Agenda
Planning Commission Meeting
Wednesday, August 30, 2017
City Hall Council Chamber | 505 Swift Boulevard

Commission Members: Chair Wallner, Vice-Chair Madsen and Commissioners Mealer, Wise, Palmer, Boring, and Berkowitz

Liaisons: Council Liaison Lemley and Alternate Council Liaison Luzzo Gilmour
Staff Liaison Development Services Manager Simon

Regular Meeting - 7:00 p.m. (City Hall Council Chamber)

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

July 26, 2017 Meeting Minutes

Public Comments:

Public Hearing Explanation:

New Business - Public Hearing:

1. Ten Year Comprehensive Plan Update
2. Urban Recreation Zone Text Amendment and Rezoning of Columbia Point South to Urban Recreation and Natural Open Space
3. Critical Areas Ordinance
4. Zoning Text Amendment - Permitting Nursing & Rest Homes in the Business Commerce District

Communications:

Adjournment

The next Planning Commission Workshop is September 13, 2017

The next Planning Commission Meeting is September 27, 2017

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

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PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 08/30/2017

Agenda Category: Approval of Minutes

Prepared By: Rick Simon, Development Services Manager

Subject:
July 26, 2017 Meeting Minutes

Request:
Key 1 - Financial Stability & Operational Effectiveness

Recommended Motion:
Approve the minutes of the Planning Commission meeting held on July 26, 2017.

Summary:

Attachments:

1. July 26, 2017 Meeting Minutes

MINUTES
PLANNING COMMISSION MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, July 26, 2017
7:00 PM

Call to Order:

Chair Wallner called the meeting to order at 7:02 p.m.

Attendance:

Present: Chair Wallner, Commissioners, Mealer, Boring, Berkowitz, and Palmer. Also present were Council Liaison Dori Luzzo-Gilmour, Development Services Manager Rick Simon and Block Grant Coordinator Michelle Burden.

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Approval of Agenda:

Chair Wallner presented the meeting agenda for approval.

COMMISSIONER BORING MOVED AND COMMISSIONER PALMER SECONDED THE MOTION TO APPROVE THE JULY 26, 2017 MEETING AGENDA AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

Approval of Minutes:

Chair Wallner presented the meeting minutes of the April 26, 2017 Special Workshop for approval.

COMMISSIONER BORING MOVED AND COMMISSIONER BERKOWITZ SECONDED THE MOTION TO APPROVE THE MINUTES OF THE WEDNESDAY, APRIL 26, 2017 SPECIAL WORKSHOP AS WRITTEN. MOTION CARRIED UNANIMOUSLY.

Chair Wallner presented the meeting minutes of the May 24, 2017 Meeting for approval.

COMMISSIONER BORING MOVED AND COMMISSIONER PALMER SECONDED THE MOTION TO APPROVE THE MINUTES OF THE WEDNESDAY, MAY 24, 2017 MEETING AS WRITTEN. MOTION CARRIED UNANIMOUSLY.

Chair Wallner presented the meeting minutes of the July 12, 2017 Workshop for approval. Commissioner Berkowitz requested the record show that she objected to the uses described under the Urban Recreation land use workshop item from the July 12th workshop and also wanted to clarify the Commission's position on the maps as related to the DNR property. It was clarified that workshop minutes would reflect only a broad

overview of the meeting including topics covered and discussion on topics would be captured in the regular meeting minutes when the item is actionable.

COMMISSIONER BORING MOVED AND COMMISSIONER BERKOWITZ SECONDED THE MOTION TO APPROVE THE MINUTES OF THE WEDNESDAY, JULY 12, 2017 WORKSHOP AS WRITTEN. MOTION CARRIED UNANIMOUSLY.

Public Comment

Chairman Wallner asked the recorder to read the public comment procedures. After the procedure was read, **Chair Waller** opened the public comment period at 7:09 p.m.

Patrick Paulsen, 2253 Davison Ave., presented comments to the Commission regarding the update to the Critical Areas Ordinance language. He also provided the Commission with his comments in written form, attached as Attachment A

Laurie Ness, 2253 Davison Ave., presented comments to the Commission regarding the Critical Areas Ordinance update. She commented on language within the ordinance and the need for enforcement. Her comments were also provided in written form, attached as Attachment B

Chairman Wallner thanked the public for their comments and closed the public comment period at 7:13 p.m.

New Business – Public Hearing:

1. 2018 Community Development Block Grant (CDBG)/HOME funds

   Block Grant Coordinator Michelle Burden presented the 2018 Community Block Grant application information. She indicated the purpose of the public hearing was to accept public comment on the 2018 CDBG program.

   Chair Wallner opened the public hearing at 7:14 p.m. Having no one come forward for testimony, Chair Wallner closed the public hearing at 7:14 p.m. and opened the item for commission discussion.

2. Z2017-104 Text Amendment to the M-1 Medium Density District

   Mr. Simon clarified that the text amendment was actually to the C-3, general commercial zone. He presented the text amendment and identified the used in both the M-1 and C-3 zones as well as the benefits of changing the zoning in the Horn Rapids area.

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Commissioner Berkowitz asked if an overlay district had been considered for the subject area. Mr. Simon noted that in order to allow for flexibility an overlay was not being used in the instance. He clarified that it was not known at this time how far the C-3 boundary would be moved but did not anticipate a checkerboard effect.

Chair Wallner opened the public hearing at 7:19 p.m. Having no public testimony, Chair Wallner closed the public hearing at 7:20 p.m. and opened the item for commission discussion.

COMMISSIONER BORING MOVED AND COMMISSIONER PALMER SECONDED THE MOTION TO CONCUR WITH THE FINDINGS IN STAFF REPORT Z2017-104 AND RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSED AMENDMENT TO SECTION 23.22.010(D) OF THE RICHLAND MUNICIPAL CODE TO ALLOW FOR C-3 GENERAL COMMERCIAL ZONING TO BE APPLIED TO AREAS THAT ARE DESIGNATED INDUSTRIAL UNDER THE COMPREHENSIVE PLAN IN CLOSE PROXIMITY TO SR240. MOTION PASSED UNANIMOUSLY.

Communications:

Mr. Simon reminded commissioners that the August meeting will be pushed back a week to the 30th. He clarified that there would still be a workshop on August 9th.

Councilmember Luzzo-Gilmour gave the Commission an update on items approved at the last City Council meeting. Councilmember Luzzo-Gilmour also invited Commissioners to attend the annual National Night Out and City Fair on August 1st.

Commissioner Boring noted the new date for the August meeting should be updated on the current agenda.

Commissioner Berkowitz asked for clarification as to the next meeting on the Critical Areas Ordinance and whether or not there would be a public hearing. Mr. Simon offered clarification.

Adjournment:

Chairman Wallner adjourned the meeting at 7:25 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: _____

Rick Simon, Secretary Richland Planning Commission

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Critical Areas Ordinance Comments by Laurie Ness 7/26/2017

Page 1

Article. III

Revise: Fish and Wildlife Habitat **Conservation** Areas

Add: Enforcement for Article Ill-Fish and Wildlife Habitat Conservation Areas (see comment 2)

Add: Enforcement code for

Article IV *Add:* Enforcement code

for Article V *Add:* Frequently

flooded areas

Add: Enforcement code for frequently flooded areas

Page 2

A. 22.10.010 General purpose and intent.

Comment: The City of Richland is required to adopt development regulations that protect the functions and values of Critical Areas. For planning purposes this should be stated and this intent made crystal clear to anyone reading our code.

State: in the RMC for clarity, the intent of critical area protection takes priority above all other land uses and reference state code.

Revise: Critical area protection is not *just* for the benefit Richland. Please refer to the state code in the RMC or add it in the RMC.

2. "Fish and Wildlife Habitat Areas" are not the same as *Fish and Wildlife Habitat Conservation Areas* {RCW 36.70A.030 (5) (c). "Fish and Wildlife Habitat Areas" is "an meaningless term incorrectly used and a non-existent term within state code as a type of critical area. This term cannot be cross-referenced to the statutes. It is confusing to the public as a type of critical area. Please correct this type of critical area term verbatim from our state code and use it within our RMC as one of the 5 types of critical areas.

Comment: Our state code imposes the requirement that special consideration be

given to preserve and enhance anadromous fisheries. Stated it in the appropriate place in the RMC's CAO.

3. *Comment:* Frequently Flooded Areas as a type of critical area is missing. Our CAO needs to add it in the CAO. Being a type of critical area (RCW 36.70A.030 {5)(d) it should be included here along with the other 4 types, regardless if it appears elsewhere in the RMC. The public would not know where to look elsewhere, or worse, not realize it has critical area protections. This is misleading to the public and it is a requirement to include it as a critical area.

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22.10.040 Definitions

"Best Available Science /BAS"

1. *Comment:* Add the definition *of* Best Available Science as defined in its entirety within state code consistency and clarity so the public knows its role in protecting our critical areas.

2. *Comment:* Best Management Practices. Be consistent and include the full definition of BAS here. A partial definition can be misconstrued by the reader.

Page 11

"Qualified Professional" *Comment:* A "Qualified Professional" Not defined as to what discipline the engineer is a professional in. Please clarify. I think an engineering discipline should be stated here which is consistent with state code for this type of critical area. The RMC needs to codify this expertise for type of critical area.

Page 12

"Rehabilitation" Additional wording after "wetland functions" *and values* per our state code.

Page 13

"Secondary Habitat" What is this and where is it defined or referenced in the statutes. Replace: This is confusing definition that cannot be referenced back to a critical area type, with
Fish and Wildlife Habitat Conservation Areas. This is required by statute.

Add "Enforcement" "Violation" "Penalties" and state "Five steps of mitigation" into our critical areas ordinance for clarity.

The RMC's protection of critical areas is not complete without codifying specific direction regarding critical area violations to all our critical areas. Enforcement is only codified in regards to wetlands. Enforcement should be addressed for all the critical areas under their Article.
This would make this CAO cost effective for current and future planning which is the intent of the GMA.

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sComments regarding proposed changes to City of Richland's Draft Critical Areas Ordinance before the City Planning Commission on July 26, 2017

Patrick Paulson
2253 Davison Avenue,
Richland July9, 2017

1. Change to stormwater definition not necessary

Kennewick Irrigation District (KID) proposed the following language be included in the Critical Areas Ordinance (COA):

> "Stormwater" means runoff during and following precipitation and snowmelt events, including surface runoff, drainage and interflow and does not include irrigation surface runoff or drainage.

This language is confusing and unnecessary, since irrigation returns are not considered stormwater under the definitions used by the City or the state. Both the current draft RMC definition and the state's definitions limit stormwater to precipitation events; irrigation returns are not included. Adding this language increases confusion and seems to give irrigation returns even more of an 'exempt' status than they have. The state definition follows:

WAC 173-218-030 contains the definition

> "Stormwater" means the portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, pipes and other features of a stormwater drainage system into a defined surface water body, or a constructed treatment, evaporation, or infiltration facility.

2. Addition of an exemption for operation of irrigation system

KID has proposed the following language be included in the CAO:

> The operation, maintenance, or construction of canals, waterways, drains, reservoirs or other facilities that lie within the boundaries of and are maintained by an irrigation district or company, provided that any new construction or related activity does not encroach into a critical area.

The proposed language change is confusing. It exempts "construction of canals, waterways, drains, and reservoirs or other facilities" in the first clause but than specifically says that "new construction" is covered by CAO if it would encroach into critical area.

Perhaps if the text is changed to "reconstruction of canals, ...", this would be in line with the other exemptions listed. See items B and C from the same section of the CAO, for example:

B. Maintenance, operation and reconstruction of existing roads, streets,

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utilities, and associated structures; provided, that reconstruction of any structures may not increase the impervious area;

c. Normal maintenance, repair and reconstruction of residential or commercial structures; provided, that reconstruction of any structures may not increase the impervious floor area;

3. Description of the amendment to definition of critical wildlife habitat and secondary habitat overstates its affect on the characterization of the East fork of Amon

As noted by Rick Simon, the City's Development Services Manager, in his description of this change, the proposed change reflects the current definition of Fish and Wildlife Conservation areas. It would seem that the amended change merely restates the definition of critical areas and Fish and wildlife conservation areas required by the state, so has no real affect.

This comment is not about the proposed language change, but instead about the characterization of the change made by Mr. Simon in his notes to the Commission for the July 12th workshop. In particular, Mr. Simon states:

> Those portions of the Amon Basin that are strictly made up of artificial features would be exempted from CAO regulations. This would include the east fork of the Amon Basin.

And

> The proposed code change would formally exempt the east fork from CAO regulations.

If the East Fork meets the criteria of fully artificial wetland before then it is not subject to the CAO, but the adoption of this language doesn't affect the determination that the East Fork indeed meet these criteria.

(Note that the proposed CAO does not make it clear that the terms *Critical Habitat* or *critical wildlife habitat* are the terms the city uses to refer to '·fish and wildlife conservation areas", as discussed in Section 6 below).

4. Response to our previous comment regarding wetland definitions

I'd like the code to specifically refer to guidance from the Dept. of Ecology regarding wetland definitions and delineation in addition to the reference to WAC 173-22-035.

5. Definition of Priority Habitat should not be removed

It has been proposed that the term "priority habitat" would be deleted from the definition section of the CAO.

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If no definition for the term 'priority habitat' is given in the list of defined terms, then readers will be unaware that it is a term that is formally defined rather than a generic phrase. The definition should be kept with a citation to the relevant State code. The language can be updated if the State code changes.

(See ..General comments'" in Section 6 below regarding definitions).

6. Section giving definitions should be expanded to include definitions of items related to State requirements for GMA compliance

The State of Washington lays out specific criteria that a municipality must follow to ensure compliance with the GMA. For example, WAC 365-196-830, *Protection of critical areas* specifies that

> (2) Critical areas that must be protected include the following areas and ecosystems:
> (a) Wetlands;
> (b) Areas of critical recharging effect on aquifers used for potable water;
> (c) Fish and wildlife habitat conservation areas;
> (d) Frequently flooded areas; and
> (e) Geologically hazardous areas.

It is difficult to examine the draft CAO to determine if it meets the criteria required by the state. The draft uses terms that do not appear in the WAC, and so, for instance, attempting to find the section of the CAO that deals with "Fish and wildlife habitat conservation areas" through a text search finds no results. Terms that are synonymous with terms that appear in the WAC and RCW should be defined in the Definitions section, along with the text of the term used in the State code and a reference to the State's definition.

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PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 08/30/2017 Agenda Category: New Business - Public Hearing

Prepared By: Kerwin Jensen, Community Development Director

Subject:
Ten Year Comprehensive Plan Update

Request:
Key 1 - Financial Stability & Operational Effectiveness

Recommended Motion:
Motion for the Planning Commission to concur with the findings and conclusions set forth in Staff Report (Z2017-103) and recommend that the City Council adopt the draft plan. (The recommendation should include specific guidance to the Council as to which of the three alternatives should be adopted for the specific areas labeled in the plan as Horn Rapids Northwest, City View West and Columbia Point South.)

