sup>19</sup> |                   |                 |                 |                 | p <sup>19</sup> |    |                 |
| Houseboats                                          |                 |                   |                 |                 |                 | P               | P  |                 |
| Hotels or Motels                                    | P               |                   | P               | P               | P               | P               | P  | P               |
| Nursing or Rest Home                                | P               |                   | P               |                 | p <sup>18</sup> | P               |    |                 |
| Recreational Club                                   | A               |                   |                 |                 | A               | A               |    |                 |
| Senior Housing                                      | P               |                   |                 |                 | p <sup>18</sup> | P               |    |                 |
| Temporary Residence                                 | p <sup>20</sup> | p <sup>20</sup>   | p <sup>20</sup> | p <sup>20</sup> | p <sup>20</sup> | p <sup>20</sup> |    | P               |
| <b>Retail Uses</b>                                  |                 |                   |                 |                 |                 |                 |    |                 |
| Adult Use Establishments                            |                 |                   |                 | p <sup>21</sup> |                 |                 |    |                 |
| 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 <sup>22</sup> | 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  |
| <b>Miscellaneous Uses</b>                        |      |     |                 |                   |                 |    |    |    |
| 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 <sup>23</sup> | P/S <sup>23</sup> | S <sup>23</sup> |    |    |    |

| 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 <sup>24</sup> | A <sup>24</sup> | P <sup>24</sup> |     |    |    |                 |
| Storage in an Enclosed Building               | A    | A               | A               | A               | A   | A  | A  | A <sup>28</sup> |

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 <sup>14</sup>                                                       | 20 feet               | 45 feet <sup>1</sup> | 0 feet <sup>2</sup> | 0 feet <sup>2</sup> | CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. <sup>3, 11, 13</sup><br><br>Medical District: 0 feet min. | Note 4,5                 | Note 4                   | 20 feet               |
| Minimum Side Yard Setback                                                                      | 0 feet <sup>6</sup>   | 0 feet <sup>7</sup>  | None                | None                | 0 feet <sup>6,8</sup>                                                                                                | 0 feet <sup>5,9</sup>    | 0 feet                   | 0 feet <sup>6,8</sup> |
| Minimum Rear Yard Setback                                                                      | 0 feet <sup>6,8</sup> | 0 feet <sup>7</sup>  | None                | None                | 0 feet <sup>6,8</sup>                                                                                                | 0 feet <sup>5,8,10</sup> | 0 feet                   | 0 feet <sup>6,8</sup> |
| Maximum Building Height <sup>14</sup>                                                          | 55 feet               | 30 feet              | 80 feet             | 80 feet             | CBD – 110 feet<br>Medical – 140 feet<br>Parkway – 50 feet<br>Uptown – 50 feet                                        | 35/55 feet <sup>12</sup> | 35/55 feet <sup>12</sup> | 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.