Summary:
The City is required to update its Comprehensive Plan every 10 years. The City hired a consultant, Oneza and Associates to prepare the update to the Comprehensive Plan and is submitting a draft for Planning Commission recommendation. A staff report providing additional details is attached.

Attachments:
1. Staff Report
2. Draft Comprehensive Plan
3. Draft Supporting Analysis
4. Draft EIS
5. Land Use Alternatives
6. Public Participation Plan
7. Comprehensive Plan Comment Matrix

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2017-103

PREPARED BY: RICK SIMON
HEARING DATE: AUG. 30, 2017

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND (Z2017-103)

REQUEST: CONSIDERATION OF A COMPREHENSIVE PLAN FOR 2017-2037

LOCATION: CITYWIDE AND INCLUDING THE CITY'S URBAN GROWTH AREA.

REASON FOR REQUEST:

The City of Richland is obligated under the provisions of the Growth Management Act to update its comprehensive plan on a set schedule, which mandates that the City review and update its plan by June 30, 2017. Due to providing additional opportunities for public input, the time frame for adoption has exceeded the June 30th deadline. The City has engaged the firm of Oneza and Associates to assist in the update of its Comprehensive Plan over the past 14 months. A draft comprehensive plan and supporting analysis document has been prepared for Planning Commission consideration.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the proposed draft Comprehensive Plan (Z2017-103) and submits that:

Findings:

1. The Richland Comprehensive Plan was first adopted by the City in 1997 and has been updated on an annual basis since then;

2. The City prepared a public participation plan for the comprehensive plan update and published said plan on its website. Public participation included a variety of methods including visioning workshops, focus group discussions, an on-line

survey, open houses, two public hearings, providing a webpage devoted to the plan update, planning commission and city council workshops, review by other City boards including the parks and recreation commission and the economic development committee, and soliciting comments from other local agencies and organizations. Public notification was also provided in a variety of methods including notices through City utility bills, notices on the City webpage and in the newspaper and notices via email;

3. The City considered the Benton County Countywide Planning Policies in the development of its comprehensive plan and used the population projections provided by Benton County in its planning efforts as mandated under the Growth Management Act;

4. The draft plan did not include an expansion of the Urban Growth Area, except for the specific purpose of providing lands for future industrial development, said land having been granted to the City and Port of Benton through an act of Congress;

5. The City's plan demonstrates that it has adequate land area to accommodate the future growth forecast for the next twenty-year period as required under RCW 36.70A.115;

6. The draft plan includes chapters addressing economic development, land use, housing, transportation, utilities, capital facilities and parks and recreation as required under RCW 36.70A.070;

7. The draft plan considers and incorporates the 14 goals stated in the growth management act under RCW 36.70A.020;

8. The draft plan considered, but did not identify, any agricultural, forest or mineral resource lands of long term significance within the City's urban growth area in conformance with RCW 36.70A.050;

9. The draft plan identifies the general location of critical areas within the City including frequently flooded areas, wetlands, geologic hazards, fish and wildlife habitat and aquifer recharge areas in compliance with RCW 36.70A.050;

10. The draft plan identifies lands that are useful for public purposes, specifically in alternatives for the City View West area, where land for school and park uses are identified in accordance with the provisions of RCW 36.70A.150;

11. The draft plan identifies a siting process for essential public facilities as required under RCW 36.70A.200;

Overall Conclusion:

12. Based on the above findings and conclusions, adoption of the proposed Richland Comprehensive Plan 2017 - 2037 would be in the best interest of the community of Richland and in compliance with the provisions of the Growth Management Act.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2017-103) and recommend that the City Council adopt the draft plan. The recommendation should include specific guidance to the Council as to which of the three alternatives should be adopted for the specific areas labeled in the plan as Horn Rapids Northwest, City View West and Columbia Point South.

ATTACHMENTS

A. Draft Comprehensive Plan 2017 – August 30, 2017
B. Draft Comprehensive Plan Supporting Analysis – August 30, 2017
C. Integrated Non-project Draft Environmental Impact Statement
D. Public Participation Plan
E. General Public Comments, Public Agency Comments, Board & Commission Comments, etc.

SUPPLEMENTAL INFORMATION

DESCRIPTION OF PROPOSAL

The City of Richland has prepared a draft land use plan and supporting analysis document for adoption by City Council. The plan is intended to be a guide for the city's physical development over the next 10 to 20 years and reflects the community's values, activities and future growth. It is intended to fulfill the City's mandate to update its comprehensive plan as required under the provisions of the State Growth Management Act. A copy of the plan and the supporting analysis document is attached.

The plan includes a vision statement, and goals and policies addressing economic development, land use, transportation, housing, utilities and capital facilities. It includes a series of maps depicting future land use, critical areas, shorelines, open space, transportation and utility facilities and capital facilities, and parks and open space.

The plan contains three alternatives as follows:

Alternative 1: No Action. This alternative would maintain the City's existing plan without modification. Growth would occur based on past trends, without land use changes to

affect growth patterns. A more complete description of this alternative can be found on pages 6 and 7 of the Draft Environmental Impact Statement.

Alternative 2: Recommended Growth Target. This alternative includes the following changes to the plan: Re-designation of 272 acres of land from an urban reserve designation to a low density residential designation in an area termed Horn Rapids Northwest. This land is located south of SR 240 and west of Twin Bridges Road. Secondly, this alternative would reclassify 330 acres of urban reserve land termed the City View West area into a mix of land uses, consisting of 155 acres of low density residential; 41 acres of medium density residential; 18 acres of high density residential; 41 acres of commercial; 40 acres of public facility; five acres of developed open space and 32 acres of natural open space. Finally, this alternative proposes changes in land use designations to the Columbia Point South area that is currently designated as public facility, developed open space and natural open space. This alternative would designate the area as commercial recreation and natural open space. A complete description of this alternative begins on page 10 of the draft environmental impact statement.

Alternative 3: Recommended Growth Target – High Density, Preferred Alternative. This alternative is similar to alternative 2, in that it proposes land use changes for the same three areas, but has a slightly different mix of land use designations. In the Horn Rapids Northwest area, the urban reserve area would be changed to 230 acres of low density residential and 42 acres of medium density residential. In the City View West area, the land use designations would consist of 34 acres of high density, 16 acres of medium density, 143 acres of low density, 40 acres of public facility, 54 acres of commercial, 38 acres of natural open space, and five acres of developed open space. In the Columbia Point South area, this alternative would have designate 80 acres as urban recreation and 177 acres as natural open space.

CITY DATA

The plan addresses the 25,846 acres that are currently within City limits as well as the 2,848 acres that are located outside of City limits but located within the Urban Growth Area. Finally, there is another 901 acres that is proposed for inclusion within the Urban Growth Area, pending approval of Benton County. The City's current population within its city limits is estimated at 53,410 persons (2016 OFM estimate) with another 1,323 persons residing within the Urban Growth Area.

PREVIOUS COMPREHENSIVE PLANS

The City first adopted a comprehensive plan in response to Growth Management Act requirements in 1997. Since then, the plan has been updated on an annual basis. The current draft represents the first time that the plan has undergone a complete revision.

ENVIRONMENTAL REVIEW

A draft Environmental Impact Statement (EIS) has been prepared to evaluate the environmental impacts of the three alternatives. In accordance with the provisions of the State Environmental Policy Act, a 60-day public comment period was provided for the public. Additionally, an extra 30-day public comment period was also provided. Comments were accepted through August 14, 2017. Comments have been evaluated and any necessary adjustments have been made to the document and a final environmental impact statement will be issued. City Council will not make a final decision on adoption of the plan until the EIS process has been completed.

GROWTH MANAGEMENT ACT COMPLIANCE

Under the provisions of the State Growth Management Act (GMA), the City is obligated to adopt, maintain and update a comprehensive plan in a manner consistent with the state law. The following is a brief summary of the specific provisions of the GMA applicable to the adoption of the proposed draft plan.

According to RCW 36.70A.130, cities within Washington are obligated to update their plans on an eight-year schedule. In Benton County, cities are required to complete their plan updates by June 30, 2017. While Richland has made significant progress in this endeavor up to and including the preparation of a draft plan for public review and comment, the plan will not be officially adopted by the deadline. One of the other GMA requirements calls for the city to provide a 60-day comment period to state agencies (RCW 36.70A.106). This comment period was initiated, and in fact, an additional 30-day review period was implemented. Final adoption of the plan by Council will be delayed until late summer or early fall. After June 30th and up until final plan adoption, the City will be considered to be noncompliant and will not be eligible for a variety of state grants or loans. A check with City departments revealed that the City would not be impacted by the brief period of grant ineligibility.

RCW 36.70A.140 requires each city preparing a plan to establish and disseminate a public participation plan. The Planning Commission reviewed this plan last year and it has been posted on its website. A copy is also attached. The draft plan briefly summarizes public involvement activities on page 3 of the draft. Of particular note was an online survey in which over 850 individuals participated. One of the most recent steps in the public participation plan was to provide opportunities for approximately two dozen local agencies and organizations, as well as local Native American tribes, to review and comment on the plan. The comments received from these agencies are attached. Notification of these local agencies also serves to satisfy the City's obligations for coordination with other jurisdictions as required under RCW 36.70A.100. Part of coordination with Benton County involves the City's adoption and use of countywide planning policies per RCW 36.70A.210. This is addressed on page 2 of the draft plan and a full copy of the countywide planning policies is included as Exhibit B of the Supporting Analysis document.

RCW 36.70A.110 establishes that counties must delineate Urban Growth Area (UGA) boundaries, beyond which cities cannot grow. The City has filed a request with Benton County to expand its UGA boundaries by 901 acres in order to include lands that were deeded to the City, the Port of Benton and Energy Northwest by the federal government. These lands have been reserved for future industrial development. The County has not yet made a final decision on this application, but one is expected in the near future. The maps contained in the draft plan show the proposed UGA boundaries.

Each City under RCW 36.70A.115 must demonstrate that it has sufficient land capacity to accommodate the development needed to serve the anticipated population growth over the next 20-year period. With the exception of the need for additional industrial land (see above), the City has adequate lands within its current UGA boundary to accommodate the expected population growth of approximately 23,700 persons over the next 20 years. (Refer to the discussion beginning on page 23 of the Supporting Analysis document.) The projected level of population increase is established by Benton County, based on population projections published by the Washington State Office of Financial Management.

For each comprehensive plan, RCW 36.70A.070 requires the following elements to be addressed: Land Use, Housing, Capital Facilities, Utilities, Transportation, Economic Development, and Parks and Recreation. Further detail on this topic is included in the Supporting Analysis document.

Each city is required to identify and designate mineral lands, agricultural lands, forest lands of long-term commercial significance and critical areas per RCW 36.70A.050. During the adoption of its initial comprehensive plan in 1997, the City determined that no lands within the Richland UGA qualified for these designations. (Refer to page 30 of the plan draft.) While some lands within the City are designated as agricultural lands, they received that designation because they are located in the floodplain or were assigned that designation on an interim basis and are not considered agricultural lands of long-term commercial significance. Not surprisingly, there are no forest lands within the City. While there are some active gravel pit sites within the City, none of these sites qualify for designation and since no new information is available in this regard, the City continues its practice of not designating lands as suitable as mineral resource lands per RCW 36.70A.131. The City does have critical areas and has amended its critical areas regulation and updated its map (See LU-4 on page 34 of the plan draft.)

RCW 36.70A.150 requires cities to identify lands that are useful for public purposes. In addition to designating existing publically owned properties as Public Facilities, the plan draft identifies new park and school sites within the City View West area.

The siting of essential public facilities is required under RCW 36.70A.200. The plan draft addresses this issue on page 61.

RECENT AMENDMENTS

Staff has identified some proposed changes to the land use map to be included in the draft comprehensive plan but are not yet reflected on the map. These changes can be described as housekeeping measures and are described below and in the attached maps:

- Within the Badger Mountain South master planned area, both the Richland and Kennewick School District have purchased properties for future school sites. The City, through a development agreement has obligated itself to construct and operate two future park sites that are located adjacent to the school sites. The map amendment would designate the school sites as public facility and the park sites as developed open space;
- Richland Energy Services has obtained a 3.5 acre parcel located at the northwest corner of the intersection of Leslie and Reata Roads for the construction of a substation, prompting a change in the land use designation from commercial to public facility;
- The Kennewick School District has purchased a 13.6 acre site for the construction of an elementary school located within the Clearwater Creek development, adjacent to Bellerive Drive. The proposal would amend the land use designation on this site from low density residential to public facility;
- The Bonneville Power Administration has a power line easement that runs through South Richland. A portion of this easement runs between the subdivisions of Meadows East and the Heights at Meadow Springs. The proposal would change the designation on this 5.8 acre tract from low density residential to developed open space, in keeping with the land use designation in place on the remainder of this easement;
- The Richland School District has constructed Orchards Elementary School on a 12.3 acre site located on Gala Way. The proposal would amend the designation from low density residential to public facility. Additionally, the City has constructed a neighborhood park on the adjoining 3 acres. The designation on this property would change from low density residential to developed open space;
- The City operates a fire station at 710 Gage Boulevard on .86 acres. The proposal would amend the land use designation from commercial to public facility on this site;
- The Kennewick Irrigation District owns 50 acres of property located north of Keene Road, west of Duportail and south of Kennedy Road that is currently designated as industrial. This property is zoned business commerce and the proposal would change the land use designation to business commerce. At the time that this property was first zoned for this use, the City did not have a business commerce land use designation;
- Within the City's Howard Amon Park, the area between the riverfront trail and the river is designated as natural open space. Throughout the City's riverfront only this particular trail segment carries this designation. The proposal would change the designation on 2.5 acres from natural open space to developed open space.
- Land Use Map LU-4 Critical Areas has been modified to reflect the location of potential wetland areas. Because specific wetland delineations have not been

completed on these areas, they are designated as “suspected wetlands” on the map.

PUBLIC AGENCY COMMENT

A variety of local agencies and organizations were given an opportunity to comment on the plan. The list of agencies contacted included both the Richland and Kennewick School Districts, the Benton Franklin Health District, both the Benton and Kennewick Ports, the Benton-Franklin Council of Governments, the Benton-Franklin Transit Authority, the cities of Kennewick and West Richland, Benton County, the Kennewick, Columbia and Badger Mountain Irrigation Districts, the Benton Clean Air Authority, the Bonneville Power Administration, Kadlec Regional Hospital, the Pacific Northwest National Laboratories, WSU Tri-Cities, Columbia Basin College, Charter Communications, Frontier Communications, and Suddenlink Communications.

State agencies are given a separate opportunity to comment on the draft plan as mandated under the Growth Management Act. This comment period was initiated on May 15th and concluded on August 14th. Additionally, all area Native American tribes were notified of the comment period (Umatilla, Yakama, Nez Perce, Colville, Wanapum).

BOARD AND COMMISSION COMMENTS

The draft plan was circulated to the Richland Parks and Recreation Commission and the Richland Economic Development Committee. Comments from both boards are attached.

PUBLIC COMMENTS

A number of public comments have been received throughout the comprehensive planning process. Copies of the latest public comments that have not been previously supplied to the Commission are attached.

ANALYSIS

The draft plan can best be described as an update to the existing plan rather than an entirely new plan. Generally, land use designations, transportation and utility corridors, and capital facilities have largely been left in place, with some minor modification. Existing goals and policies have been refined and condensed but the general direction outlined in the previous plan remains largely intact.

The draft plan has been significantly streamlined when compared to the existing plan, having been divided into two documents. The plan itself, contains the vision statement and goals and policies and maps for each chapter of the plan – economic development, land use, housing, transportation, utilities and capital facilities. The supporting analysis document includes more detailed background information for each of the chapters. The combination of the two documents makes the plan a more user friendly document for both

those that are interested in an overview of the plan and for those that want more detailed information.

The draft plan does differ from the existing plan in three distinct areas: Horn Rapids Northwest, City View West and Columbia Point South. The no action alternative (alternative 1) would not change the existing land use designations for these areas, while alternatives 2 and 3 would place a variety of new land designations on these areas.

The consultant and staff have identified Alternative 3 as the preferred alternative as it provides for higher density development in the areas of Horn Rapids Northwest and City View West and would leave more of Columbia Point South in natural open space, while still providing potential for some limited urban recreation development.

SUMMARY

Approval of the proposed comprehensive plan would provide a guideline for the City's physical development over the next 10 to 20 years in a manner that complies with the provisions of the Growth Management Act and would be in the best interests of the community of Richland.

Richland

City of Richland

Comprehensive Plan 2017

CITY OF RICHLAND
COMPREHENSIVE PLAN

2017 – 2037

August 30, 2017

Prepared for

City of Richland

Prepared by

Oneza & Associates

Prepared with assistance from

Anchor QEA

J-U-B Engineers Inc.

ECONorthwest

ACKNOWLEDGEMENTS

Thank you to the members of our community for valuable input. Thank you also to current and previous City Council Members and Planning Commissioners for your time and effort in the creation of this document and the original plan to build on.

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INTRODUCTION

In this chapter, you will find:

- Planning Background: why we plan
  - Growth Management Act (GMA)
  - Benton County Countywide Planning Policies
- Richland Community Profile
- Public Participation Plan
- Comprehensive Plan Framework

BACKGROUND

The Comprehensive Plan is a basic foundation for local government planning. Richland's Comprehensive Plan acts as a guide for the community's physical development (land use) over the long term that reflects the community's values, activities, and future growth. It guides the City's decisions on land use, transportation, infrastructure, housing, economic development, and the environment.

Cities and other government jurisdictions adopt comprehensive plans to serve as guides for future activities. A comprehensive plan does not carry the weight of law. Rather, it is a policy statement that points the way to a future in which the City of Richland thrives and maintains all the qualities its citizens value. The vision, goals, and policies included in this plan are developed through extensive communication with a wide range of groups and individuals.

GMA Planning Goals:

- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Protection of Property Rights
- Predictable Permits
- Natural Resource Industries
- Open Space and Recreation
- Environmental Protection
- Citizen Participation and Coordination
- Public Facilities and Services
- Historic Preservation
- Shoreline Management

The City uses the policies in a comprehensive plan as a guide for its future activities, particularly the crafting of ordinances that relate to zoning, land use, and development. The plan provides a consistent framework for legislative and administrative action, always steering the City towards the desired future and away from a patchwork of laws and rules

that conflict with the vision or with one another.

Growth Management Act

In 1990, the Washington State Legislature adopted the Growth Management Act (GMA), mandating growth to occur within Urban Growth Areas (UGA). Its goals include concentrating development in urban areas to prevent sprawl, encouraging affordable housing, efficient transportation systems and economic development, providing adequate public facilities, and protecting historic and natural resources. It contains additional goals for citizen participation, permit processing, private property rights etc.

Richland developed its first Comprehensive Plan under the GMA guidelines in 1998. The population in Richland has grown at an average rate of two percent each year in the last 20 years. With the plan in place, the City has accomplished many of its planning goals to accommodate growth. This updated Comprehensive Plan will serve as a guideline for the next 10 years under the Growth Management Act. As the City continues to experience steady population and economic growth, delivering public services is key to maintaining this continued growth pattern.

Benton County Countywide Planning Policies

Managing growth can be ineffective if it is carried out in a patchwork fashion. Therefore, the GMA provides a framework for regional coordination. Counties planning under the GMA should prepare Countywide Planning Policies (CWPP) and establish urban growth areas (UGAs). Cities and the county are required to be consistent with the Countywide Planning Policies in their comprehensive planning.

The Benton County Board of Commissioners adopted the "Benton Countywide Planning Policies" in 2016 (Appendix B). This document establishes policies that the City's Comprehensive Plan follows in addressing everything from transportation to the provision of municipal services to economic development to fiscal considerations.

COMMUNITY PROFILE

The City of Richland lies at the confluence of the Yakima and Columbia Rivers, in the geographic region known as the Mid-Columbia Basin. Richland and the nearby communities of Pasco and Kennewick are commonly called the Tri-Cities. This Comprehensive Plan looks at the area in Richland from the Hanford Nuclear Reservation on the north, to Kennewick on the south, and from the Columbia River on the east, to the Yakima River and the City of West Richland on the west. The Yakima River delta has shaped the City's growth into two areas, the north and south sides of the City.

Due to its location, Richland enjoys access to water and natural resources. The Columbia and Yakima Rivers provide water for irrigation of nearby farmland as well as for domestic use. They offer a variety of opportunities for the City, such as open spaces, recreation systems, parks, and waterfront developments.

History

Native Americans lived at the mouth of the Yakima River, which they called the Tapteal, in an area that is known as Richland today.

Richland falls within the Southern Plateau, part of the larger Columbia Plateau culture area. The Yakima-Columbia confluence has a rich archaeological record, with sites in the area attributed to all of the Southern Plateau cultural phases. The area has been "occupied more or less continuously for the last 10,000 years" (Western Heritage 1983:4). There are many recorded archaeological sites within a mile of the confluence. National Register-listed properties include the Columbia Point

area, Bateman Island, and the Tri-Cities Archaeological District (Anchor QEA, 2014).

In 1943, Richland was a small farming town of about 300 residents. In that year, the US Army Corps of Engineers, Manhattan Engineer District purchased most of the area for a massive project to produce plutonium. The federal government planned and built a complete community to serve this project, including schools, housing, and parks. Two years later, Richland residents working at the new Hanford Nuclear Reservation produced the plutonium fuel for America's first nuclear detonation and for the second nuclear bomb used in World War II. By the end of World War II, the population in Richland swelled to 21,000 persons.

For 15 years, only employees of the Hanford Reservation could live in the town that the federal government built. After several years of discussion at both the local and federal levels, the federal government began the process of turning Richland into a self-governing city. Citizens were able to purchase their government-owned houses and Richland was incorporated as a first-class Washington city in 1958. The federal government began to sell the prefabricated housing erected for Hanford workers, which had been intended to be temporary. Much of that housing was renovated and remains in use today.

F house

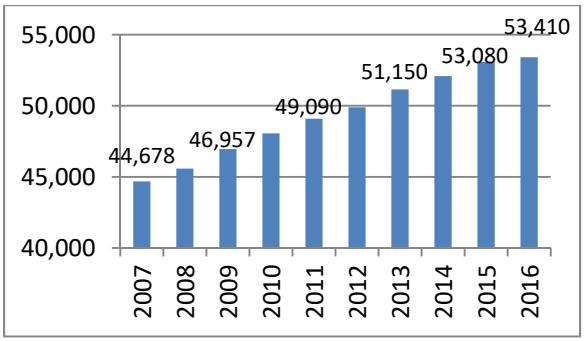
In addition to prefabricated homes, Alphabet Homes were built in Richland between 1943 and 1951. The Alphabet Homes were based on a series of house plans denoted by a letter in the alphabet (an A house, an F house, etc.).

Current Trends

Richland has experienced rapid growth in the last decade. The Tri-Cities Metro area is one of the fastest growing areas in Washington State. In addition to its 2016 population of 53,410 in the City limits, and 54,732 including the UGA boundary, the City is expected to add 23,699 persons in the next 20 years.

Much of the development within the City can be linked with the Department of Energy's activities at Hanford. Most of the highly skilled Hanford workforce, such as researchers, engineers, and scientists, live in Richland. The top three employers in the Tri-Cities metro area, Battelle/Pacific Northwest National Laboratory (PNNL), Kadlec Regional Medical Center (KRMC), and Bechtel National, are all located in Richland. The economy of the City, however, is becoming more diverse with the rise of the healthcare sector (Kadlec), education (WSU Tri-Cities and Columbia Basin College (CBC)), and the agricultural industry in the region.

Figure INT-1: Population Growth in the Last 10 Years in Richland



Source: Office of Financial Management, 2016 estimate

PUBLIC PARTICIPATION

The City of Richland updated its Public Participation Plan in 2016. Cities and counties planning under the GMA must establish "…procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans."

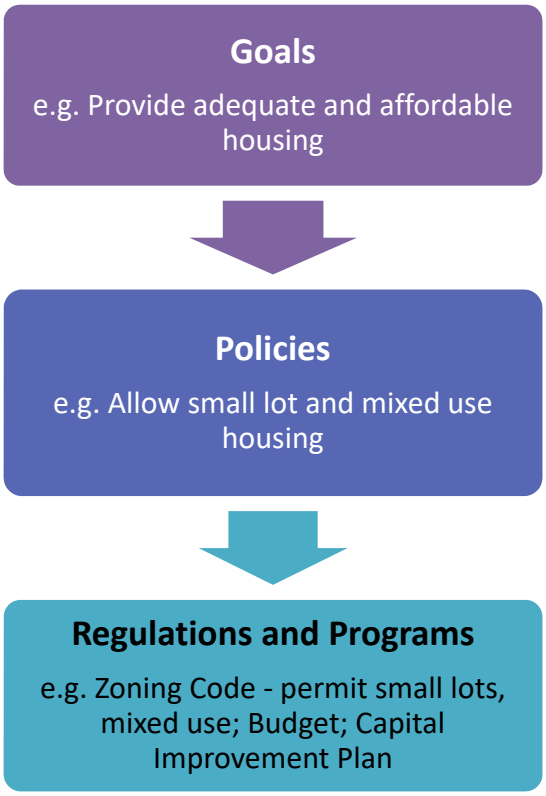
In 2016 and 2017, the City conducted multiple opportunities for public involvement in the form of public workshops, topic group discussions, open houses, citizen surveys, etc. The City established a Comprehensive Plan webpage to disseminate information to, and gather input from, the public. The City reached out to stakeholders such as Pacific Northwest National Lab (PNNL), Richland School District, Columbia Basin College, and Benton Franklin Council of Government (BFCG). The City also held Planning Commission and Council workshops. Planning Commission hearings were held in May and August of 2017 with published notices. The City Council adopted the Plan in XX, 2017. The Plan's goals and policies directly reflect the input received from the public.

PLANNING FRAMEWORK

Richland's Comprehensive Plan includes major planning components, visions, goals, policies, and analyses.

A vision is a collective value and target of a community, it is what a community wants to become.

Goals are individual values aimed at achieving the vision.



Policies define how we accomplish the goals.

Regulations, codes and ordinances implement policies.

There are six key elements in the Comprehensive Plan: economic development, land use, housing, transportation, utilities, and capital facilities.

Plan Elements:

- Economic Development
- Land Use
- Housing
- Transportation
- Utilities
- Capital Facilities

Goals and policies are included in relevant elements in order to ensure they carry out the vision of the community. There are sub-

elements under some of these elements with specific goals and policies.

This Core Comprehensive Plan is designed to be user-friendly. A supporting analysis document includes additional detailed information. The supporting analysis document also includes inventory data and analysis. In order to eliminate redundancy, goals and policies are only included in the Core Comprehensive Plan.

Integrated EIS

An integrated Environmental Impact Statement (EIS) is prepared to review the significant impacts the updated Plan is likely to have. An integrated EIS is a combined GMA/State Environmental Policy Act (SEPA) document prepared in accordance with Washington Administrative Code (WAC) 197-11-235. It discusses how environmental values are considered in the plan such as goals, policies, and land use designations.

This integrated document analyzes alternatives in an environmental impact statement summary document (Appendix C).

COMMUNITY VISION

In this chapter, you will find:

The City of Richland's vision and values for the following,

- Community and Neighborhood Character
- Economic Development
- Land Use and Growth
- Housing and Neighborhood
- Transportation
- Open Space and Natural Areas
- Public Engagement
- Urban Design and Culture
- Sustainability
- Parks and Recreation
- Public Facilities
- Utilities
- Public Safety
- School

VISION AND VALUES

Visions are ideas of what Richland will be like at the end of the 20 years planning period. In 2016, the City conducted several visioning workshops with the public, Planning Commission, and City Council. An online survey was also conducted with more than 850 respondents participating, offering input on multiple issues. Vision ideas were gathered from a range of people living or doing business in Richland.

Vision

Richland is a progressive, safe, and family-friendly community that welcomes diversity. It is noted for excellence in technology, medicine, education, recreation, tourism, and citizen participation. This dynamic city, situated on two rivers, actively supports opportunities for economic development that are in harmony with the area's unique natural resources.

Key components of the community's land use vision are categorized into several values discussed in the subsections below. Detailed vision information is available in the Public Involvement Summary document (Appendix D).

Community and Neighborhood Character

Richland is a vibrant, progressive, safe, diverse, and family-friendly community with opportunities for jobs, housing, and recreation.

Public Engagement

Public visioning meeting

Richland communicates with the public in a variety of ways to engage, understand, and address the community preferences, values, and concerns.

Economic Development

Richland uses sound economic development practice to create a diverse and sustainable economy. It is a leader in technology, medical services, and research. Both small and large businesses are vibrant and growing. The City Center is walkable with mixed-uses. The mixed-use waterfront areas offer views, amenities, and recreational opportunities while protecting certain unique natural resources.

Land Use and Growth

Richland manages growth within its urban growth area while revitalizing existing neighborhoods and the City Center. Richland's bustling Central Business District is developed as a mixed-use village with pedestrian amenities, transit access, and bike paths.

Housing and Neighborhood

Housing is available in Richland for all income and age groups. It offers multiple housing choices such as single-family, multi-family, mixed-use, and assisted living facilities.

Transportation

The City's transportation system is efficient and multi-modal. Richland's neighborhoods are well connected for car and transit, and safe for bike and pedestrian traffic. It maintains efficient connectivity with neighboring jurisdictions.

Streets and crosswalks

Open Space and Natural Areas

The community recognizes that natural resources add value to the quality of life. Richland preserves and protects existing natural resources, and critical areas. Uses along the riverfront protect natural resources.

Urban Design and Culture

Richland is a physically appealing community with a diverse cultural heritage. It is a hub of arts, culture, and education.

Farmers' market

The community values high quality design in shaping its natural and physical character in building, landscape, and streetscape design. Its urban areas are revitalized with public spaces and pedestrian-friendly features.