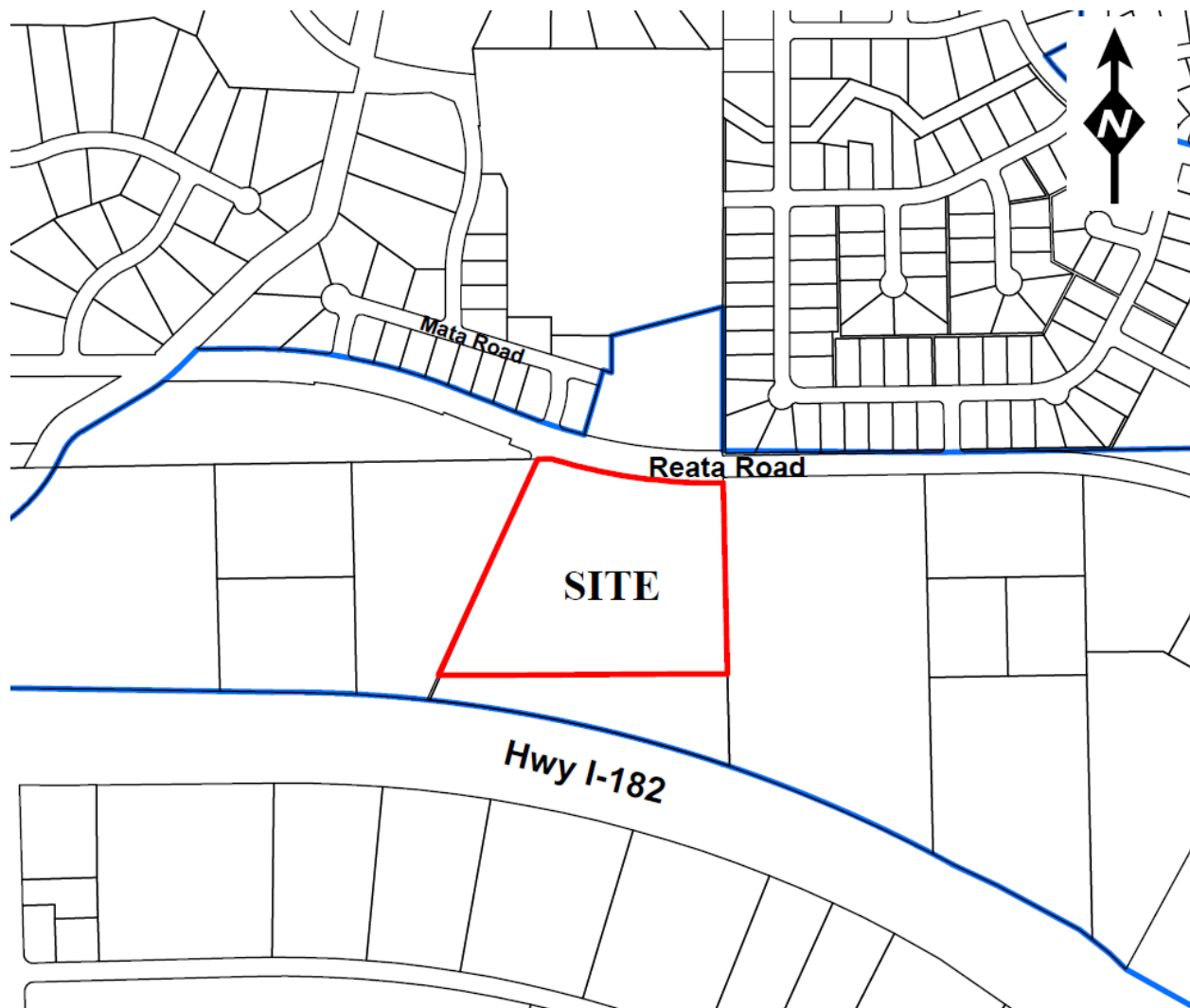
2. Any parking lot that has frontage on a public street or accessway shall be screened with a combination of trees planted at no less than 30 feet on center and shrubs planted to form a uniform hedge within five years. A masonry wall not lower than 18 inches and not higher than 36 inches may be substituted 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 Steve and Susan McDonald have submitted an application to rezone a 14.5 acre site located south of Reata Road, approximately .4 mile west of Leslie Road from R1-10 Single Family Residential to C-3 General Commercial.

A public hearing on the proposed rezone will be held before the Hearing Examiner on Thursday, **March 23, 2017** at 6:00 pm in the Council Chambers, 505 Swift Blvd., Richland WA 99352.

Any person desiring more information, to express their 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, Richland, WA 99352. Ph. 509-942-7596, [rsimon@ci.richland.wa.us](mailto:rsimon@ci.richland.wa.us).





AFFIDAVIT OF MAILING

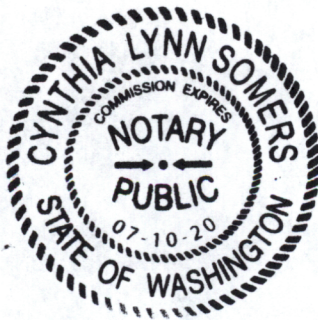
STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF BENTON )

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 8th day of March, 2017, I mailed a copy of the attached NOTICE 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 to rezone a 14.5 acre site located south of Reata Road, approximately .4 mile west of Leslie Road from R1-10 Single Family Residential to C-3 General Commercial.

Kathy L. Anderson  
Signed Name: Kathy Anderson

SIGNED AND SWORN to before me this 8th day of March, 2017 by Kathy Anderson.