Sustainability

Sustainable growth in Richland brings opportunities for mass transit, and bike and pedestrian trails. The community practices water conservation, recycling, and natural resource protection.

Parks and Recreation

Howard Amon Park and the Community Center

Richland protects and maintains its highly valued parks and recreation system. Richland's park system meets a variety of user needs including sports and other recreational activities in its developed and undeveloped parks.

Public Facilities

Richland provides quality public facilities for all age and income groups. This includes education, library, medical, municipal, and community facilities.

Utilities

Richland is forward thinking in providing utilities with systems that are sustainable and support the planned growth.

Public Safety

Richland Fire Station 74

Richland highly values public safety and a safe lifestyle. As such the City maintains public safety for all ages and neighborhoods.

Schools

Schools that provide quality education are important for the community. Richland's schools are economically and ethnically diverse, providing neighborhood stability and excellent education outcomes for all students. Richland coordinates with school districts to ensure schools are located appropriately to serve its community.

GENERAL COMMUNITY GOALS

Community Goal 1: Ensure and enhance the continuing sense of a livable and sustainable community in Richland.

Community Goal 2: Create a vibrant, progressive, and physically, socially, economically, and culturally diverse community providing choices of jobs, housing, and recreational opportunities to its residents of all ages.

Community Goal 3: Encourage continued interaction with other city, county, regional, tribal, state, and federal governments in order to coordinate regional efforts.

Community Goal 4: Encourage the identification, preservation, and enhancement of historic elements to give the future of the City continuity with the past.

Community Goal 5: Encourage the identification, preservation, and restoration of the City's open space and natural areas to maintain habitat, provide opportunities for residents to connect with nature, and meet educational, health, and outdoor recreational needs with associated economic opportunities to the community.

Community Goal 6: Implement programs for the improvement of the built environment and its aesthetic quality to maintain a clean, safe, and attractive community.

Community Goal 7: Develop a vibrant Central Business District planned on a high density land use.

Community Goal 8: Provide infrastructure and public facilities that serve the best interest of the community.

Community Goal 9: Provide and support an efficient, varied, and well-maintained transportation network.

Community Goal 10: Achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy.

Community Goal 11: Work to implement the City's Strategic Keys.

Community Goal 12: Continue active citizen involvement and outreach education in development decisions and planning for Richland's future.

ECONOMIC DEVELOPMENT ELEMENT

In this chapter, you will find:

- Goals and policies guiding economic development in Richland
- Challenges and opportunities
- Trends and forecasts
- Key recommendations

INTRODUCTION

The economic development element of the comprehensive plan is intended to guide investments through a framework of strategies and policies with the overall goal of growing economic opportunities in the City. The intent is to identify sound economic development practices to build a strong economy where local businesses are welcomed and encouraged by the City, and ensure the economy is resilient, dynamic, and sustainable for current and future generations.

The City's ability to understand its competitive advantages and proactively work to attract a wide range of employers will in turn create more high-wage jobs, which will in turn produce municipal revenues for maintaining and enhancing quality service levels, infrastructure, and facilities.

GOALS AND POLICIES

ED Goal 1: Build the diversity, resiliency, and equity of the City's economy to ensure opportunities for growth and shared prosperity.

Policy 1: Support the growth of a balanced mix of companies in the following sectors: high technology, professional service, personal service, retail trade, agricultural processing, energy industries, manufacturing, and tourism.

Policy 2: Support expansion and improvement of business recruitment, retention and expansion programs to provide outreach and assistance to startup and existing businesses.

Policy 3: Encourage educational institutions and non-profits to train a skilled future workforce.

Policy 4: Recognize that infrastructure, including transportation and utility planning are vital to economic development and attracting businesses.

ED Goal 2: Make Richland a center of entrepreneurial business, and research and development opportunities.

Policy 1: Develop a detailed strategy to help grow technology businesses in the City of Richland.

Policy 2: Leverage scientific and technology research at PNNL and WSU-Tri-Cities for spin-off local businesses.

Policy 3: Enhance Richland's physical and business environment for technology-based companies.

Policy 4: Remove unnecessary barriers for start-ups and entrepreneurs.

ED Goal 3: Support businesses of all sizes.

Policy 1: Ensure that small and medium businesses receive similar advantages as large businesses in terms of assistance from the City and other agencies.

Policy 2: Streamline and administer regulations to ensure predictability, efficiency, and transparency.

ED Goal 4: Work closely with healthcare, education, and other regional institutional partners to strengthen collaboration.

Policy 1: Enhance the connection between sectors – medical, educational, research, and technology to encourage collaboration and skilled job placement.

Policy 2: Engage local and regional partners in discussions about land use, transportation, and facilities to complement business development.

Policy 3: Support growth and expansion of Kadlec Regional Medical Center and diverse medical companies, WSU-Tri-Cities, Columbia Basin College, and PNNL within the City.

ED Goal 5: Ensure that Richland's economic development goals are aligned with regional economic development and marketing efforts.

Policy 1: Coordinate with local, regional, and state economic development organizations in activities to attract new businesses and industries to the community.

Policy 2: Facilitate collaboration with Tri-City Development Council (TRIDEC) and the Tri-Cities Visitor and Convention Bureau to develop and implement seamless, collaborative, low-cost, and effective marketing efforts designed to recruit new businesses, expand existing businesses, and build a positive national image.

Policy 3: Accommodate the continued use of the Port of Benton barging facilities in north Richland, consistent with the City's Shoreline Master Program (SMP).

Policy 4: Market the newly transferred 1,341 areas land from DOE to the City, the Port of Benton, and Energy Northwest for large industrial developments.

ED Goal 6: Encourage vibrant mixed-use areas in Tri-Cities as destinations to live, work, and visit.

Policy 1: Stimulate the development of quality retail and entertainment venues through incentives and infrastructure investments.

Policy 2: Assist small business owners to enhance their skills and profit opportunities.

Policy 3: Work with public and private groups to expand the range of tourist attractions within the city.

Policy 4: Facilitate retail development and encourage infill in the Central Business District, Uptown, and nearby commercial areas.

Policy 5: Promote performing arts venues and activities through partnerships with regional economic development agencies.

Policy 6: Expand the range of options for housing in areas planned for higher density development.

Policy 7: Support development of higher density housing.

Policy 8: Attract young professionals by promoting their preferred types of job, housing, and entertainment options.

ED Goal 7: Recognize parks, natural areas, and a built environment with quality design for the value they offer as major attractions.

Policy 1: Preserve open space areas and associated functions and values.

Policy 2: Work with public and private groups to support these areas.

Policy 3: Provide opportunities for active and passive recreation in parks and open spaces.

Policy 4: Promote quality design for public projects as well as private developments.

CHALLENGES AND OPPORTUNITIES

Richland includes major employers of the Tri-Cities area. The work performed at the Hanford site in tandem with the research at PNNL have driven economic development in the region and City for decades. This is currently the region's largest economic strength and a source of its greatest economic opportunity.

The region has shown strong growth in economic output over the past several decades leading to sustained employment growth. From a regional economic perspective, the agricultural sector is one of the most competitive in the region, which is not surprising given the region's agricultural advantages. The region has a strong industrial/manufacturing base that has sustained itself over time yet the largest portion of the economy is service-based (both professional/business and personal) that continues to drive economic growth in the recent decade. However, growth in most other sectors have mirrored the nation as a whole; fueling economic conversations that the region needs to find new growth in sectors that can produce and sustain both comparative and competitive advantages.

The City of Richland contains a large concentration of the region's professional service sector. The City is home to the two of the largest non-governmental employers in the region, PNNL and Kadlec, that account for nearly 8,000 employees in the City. From a land use perspective, Richland has more than half of the region's commercial office space and industrial space, respectively; and is second only to Kennewick in the amount of retail space.

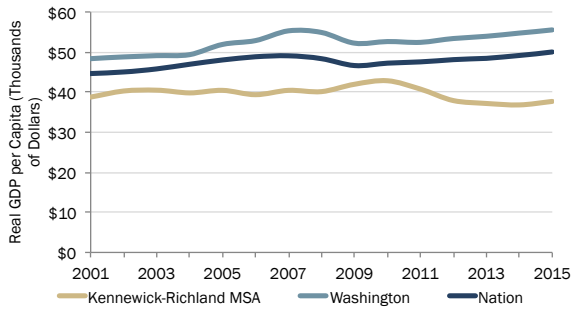
Additionally, Richland has strong demographics for future economic growth. Employees and households are on average better educated and better paid, with a larger segment of the population in its prime working age. From this perspective, the City should be well positioned to capitalize its past performance and existing assets to extend its economic growth.

TRENDS AND FORECAST

The economy of the Tri-Cities region is primarily service-based. Goods-producing industries (such as manufacturing) make up for less than 25 percent of the total economic output. The Tri-Cities economy was less impacted by the recession in 2008, due to the increase in employment at Hanford as part of the American Recovery and Reinvestment Act (ARRA) of 2009. The total output declined from $10.3 billion in 2010 to $8.6 billion in 2014 partly due to the end of ARRA and partly reflecting the national recession trends. However, most recent data has indicated that economic conditions have continued to improve over the past two years.

On a Gross Domestic Product (GDP) per capita basis, the Tri-Cities region is not as productive when compared to Washington State and to the nation. On this measure, the region has been slower to recover than the state as a whole. GDP per capita is the most common indicator of economic performance of regions. GDP per capita is calculated by measuring Gross Domestic Product in a year, and dividing it by the population. The reasons for the lower GDP per capita in the region are complex but are due to the large presence of government-supported activities.

Figure ED-1: GDP per Capita, 2001-2015



Source: Bureau of Economic Analysis, 2016

The Tri-Cities area is unique in that its employment base is dominated by a select number of large employers.

Table ED-1: Top Ten Tri-Cities Employers

	Company	Industry	Employees
1	Battelle/ Pacific Northwest National Laboratory	Research & Development	4,365
2	Kadlec Regional Medical Center	Health Services	3,304
3	Bechtel National	Engineering & Construction	2,898
4	ConAgra Foods	Food Processing	2,727
5	Kennewick School District	Education	2,130
6	Washington River Protection Solutions	Environmental Remediation Services	2,077
7	Pasco School District	Education	2,015
8	Mission Support Alliance, LLC	Support Services, Hanford/Dept. of Energy Site	1,928
9	Richland School District	Education	1,500
10	CH2M Hill	Environmental Remediation Services	1,400

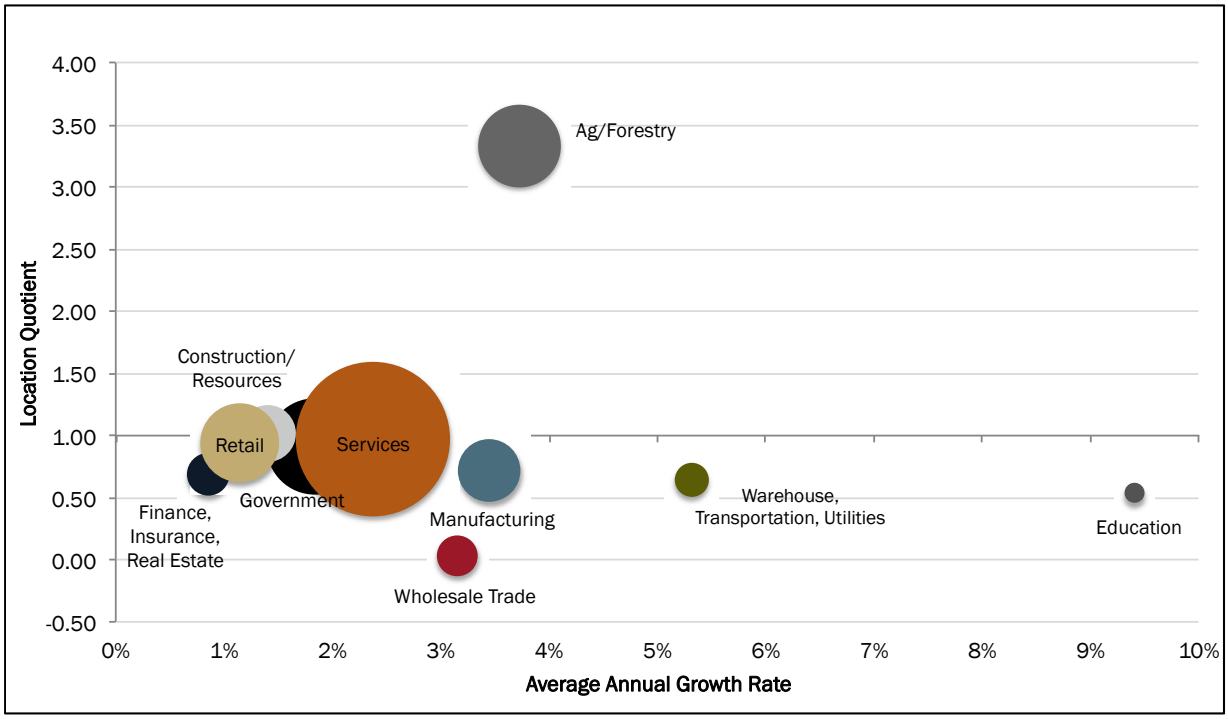
Source: Tri-City Development Council (TRIDEC), link. Accessed February 14, 2017

Roughly one in five of an estimated 116,000 jobs in the Benton-Franklin area are from one of the 10 largest firms/agencies listed below. Eight of the 10 top employers in the Tri-Cities are located in Richland, a legacy largely due to significant federal investments in the Hanford Nuclear Reservation.

The chart below shows the local concentration of jobs by sector (location quotient) along with measures of industry size and average annual employment change in the Tri-Cities region. Location quotients measure the concentration of jobs in a sector compared to the statewide average. A value of 1.0 signifies that the sector possesses the same level of employment concentration as the state. Values above 1.0 are more concentrated than the state average. The size of the bubble represents the number of jobs within that sector. Sectors with sizable employment and higher than average concentration represent strengths for the region. Fast growing sectors, even if they are not very large, represent potential opportunity areas.

In the Tri-Cities region, the largest sectors—services and government—have a similar concentration as the state, and are growing at a rate of one to three percent a year, indicating they are the base of the regional economy. The agriculture sector is a strength in the Tri-Cities; it is much more concentrated relative to the state and is growing at a rate of 3.7 percent per year. Education, manufacturing, wholesale trade, warehousing, transportation, and utilities are also growing at a rate of more than three percent a year, but are smaller and less prevalent in the Tri-Cities compared to the state. Much of the growth in food manufacturing, wholesale trade, warehousing, transportation, and utilities may be related to the growth and prevalence of the agriculture sector in the Tri-Cities.