Cynthia Lynn Somers  
Notary Public in and for the State of Washington,  
Residing at Kennedy Court  
My appointment expires: July 10, 2020  
Cynthia Lynn Somers  
Printed Name

**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.

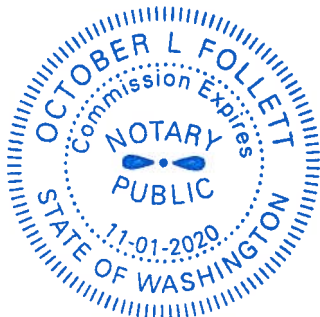
2. On the 10<sup>th</sup> day of March, 2017, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2017-101 on the property at:

225 Reata Road  
PIN # 1- 11882000005004



Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 10<sup>th</sup> day of March, 2017 by SHANE O'NEILL.



Signature of Notary

October L. Follett

Printed Name

Notary Public in and for the State of Washington,

Residing in West Richland

My appointment expires: 11-1-2020



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

Steven and Susan McDonald have filed an application to rezone 14.5 acres from R1-10 Single Family Residential to C-3 General Commercial on property that is located south of Reata Road, approximately .4 miles west of Leslie Road.

The Richland Hearings Examiner, on Thursday March 21, 2017, will conduct a public hearing to review this application 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.



**Looking West**





# Looking South

Hwy I-82  
↓





Looking North





Looking North







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.

|                                                                                                                                                             |                      |                                                                                                                                                            |                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>SECTION I – APPLICANT INFORMATION</b>                                                                                                                    |                      |                                                                                                                                                            |                      |
| Applicant's Name: <u>Steven R - Susan K. McDonald</u>                                                                                                       |                      |                                                                                                                                                            |                      |
| Address: <u>371 Keene Ct.</u>                                                                                                                               |                      |                                                                                                                                                            |                      |
| City: <u>Richland</u>                                                                                                                                       |                      | State: <u>WA</u>                                                                                                                                           | Zip: <u>99352</u>    |
| Phone: <u>509-627-1153</u>                                                                                                                                  | Fax: <u>948-0162</u> | Other and/or e-mail address: <u>ssmcdon@msn.com</u>                                                                                                        |                      |
| Please check under what capacity you are filing:                                                                                                            |                      |                                                                                                                                                            |                      |
| <input checked="" type="checkbox"/> Recorded owner of the property as of <u>2007</u>                                                                        |                      | <input type="checkbox"/> Purchasing under contract as of                                                                                                   |                      |
| <input type="checkbox"/> The lessee as of                                                                                                                   |                      | <input type="checkbox"/> The authorized agent of any of the foregoing, duly authorized in writing (written authorization must be attached to application). |                      |
| <b>SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION</b>                                                                                               |                      |                                                                                                                                                            |                      |
| Street address(es) of property for which the zone change is requested, if applicable:<br><u>225 Keata Road</u>                                              |                      |                                                                                                                                                            |                      |
| <u>Richland, WA</u>                                                                                                                                         |                      |                                                                                                                                                            |                      |
| Relationship to adjacent streets (i.e., west of Main Street between 1 <sup>st</sup> Avenue and 2 <sup>nd</sup> Avenue):<br><u>off Leslie Rd to West 2nd</u> |                      |                                                                                                                                                            |                      |
| <u>near Mata Court</u>                                                                                                                                      |                      |                                                                                                                                                            |                      |
| General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement):<br><u>Vacant land</u>                      |                      |                                                                                                                                                            |                      |
| Size of petition area<br><u>15 Acres</u>                                                                                                                    |                      | acres and                                                                                                                                                  | square feet          |
| <b>SECTION III - CHANGE OF ZONE REQUEST</b>                                                                                                                 |                      |                                                                                                                                                            |                      |
| A change of zone from <u>Residential</u>                                                                                                                    |                      | To                                                                                                                                                         | <u>Commercial-C3</u> |
| is requested for the property described in Section II of this application.                                                                                  |                      |                                                                                                                                                            |                      |
| <b>SECTION IV – JUSTIFICATION</b>                                                                                                                           |                      |                                                                                                                                                            |                      |
| State the reason(s) for the requested change of zone:<br><u>Surrounding property is commercial</u>                                                          |                      |                                                                                                                                                            |                      |
|                                                                                                                                                             |                      |                                                                                                                                                            |                      |
|                                                                                                                                                             |                      |                                                                                                                                                            |                      |



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 27 DAY OF February, 2017.

[Signature]  
Applicant's Signature

[Signature]  
Applicant's Signature

371 Keene Ct.  
Richland, WY 82801  
Address

Address

City, State, Zip

City, State, Zip

627-1153  
Phone

Phone

FOR OFFICE USE ONLY

Date accepted for filing

2/27/17

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

[Signature]  
City Official's Signature