Figure ED-2: Benton & Franklin Counties Employment Concentration and Change by Sector, 2006-2015

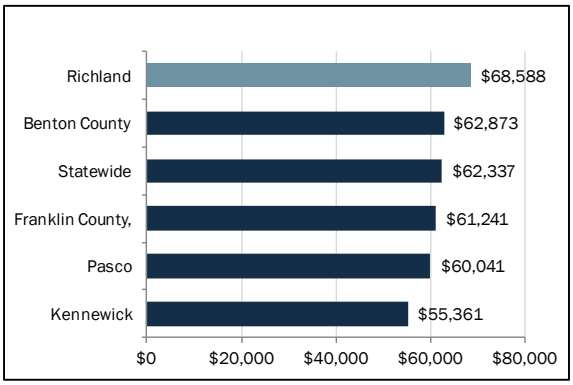


Source: Washington State Employment Security Department

Federal funding for Hanford has been a significant economic catalyst for the Tri-Cities Region generally with Richland at the forefront. Even with significant downsizing at Hanford in the 1990s, household incomes in Franklin and Benton Counties continued to grow steadily.

Today, household incomes for Richland residents are nearly ten percent higher than the County average and more than twenty percent higher when compared to those of Kennewick residents. Richland enjoys economic prosperity not just compared to their Tri-Cities neighbors, but compared to state averages as well, as illustrated in Figure ED-3. Higher incomes are the result of technical and professional positions that require higher levels of education.

Figure ED-3: Median Household Income



Source: US Census Bureau, American Community Survey, 2015 5-year, Table B19013A

Relative to Kennewick and Pasco, Richland is home to a highly educated workforce. The demands for engineers and scientists generated by Hanford and its subsidiary research and development activities have been a central employment and demographic characteristic for the Tri-Cities Region, in particular for Richland.

KEY OPPORTUNITIES

Area 1. Create a resilient economy

The single greatest threat to the Richland and Tri-Cities economy is the winding down of business and employment and the Hanford Nuclear Reservation without suitable economic opportunities in place that would provide for a comparable standard of living. A reduction in work at Hanford will mean less direct employment in Richland and large negative impacts on the businesses that support them directly as well as the resulting households whose wages they support. However, Hanford is also an asset to the community and has been effective at attracting a highly educated workforce in science and technology. These fields produce professional-wage jobs and have produced spinoff businesses coming from PNNL.

To ensure the stability and resiliency of the economy, the City should leverage existing assets but adapt them to a changing economy. These efforts should focus on increasing primary sector, non-Hanford science and tech employment by creating a business environment that encourages and welcomes local business. Additionally, the City should develop partnerships with TRIDEC, PNNL, Kadlec, and other major employers to plan for expansion and delivery of adequate infrastructure and services.

Area 2. Build and attract a more entrepreneurial and dynamic economy

Richland is the regional hub for highly educated science and technology professionals. Labor force participation is high, particularly for the most productive segment of the population – 30 to 54 year olds. With access to innovation partners and relatively low land costs when compared to bigger cities like Seattle, the climate for entrepreneurial startup companies is present. However, attracting innovation and investment is a goal of many municipalities. The City can advance this environment through infrastructure investment, streamlined regulation, and "second paycheck" benefits such as livability and access to recreation. Working with its regional education and economic development partners, the City can play its role by creating and supporting a rich "entrepreneurial ecosystem" in the area.

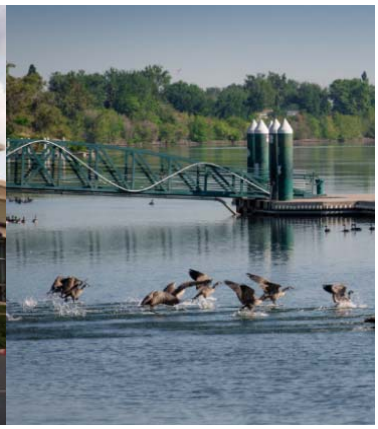
Area 3. Leverage the natural landscape as an asset for economic development

Richland's location along the Columbia River offers exceptional opportunities to easily access attractive natural recreational spaces, as well as close proximity to the region's vibrant agri-tourism and wine industries. In addition to this, professional service employees living in Richland enjoy lifestyle amenities, also called the "second paycheck." These include access to parks, walkable business districts, good schools, diverse housing options, quality restaurants, and arts and cultural activities. Richland's ability to leverage its natural environment to directly spur economic activities and provide an attractive setting for professionals will further enhance its competitive advantage. However, residents must be cognizant of maintaining a healthy balance between environmental preservation and economic development activities.

Area 4. Closely monitor zoning and land use in the City

The City has the dual challenge of planning for urban infill development as well as planning to accommodate development on many large and relatively undeveloped sites within the City. To ensure zoning is responsive to market conditions, it should be monitored periodically to evaluate potential hindrances. Working to concentrate development in areas with existing infrastructure and near job centers will be instrumental to optimize the City's funding.

LAND USE ELEMENT



In this chapter, you will find:

- Goals and policies guiding land use in Richland
- Existing land uses and future projections
  - Overall capacity
- Proposed land use
- Sub-elements:
  - Critical areas
  - Mineral resources
  - Open space
  - Historic and cultural resources
  - Urban design

INTRODUCTION

The Land Use Element guides and accommodates future growth of the City while maintaining the community's high quality of life and unique characteristics. It determines the community's need for and distribution of residential, business, governmental, recreational, open space, and other types of land uses. The accompanying land use map (Fig. LU-3) identifies land use categories within the City limits and the UGA. A key component of the GMA and the Comprehensive Plan is to allow growth within the urban growth area.

Richland implements its various land uses through zoning designations as shown in Table LU-1 below.

The City must assess its financial ability to provide services at its urban density level and provide an appropriate supply of land uses for new developments. The desired result is to provide a greater market choice in lands for development while allowing for the maximum accountability for public funds

needed to provide for existing and planned urban areas. The City's Capital Improvement Plan is a six-year plan that reassesses priority areas for funding should the funding falls short of meeting the existing needs. To that effect, the City also adjusts its long term land use goals to align them with the funding availability.

Table LU-1: Land Use Implementation by Zoning

Land Use Designation	Zoning Categories
Residential	
Low Density Residential	R-1-12, R-1-10, SAG
Medium Density Residential	R-2, R-2S
High Density Residential	R-3, C-LB
Badger Mountain South	Badger Mountain Master Plan
Commercial	
Business Commerce	B-C
Central Business District	CBD
Commercial	C-1, C-2, C-3, C-LB, CW
General Commercial	C-3
Regional Retail	C-2
Waterfront	WF
Commercial Recreation	CR
Public Lands/Open Space	
Developed Open Space	PPF
Natural Open Space	NOS
Urban Recreation	UR
Public Facility	PPF
Industrial	
Business Research Park	B-RP
Industrial	I-M, M-2
Mixed Use Designations	
Agricultural	FP, AG
Residential Office	C-LB
Urban Reserve	AG

GOALS AND POLICIES

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

Policy 1: Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View areas.

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

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

Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

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

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

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

Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.

Policy 2: Encourage higher residential densities especially in and near the Central Business District area.

Policy 3: Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.

LU Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.

Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.

Policy 2: Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities, and other types for high-tech uses.

Policy 3: Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.

Policy 4: Encourage the use of buffers or transition zones between non-compatible land uses.

Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be used in industrial or commercial developments to mitigate the impacts on residential uses.

Policy 6: Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and the Port of Benton.

LU Goal 5: Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

Policy 1: Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.

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

Central Business District

LU Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland.

Policy 1: Revitalize declining commercial areas by promoting clean, safe, and pedestrian- and bicycle-friendly environments.

Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.

Policy 3: Encourage infill development and redevelopment in the Central Business District.

Public Facilities

LU Goal 7: Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.

Policy 1: Locate municipal facilities within their service areas and ensure the grouping of facilities within neighborhoods, whenever feasible.

Policy 2: Ensure that the scale, and location of public facilities are compatible with or buffered from existing and planned surrounding areas.

Policy 3: Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.

Policy 4: Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.

Land Use in Specific Areas

LU Goal 8: Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses without infringing on private property rights.

Policy 1: Ensure that lands designated Urban Reserve remain in this holding category to serve future demand for land.

Policy 2: Apply the Agricultural designation in the Yakima River floodplain.

Policy 3: At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP.

Policy 4: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Policy 5: Define and identify mineral resource lands located within its boundaries that are not already compromised by on-site, immediate, or adjacent urban growth and that have long-term significance for the extraction of minerals on a commercially-viable basis.

Policy 6: Property and/or mineral rights owners should work with the City and appropriate agencies for protection of these sites. Designate mineral resource lands located in the City of Richland that meet the Criteria for Classification of Mineral Resources (WAC 365-190-070).

Policy 7: Ensure that land uses surrounding the Richland Airport are compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Coordinate with the Port of Benton to restrict land uses in airport areas that would create conflict or negatively impact the safe and effective airport operations.

LU Goal 9: Within Island View, the City will implement a Single Family Overlay land use designation for clusters of property that are currently used as single family residences which have high probability of being redeveloped with non-residential land uses.

Policy 1: The city will use the Single Family Overlay concept only in those instances where the majority of property owners have expressed a preference for its use.

Policy 2: Areas designated as Single Family Overlay will be zoned for single-family residential uses, as identified in the city's R-2 Medium Density Residential zoning district.

Policy 3: Areas designated as Single Family Overlay will remain as such until property owner(s) bring forward a request to remove the overlay and change the zoning to the designation contained in the Island View Subarea Plan. In such cases, an amendment to the comprehensive plan is not necessary.

Policy 4: Applicants bringing forward a request to change the zoning of property designated Single Family Overlay should demonstrate that the land proposed for amendment is:

a) large enough to support redevelopment for non-single family residential land uses; and

b) will have sufficient access to City streets and utility systems to support redevelopment.

Policy 5: Whenever properties designated with the Single Family Overlay are rezoned for non-single family residential uses in accordance with Policy 4 above, the Single Family Overlay designation should be removed from the subject property.

Private Property Rights

LU Goal 10: Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.

Policy 1: Monitor evolving state and federal statutory amendments and judicial precedent so that timely amendments or changes can be made in the process of implementing the comprehensive plan policies and development regulations.

Policy 2: Process comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all due process rights.

Policy 3: Process timely, fair, and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.

Natural Environment

NE Goal 1: Promote the protection, conservation, and restoration of natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use.

Policy 1: Use the critical areas ordinance, SMP, the state environmental policy act (SEPA), and other ordinances, as applicable, to designate and protect the critical areas and natural environment.

Policy 2: Consider the goals and policies of the SMP as part of this Comprehensive Plan. Encourage development of water-oriented recreational, cultural, and commercial facilities in certain Columbia River locations, consistent with the SMP and its criteria of no net loss of ecological functions, to enhance and diversify Richland's community recreational resources and its attractiveness to tourists.

Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.

Policy 4: Encourage the public and/or private acquisition of the prominent ridges in the south Richland area to preserve views, protect shrub-steppe habitat, and to provide public access. Consider the preservation of the ridges and hillside areas through various standards.

Policy 5: Develop an integrated pedestrian trail system to provide access through the City's important natural features, such as prominent ridges and rivershore areas and provide necessary trail linkages between these natural features.

Historic and Cultural Resources

HP Goal 1: Preserve significant historic structures, districts, and cultural resources that are unique to Richland.

Policy 1: Encourage preservation and promotion of adaptive reuse of historic "Alphabet Homes" of Richland.

Policy 2: Coordinate with local tribes, federal, state and local agencies to protect historic and cultural resources.

Urban Design

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

Policy 1: Establish and enhance the positive attributes of residential, commercial, central business, and other districts with appropriate transition between them.

Policy 2: Encourage redevelopment and upgrade of suitable commercial areas.

Policy 3: Improve streetscape and connectivity for safe and pedestrian-friendly environments.

Policy 4: Promote public arts, museums, and interpretive centers in coordination with public plazas and community spaces that reflect the unique history and culture of Richland.

UD Goal 2: Revitalize commercial areas, such as areas in the Central Business District including the Uptown retail area and the Island View area.

Policy 1: Enhance the appearance, image, and design character of the Central Business District.

Policy 2: Ensure adequate public transit, bicycle, and pedestrian access in the commercial centers along with parking and landscaping.

Policy 3: Enhance the welcoming experience into the community through well-designed gateway features in prominent locations.

Policy 4: Design the public realm, including streetscapes, parks, plazas, and civic amenities for the community to gather and interact.

Policy 5: Provide continuity among adjacent uses by using cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.

UD Goal 3: Development through appropriate design, should protect natural features such as rivers, shorelines, ridgelines, steep slopes, and archaeological and historical resources.

Policy 1: Development should be sensitive to existing topography and landscape, and should minimize environmental impacts.

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

Policy 3: Lighting should be designed so as to promote public safety as well as promote "Dark Sky" principals.

UD Goal 4: Promote community beautification by enhancing public spaces and thoroughfares and encouraging private property beautification.

Policy 1: Improve the appearance of all city-owned space and major thoroughfares.

Policy 2: Promote programs to improve landscaping. Encourage xeriscaping and use of native plants.

Policy 3: Promote more attractive signage throughout the City, especially in commercial districts.

EXISTING LAND USE

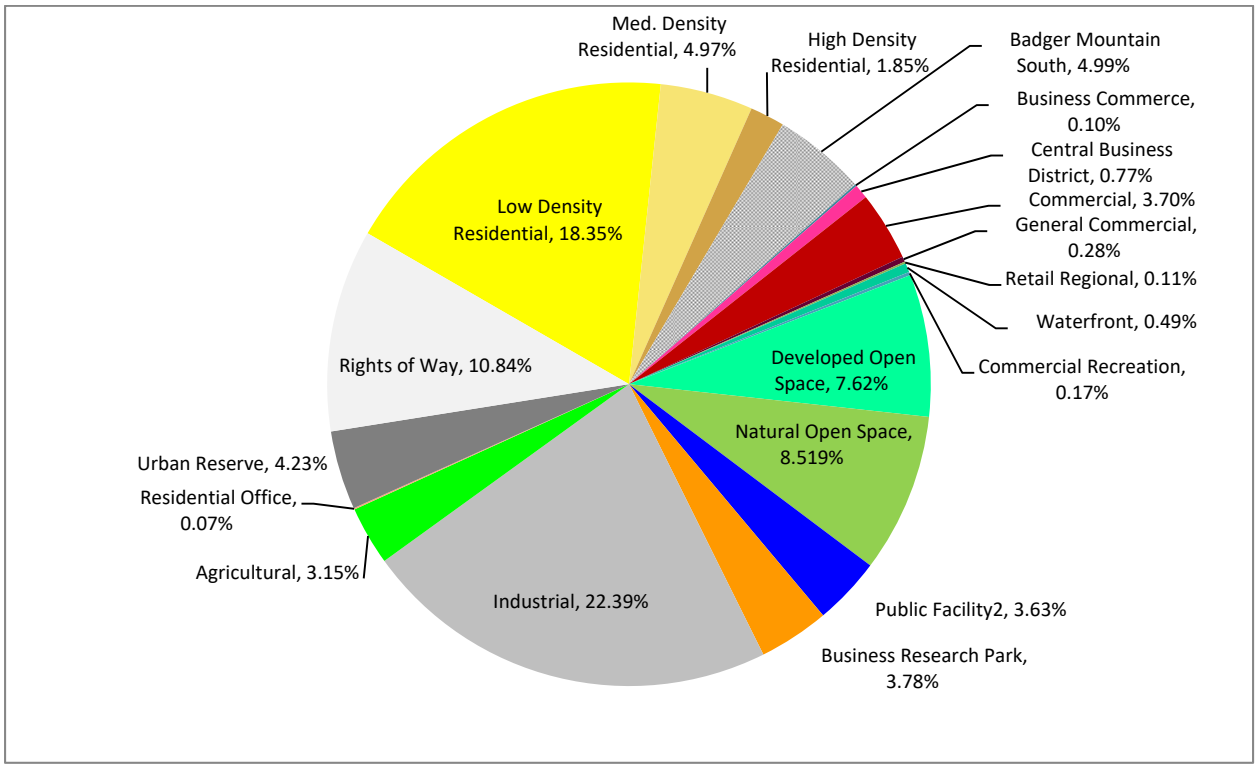
Richland includes a variety of land uses as follows:

- Agriculture (AG)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Badger Mountain South (BMS)
- Multifamily Residential Office (RO)
- Central Business District (CBD)
- Commercial (C)
- Retail Regional (RR)
- General Commercial (GC)
- Business Commerce (BC)
- Single Family Overlay (SFO)
- Commercial Recreation (CR)
- Waterfront (WF)
- Industrial (I)
- Business/Research Park (BRP)
- Public Facility (PF)
- Urban Recreation (UR)
- Developed Open Space (DOS)
- Natural Open Space (NOS)
- Urban Reserve (UR)

Richland's land area consists of a total of 28,694acres (25,846 acres in the City limits and 2,848 acres in the UGA). Richland's land use is dominated by residential land use consisting of about 32 percent of the total land use (low, medium, and high density land uses combined), followed by 22 percent industrial, and 16 percent open space (developed and natural) land use. Single-family residential use are predominant in both LDR and MDR land uses areas The industrial land includes a recent transfer of

1,641 acres of land from the Department of Energy (DOE) to the City, the Port of Benton, and Energy Northwest on the north side of the City. A major portion of this land was located outside of the UGA, and is currently being processed to be included within the UGA. .

Figure LU-1: Existing Land Use Distribution in City Limits and UGA



Land Use Pattern and Compatibility

Due to the linear geographic pattern of the City along the Columbia River running north and south, Richland's land is also distributed primarily from north to south covering approximately 25,000 acres in the current incorporated limits and additional over 2,800 acres in the UGA. Residential lands are concentrated in three major areas, the central area between the Columbia River and SR 240, areas south of the Yakima River, and the Horn Rapids area. The Yakima River delta and associated natural open space land run almost through the middle of the City. Although commercial lands are distributed throughout the City, the major concentrations are found in the Central Business District, Queensgate, and the Island View areas. Much of the industrial and research uses are located on the northern part of the City starting from Richland Airport on the south side to the north City limits.

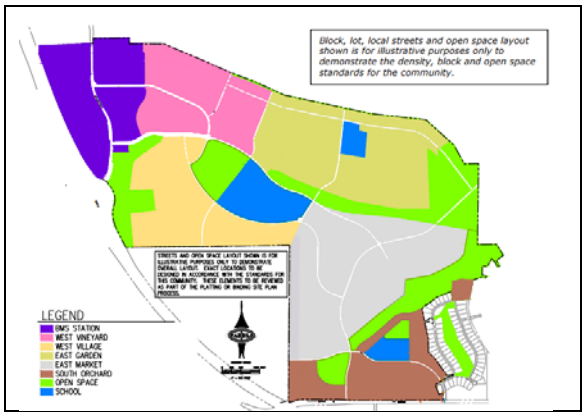
Richland's land use distribution focuses on placing compatible land uses next to each other. Compatibility is based on the intensity of land uses. Generally speaking, industrial is the most intense use due to the impacts of its operations (noise, light, dust, etc.), need of supporting facilities, and overall impact on the land. Natural areas are considered the least intense as there are no developments or improvements on such areas. Therefore, a low density residential next to a heavy industrial land use would be considered

incompatible because of the impacts industrial use may have on the residences. Appropriately designed buffers, landscaping, and transition areas between uses should be considered between incompatible land uses.

Mixed uses are encouraged in Richland where they are allowed. Such uses are generally mutually supportive of each other. Locating residences, offices, neighborhood shops, cafes, etc. in the same building or same site promotes walkability and reduces the vehicle miles traveled.

Badger Mountain South

Badger Mountain South is a master-planned community of 1,480 acres located in the southwest side of the City. The area is intended to be developed with 5,000 homes, businesses, and other community activities. The sub-area plan sets forth various uses in the area and was adopted by Richland City Council in 2010.



The purpose of this area is to establish neighborhoods with a range of housing types and to accommodate a population of diverse ages and incomes. The plan promotes pedestrian-friendly and mixed-use neighborhoods with areas for parks, trails, and open space in a connected network.

Central Business District

Richland CBD is planned to encourage the transformation of the area from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The area is characterized by its close proximity to the Columbia River and Howard Amon Park, concentration of pedestrian-oriented businesses, and the presence of medical, educational, and public institutions. Multiple planning studies and efforts have been conducted in the past decades, many of which have been or are being implemented in this area including public investments on infrastructure and streetscape improvements, and code revisions to attract private investment.

The Parkway has been a center of pedestrian-oriented retail and restaurants. Kadlec Regional Medical Center's campus and Columbia Basin College's Health Science Center both are located in the CBD. The Swift Corridor improvement will connect the CBD with the waterfront parks and recreation areas.

Columbia Point

The Columbia Point area is located between I-82 to the south and George Washington Way to the west. The area is developed with a mix of shops, hotels, restaurants, offices, condominiums, and recreational amenities. Recreational amenities include a golf course, park, marina, and waterfront trail. The area is close to buildout.

Horn Rapids

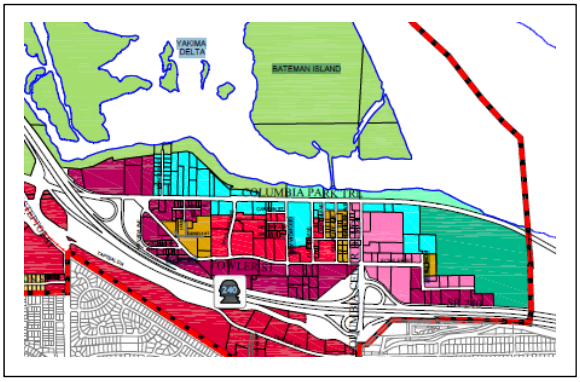
The Horn Rapids area is located on the north side of the City. This constitutes two planning areas: a) the Horn Rapids Industrial Park area, a triangular area bounded by Horn Rapids Road to the north and SR 240 to the south; and b) the 1,641 acres Horn Rapids North Industrial Area, north of Horn Rapids Road.

A master plan for Horn Rapids Industrial Park was originally adopted in 1995 and updated in 2011 and 2016. This area has been envisioned as an employment and economic center in the region. The master plan identifies the necessary infrastructure required to serve the area and associated cost for infrastructure improvements. The Horn Rapids planned residential community is located south of this area.

The 1,641-acre industrial area has recently been transferred from the Department of Energy to the City, the Port of Benton, and Energy Northwest by an act of Congress. This 1,341-acre Horn Rapids Industrial Area is specifically set aside for industrial

development. The City and the Port plan to market the property to industrial developers as "mega-sites" of 200 acres or larger. The proximity of this land to highways, rail, and utility services together with the large acreages available provide development opportunities for industries that exist in very few places throughout the Pacific Northwest.

Island View



The Island View area, also known as Richland Wye, is located on the southeast side of the City between the Columbia River to the north and SR 240 to the south. It is north of the

regional Columbia Center Mall in Kennewick. Columbia Park West is located to the east and Bateman Island to the north of the area.

The Richland Wye Master Plan was prepared in 1998 to revitalize the area and provide a general guideline for the planning and future development of the area. The objective of the master plan includes stimulating mixed use development, providing flexibility in the changing market condition, and ensuring high quality developments with increased opportunities for waterfront recreation. Implementation strategies were developed to address infrastructure, land use, and economic development issues. The area consists of a mix of General Commercial and Regional Retail on the south side, Business Commerce and Multi-family Residential Office in the middle, with Waterfront land use designation on the north side fronting the Columbia River. The entire length of the Columbia River waterfront has public access. The area is now being revitalized with uses such as, residential, commercial, business park, marina, etc.

POPULATION TRENDS AND PROJECTIONS

The Tri-Cities Metro area is one of the fastest growing areas in Washington. The City has grown rapidly in the last decade with a 24 percent growth from 2000 to 2010, and an 11 percent growth from 2010 to 2016.

Based on the 2016 estimate of the Office of Financial Management (OFM), the City of Richland's current population is 53,410. The population including the UGA boundary is 54,732.

Benton County's county-wide allocation and projected population numbers for Richland are 76,533 for the year 2035 and 81,366 for the year 2040. The end of the 20-year planning horizon is 2037. Based on current trends, Richland's projected population in the year 2037 will be 78,431 persons. This means over the next 20 years, the City and its UGA will add 23,699 (78,431-54,732) persons in addition to its existing population. Identifying land for growth and delivering public services will be important to maintaining the high quality of life for its residents.

Figure LU-2: Projected Population Growth

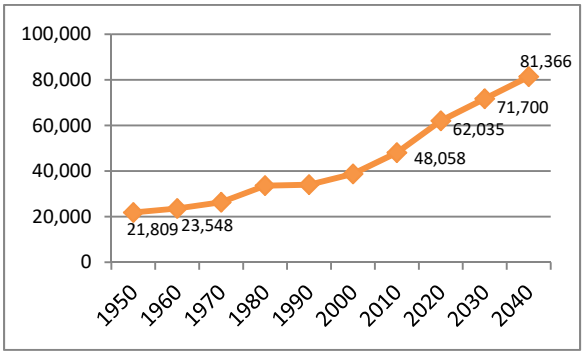


Table LU-2: Population and Employment Projections for 2037

Year	Population	Jobs
2016/ 2017	53,410	37,675[1]
2037 Projection	78,431	50,295

[1] Estimated jobs in 2017

Source: OFM, US Census, OnTheMap; Washington Employment Security Department; ECONorthwest.

Future Land Capacity

In order to identify land necessary to meet the future demand, an analysis of available land was performed. Details of the analysis are available in the Comprehensive Plan Supporting Analysis (Appendix A). This analysis used the City's existing land use density and land inventory in order to identify vacant and undeveloped land within the City and UGA. The results of this analysis indicated that the City has sufficient land within its UGA to accommodate the land needs for the projected residential and commercial growth. In 2016, the City and the Port of Benton received land from the Department of Energy that is specifically targeted for future industrial use. This land,

together with the vacant industrial land that is within the City, provides an adequate industrial land supply for future employment growth.

A significant portion of future residential growth will occur in the Badger Mountain South and Horn Rapids areas. Additional growth will take place in the existing vacant residential lands throughout the City. It is also anticipated that commercial and waterfront areas will accommodate some high-density and mixed-use growth.

Some lands designated as "Urban Reserve" in the land use plan will need to be re-designated for residential land uses to ensure that an adequate land supply is provided to serve future growth.

Lands for Public Purposes

According to the GMA, the City is required to identify the needs for public facilities, including lands for public purposes. Current City-owned public facilities include parks and open spaces, transportation, water, sewer, storm water, solid waste, energy, and municipal facilities. Using the existing ratio of land per capita for public use, there is a surplus of 72 acres for public facilities land. The City's developed open space requirement for parks facilities is determined by the parks level of service. The existing parklands are adequate to meet the demand. However, areas with new residential land use discussed in the next section will require an additional community park. The natural open space is determined by the existence of critical and natural areas, and other priority areas within the City. As the City grows, natural open spaces will be identified based on the GMA criteria and best available science (BAS). Existing data and findings from similar communities indicate Richland has adequate open space to meet the future demand. Additional information regarding the City parklands and open space can be found in the Capital Facilities Element under "Parks, Recreation and Open Space" in this Plan, and in the supporting analysis in Appendix A.

PROPOSED LAND USE

The City is planning to accommodate future growth in two areas within the City, on the north and west sides of the City. One area is located on the southwest side near the City View area, abutting Kennedy Road to the south and Queensgate Drive to the east. The other area is located on the north side of the City abutting the Horn Rapids residential development.

The land use in the City View West area is re-designated from Urban Reserve to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, Developed, and Natural Open Space. The land use in the Horn Rapids Northwest area is re-designated from Urban Reserve to Low, and Medium Density Residential uses. These are shown in Table LU-3.

Additional land use re-designation includes a portion of an area in Columbia Point South, re-designated from Developed Open Space and Public Facility to Urban Recreation and Natural Open Space. The existing Natural Open Space land in the Columbia Point South area remains unchanged. Additional Natural Open Space land is designated along the shoreline. See Table LU-3, Proposed Land Use, and Figure LU-3, the Future Land Use Map.

Table LU-3: Proposed Land Use

Land Use	Acres
Horn Rapids Northwest	
Existing Land Use	
Urban Reserve	272
Proposed Land Uses	
Low Density Residential	230
Medium Density Residential	42
Total	272
City View West	
Existing Land Use	
Urban Reserve	340
Proposed Land Uses	
Low Density Residential	143
Medium Density Residential	25
High Density Residential	34
Commercial	55
Public Facility	40
Developed Open Space	5
Natural Open Space	38
Total	340
Columbia Point South	
Existing Land Uses	
Public Facility	33
Developed Open Space	71
Natural Open Space	153
Total	257
Proposed Land Uses	
Urban Recreation	80
Natural Open Space	177
Total	257

NATURAL ENVIRONMENT

Critical Areas

Richland's environmentally critical areas include wetlands, fish and wildlife habitat areas, frequently flooded areas, geologic hazard areas, and natural aquifer areas. Most of the critical areas are discussed under the open space subsection below. The critical areas map (Fig. LU-4) indicates wetlands, fish and wildlife habitat areas, aquifer recharge areas, and other critical areas such as landslide, erosion, or seismic hazard areas.

The City uses the best available science in developing policies and development regulations to protect the functions and values of critical areas and give special consideration to conservation or protection measures.

Shoreline

Richland's shoreline consists of approximately 2,600 acres of land on the Columbia and Yakima Rivers shoreline. A Shoreline Master Program (SMP) was developed and adopted by Richland City Council and approved by the Department of Ecology in 2014. This Comprehensive Plan incorporates the SMP by reference. The SMP aims to utilize Richland's shoreline for various water-oriented uses and facilities while protecting the ecological functions and cultural and historic values of the shoreline. The SMP designates eight shoreline environments as follows:

1. Natural Environment
2. Recreation Conservancy Environment
3. Recreation Environment
4. Rural Environment
5. Residential Environment
6. Waterfront Use Environment
7. Industrial Conservancy
8. Aquatic Environment

Open Space

Open space in Richland and the UGA comprises over 17 percent of the total land. These areas include natural areas (Natural Open Space) and more formal developed parks and trails (Developed Open Space) in the land use map. Developed Open Space is discussed under the Parks and Recreation Sub Element under Capital Facilities. This section discusses the natural open space.

The natural open space system includes the Yakima River and Columbia River shorelines, islands, greenways, and designated areas within residential developments. It also includes environmentally sensitive areas or critical areas where development would be constrained by wetlands, geologic hazards areas, aquifer recharge areas, fish and wildlife habitat areas, and frequently flooded areas along river or stream corridors.

The natural open spaces on or near the Yakima River include:

- The Tapteal Greenway, located on the lower Yakima River. It provides potential opportunities for non-motorized recreation, education, and habitat protection. The Tapteal Greenway is owned by multiple public and private entities including US Army Corps of Engineers (USACE).
- The Chamna Natural Preserve, located on the north bank of the Yakima River. This area is owned by USACE.
- The Riverview Preserve is located at the confluence of the Yakima and Columbia Rivers and is owned and managed by the USACE.
- Bateman Island in the Yakima River Delta is also owned by the USACE and leased to the City.
- W.E. Johnson Park is located south of Van Giesen Street and is owned by the City of Richland.
- The Amon Natural Preserve, a part of the west branch of the Amon Basin is owned by the City. This area is located on the south end of the City near the Interstate-82.

On the Columbia River, natural open spaces include:

- A portion of Leslie Groves Park area located between Snyder Street and Ferry Street.
- A portion of Columbia Point South area; a largely undeveloped area located at the confluence of the Yakima River and the Columbia River.
- The islands on the river that are part of the McNary National Wildlife Refuge.

In 2004, the City worked with community groups and several funding agencies to help Benton County acquire from willing sellers a 575-acre preserve on Badger Mountain located north of the Badger Mountain South area. The City also worked with community groups and funding agencies to purchase properties from willing sellers along the west branch of Amon Basin in order to enlarge the City-owned natural open space areas.

Mineral Resources

Mineral resource lands are resource lands that are primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals. The GMA requires cities and counties to designate natural resource lands where appropriate and adopt development regulations to assure the conservation of agricultural, forest, and mineral resource lands. The City undertook a detailed analysis of its mineral resources in 1998 and determined that no lands within the Richland UGA should be designated as mineral resource lands.

BUILT ENVIRONMENT

Historic and Cultural Resources

Due to its settlement history, the City of Richland does not have an abundance of historical resources. Historic structures unique to the City include 12 tract farm houses in the central city and six buildings in downtown that predate World War II, and the Alphabet Homes, built between 1943 and

1951. The Alphabet Homes were based on a series of house plans denoted by a letter in the alphabet (an A house, an F house, etc.). In addition, several apartment buildings and pre-fabricated homes were part of this development scheme. These houses have historical significance in that they were built as part of the federal city created for the Hanford project. Historic structures that have been formally recognized on the National Register of Historic Places include the "Gold Coast" District, a north Richland neighborhood comprised of Alphabet Homes that have largely retained their original character.

Cultural resources are typically discovered during excavation and site preparation for development proposals. While it is difficult to know where every cultural resource site exists, the Washington State Office of Archaeology and Historic Preservation has records of previous investigations in the region. As discussed before, there are recorded archaeological sites within a mile of the Yakima River confluence. National Register-listed properties include the Columbia Point area, Bateman Island, and the Tri-Cities Archaeological District (Anchor QEA, 2014).

Goals and policies in the Comprehensive Plan provide a framework for reviewing and permitting future development proposals. Coordination with the State Office of Archaeology and Historic Preservation and implementation of policies relating to the preservation of cultural and historic resources will help to ensure that these resources are protected.

Urban Design

Urban design applies to the three dimensional aspects of the built environment such as buildings, streets, sidewalks, open spaces, and plazas. It also addresses other urban issues such as circulation and connectivity, sustainability, neighborhoods, and districts.

Design

The City aims to achieve quality design in citywide civic projects such as public buildings and plazas, streetscape and corridor development, public art, parks, and open spaces. High quality design in public projects will set the standards for the City and may encourage further quality developments by the private sector. Richland's Public Library, Community Center, and the Reach Interpretive Center all display quality design. The City promotes quality design in the commercial and residential developments through its development standards. The City is also planning to add gateway features in the downtown area that will enhance the identity of the community.

Pedestrian-and Bicyle-Friendly Environment

It has been a priority of the community to create a vibrant and livable community in Richland. Goals and policies are geared towards creating a pedestrian-friendly community. Mix of uses, higher density, access to transit, safe sidewalks, streetscape elements, network of paths and trails, building orientation, and articulation are some of the considerations for creating a pedestrian-friendly community. Richland has prioritized its downtown area to be more pedestrian- and bicycle-friendly. Swift Corridor development is already underway that will create a pedestrian- and bicycle-friendly connection between the downtown businesses and the residential neighborhoods. The Parkway area, CBD, and Kadlec campus are designed with pedestrian-friendly components.

Circulation and Connectivity

Connectivity between major destinations and neighborhoods within the City and the region is important to Richland. Richland's transportation system aims to provide a multi-modal circulation system for pedestrian, bike, car, and transit users.

Richland has multi-use trails connecting its parks and natural areas, as well as some key locations within the City. The City works with public agencies and private developers to create an efficient circulation pattern within business and residential neighborhoods. The proposed Duportail Bridge, once built, will make a significant improvement in connecting the northern and southern parts of Richland.

Public Realm

Richland's public realm includes plazas, parks, playgrounds, sidewalks, and open spaces. Each public realm is different and serves a different purpose in their formal, semi-formal, or natural settings. They offer places for gathering, interaction, and recreation. Public places are further enhanced by artworks and pedestrian amenities. The John Dam Plaza is a heavily used public place for community gathering and events, while the Parkway area offers an urban setting for the community. Parks and natural areas offer recreation and tranquil environment for the residents.

District

The visual character of the Richland UGA varies widely from downtown, Uptown, and the Richland Wye/Island View area, to relatively new commercial areas such as Queensgate and City View, to master planned areas like Columbia Point and Horn Rapids to older alphabet housing neighborhoods in central Richland and to the new residential neighborhoods in Badger Mountain South. Each of these distinct areas calls for a different design approach. In older areas, the emphasis needs to be placed on revitalizing neighborhoods; in other areas, maintenance can be a priority. In newly developing areas, the emphasis needs to be placed on building design and site planning standards. The City recognizes that it needs to take a targeted approach with different urban design standards and strategies to reflect the differing needs of each area within the City.

Environment and Sustainability

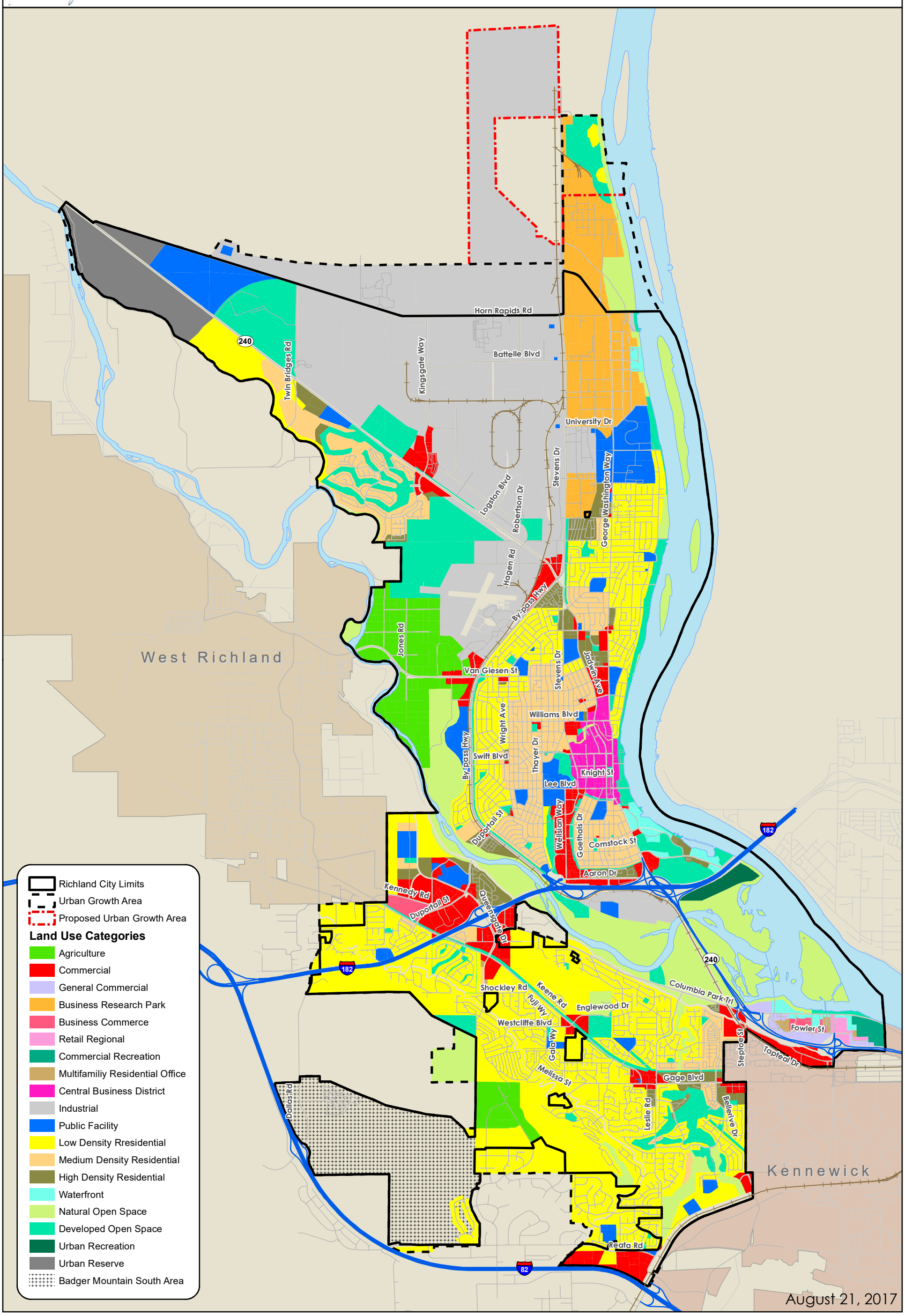
Richland's built and natural environment is maintained through multiple design and environmental protection approaches. Its natural resources are protected under the Critical Area Regulations, the SMP, as well as State and Federal Laws. The City also maintains energy efficiency, renewable energy, and recycling programs. The City encourages the use of sustainable standards including, but not limited to, passive solar energy, geothermal energy, solar hot water systems, Green Building Certification, Energy Star Certification, bird-friendly buildings (i.e., those that are designed to minimize collisions with birds). The City encourages minimizing light trespass for energy savings, dark sky ambience, and glare reduction.

Landscaping

Landscaping is important for maintaining Richland's attractive physical appearance. Proper landscaping can highlight an area's features and add aesthetic value. Landscaping is applicable for both public and private developments. Given the hot-arid climate in the Tri-Cities area, native landscape and plants are more desirable. Using xeriscape principles can make a water-efficient landscape and signify the area's climate and geology. Selection of trees that offer shade on hot summer days is important for this area.

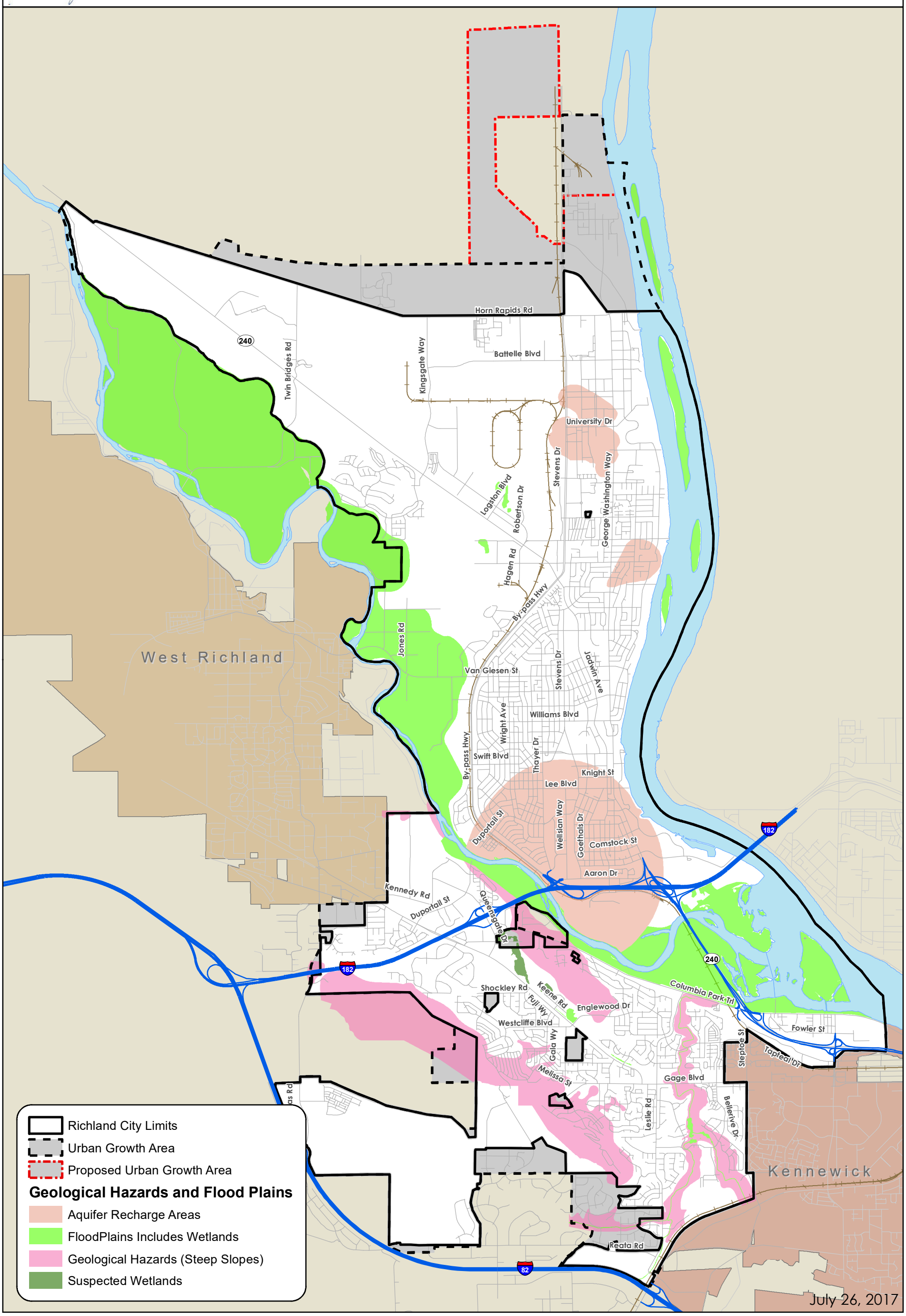
City of Richland

LU-3 - Future Land Use



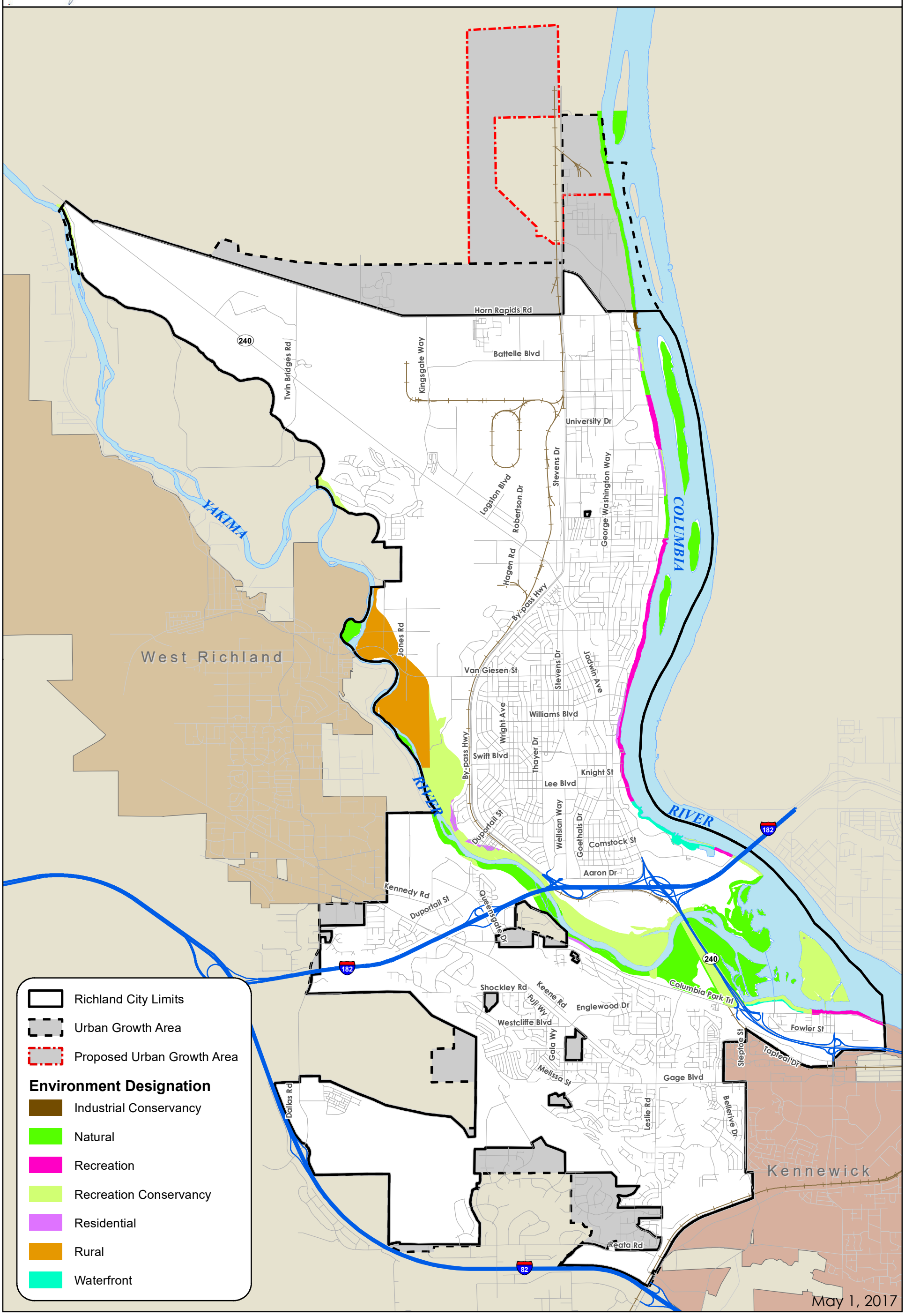
City of Richland

LU-4 - Critical Areas



City of Richland

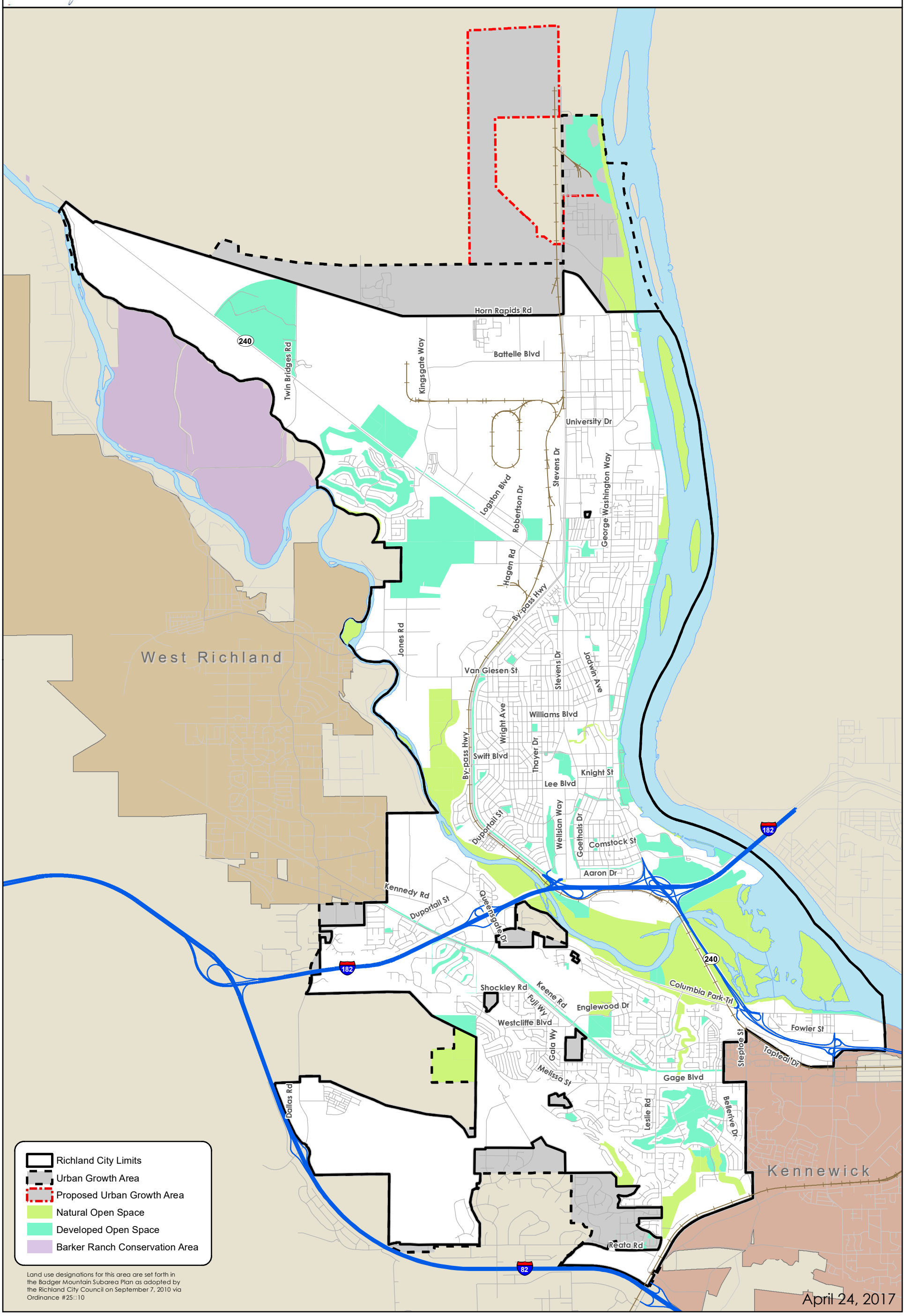
LU-5 - Shoreline



May 1, 2017

City of Richland

LU-6 - Open Space



HOUSING ELEMENT

In this chapter, you will find:

- Goals and policies guiding housing in Richland
- Existing housing condition
- Projected needs and addressing the demand

INTRODUCTION

Providing affordable housing for all groups is a priority for Richland. Providing housing near shopping and transportation and offering multiple choices for owner and renter occupied housing would also benefit the City's vision for diversity.

The Housing Element of the City's Comprehensive Plan is intended to provide policy background and broad direction for housing programs and decisions towards meeting the City's goals. Similar to the other elements of the Comprehensive Plan, the Housing Element provides a framework for future planning decisions and outlines goals and objectives the City plans to implement in meeting its housing needs. The Housing Element is consistent with other elements of the Comprehensive Plan.

GOALS AND POLICIES

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

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

Policy 2: Encourage mixed-use developments with apartments and condominiums above commercial uses in the City's urban core. Where redevelopment or infill opportunities arise, allow for increased housing density in residential-designated areas that immediately surround the CBD, while respecting the character and scale of the existing neighborhood.

Policy 3: Support the development of senior housing and long-term care/assisted living facilities in the City in close proximity to commercial uses and medical services and facilities.

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

Policy 5: Allow and regulate manufactured homes in the same way as site-built homes.

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

HE Goal 2: Improve affordable housing opportunities for lower-income individuals, households, and first time homebuyers.

Policy 1: Expand the supply of affordable units by promoting owner- and renter-occupied housing throughout the City, consistent with Comprehensive Plan.

Policy 2: Promote the use of mixed-income housing developments and mixed-use developments that provide both affordable housing and economic opportunities throughout the City consistent with Comprehensive Plan.

Policy 3: Sustain or improve the quality of existing affordable housing stock by encouraging rehabilitation of housing units by current owners.

HE Goal 3: Implement the current version of the Tri-Cities Consolidated Plan.

Policy 1: Provide assistance to lower-income households that participate in local improvement districts for infrastructure projects. Assistance may be limited to selected neighborhoods or to the neediest households based upon a percentage of median income and fund availability.

Policy 2: Assist infrastructure activities that revitalize and stabilize older or declining neighborhoods or areas in which the majority of households are lower-income.

Policy 3: Improve access for persons with disabilities and the elderly by improving streets and sidewalk systems.

Neighborhood Character

HE Goal 4: Encourage the maintenance and preservation of existing housing stock and residential neighborhoods.

Policy 1: Encourage reinvestment in older residential neighborhoods and support the revitalization of such neighborhoods by keeping the streets and other municipal systems in good repair.

a) Encourage the formation of local improvement districts.

Policy 2: Implement the City's affordable housing and weatherization programs.

a) Continue to participate in the Tri-Cities HOME Consortium.

b) Continue to utilize federal Community Development Block Grant and HOME funds for housing rehabilitation and first-time homebuyer opportunities.

Policy 3: Continue to allow accessory dwelling units in single-family residential districts.

Policy 4: Accommodate non-profit and public agencies' efforts to purchase, construct, and rehabilitate housing to meet the affordable and other housing needs of the community.

Policy 5: Strive to increase the rate of owner-occupancy over time through City's assistance programs.

Policy 6: Maintain a strong code enforcement program.

Policy 7: Update and implement the Island View Master Plan to include mixed-use housing and multi-family residential rehabilitation and construction.

Policy 8: Encourage the use of the City's Crime Prevention Through Environmental Design (CPTED) program in developments.

Policy 9: Continue to participate in the City Police Department's Crime Resistant Community Living (CRCL) Program, which provides free training for property owners and landlords to help provide safe, crime-resistant communities for all residents.

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

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

HE Goal 6: Improve Public Facilities.

Policy 1: Support the revitalization of neighborhoods by improving and supporting public facilities that serve neighborhoods of all income levels.

Policy 2: Improve parks and recreation facilities in targeted neighborhoods by supporting a range of improvements to existing or new parks such as building bicycle and walking paths, improving public restrooms, landscaping, or installing play equipment.

Policy 3: Support beautification of our community by integrating art into public facilities in creative and engaging ways.

EXISTING CONDITION

Based on American Community Survey (ACS) Census data of 2015, Richland has a total of 22,130 housing units. About 65 percent of the housing units are owner-occupied and 35 percent renter-occupied. This is similar to the United States occupancy rate of 64 percent owner-occupied and 36 percent renter-occupied. Single unit detached housing types dominate the existing housing inventory with 63 percent of the total share. Based on this data, the housing occupancy rate in Richland is 94 percent.

Table HE-1: Housing Occupancy in Richland

Occupancy Type	Units	%
Owner-occupied	13,622	65.5
Renter-occupied	7,170	34.5
Total occupied[1]	20,792	100
[1] 94% of the total housing units		

Richland's single-family homes are mostly concentrated between Spengler Street and the greenbelt (Abbott Street) in north Richland, and between Columbia Park Trail and Interstate-82 in south Richland. Another concentration of housing exists in north Richland in the Horn Rapids area. The City has new housing developments as well as the old Alphabet Homes built between 1943 and 1951. Alphabet Homes are mostly located in the older part of the City near the downtown area.

PROJECTED NEEDS

As discussed in the Land Use Element, Richland's population growth will require additional housing units in the City in the next 20 years. An increase of over 23,000 people in the City and UGA will require 1,270 additional housing units. This will include housing demand for all income and age groups. With the baby boomers retiring, there is a growing need for affordable senior housing in the City. Based on a discussion with the affordable housing group for seniors over the period of 2010 and 2016, occupancy at the affordable senior housing communities averaged 98 percent. This indicates a high demand for affordable senior housing. The expansion of educational institutions triggers the need for student housing and multi-family housing in conjunction with the region's growing need for single-family housing.

ADDRESSING THE NEEDS

This demand of additional housing will be met by developments in the existing planned areas, infill developments, and by re-designating two Urban Reserve areas. This plan will create a mix of residential, commercial, and public facilities land uses as shown in the land use plan (Fig LU-3). This will add additional housing units including

single-family, multi-family, and apartment homes.

The City's current housing assistance program will continue to assist homeownership for Richland citizens. The City's policies promote infill development, which will be another option for housing development where infrastructure already exists. The City provides additional housing choices by allowing accessory dwelling units in single-family neighborhoods.

TRANSPORTATION ELEMENT

In this chapter, you will find:

- Goals and policies for transportation
- Existing systems and future improvements for:
  - Motorized systems
  - Non-motorized systems

INTRODUCTION

The City of Richland maintains a complete multi-modal network of transportation facilities serving residents and businesses. A brief summary of transportation facilities is provided here, with more details provided in the supporting analysis document (Appendix A).

GOALS AND POLICIES

TE Goal 1: Provide an efficient and multi-modal transportation network including road, trail, rail, water, and air, to support the City's land use vision and existing needs.

Policy 1: Plan new street segments and consider modifying existing streets to provide comfortable and safe elements for bicyclists, pedestrians, and transit users in addition to vehicles.

Policy 2: Identify and secure the rights of way for new and/or expanded transportation corridors.

Policy 3: Support rail services for industries and commerce within the area.

Policy 4: Support regional planning efforts for roadway, rail, air, and non-motorized travel.

Policy 5: Plan and implement transportation system improvements that meet the needs of all areas and residents.

Policy 6: Plan transportation facilities that are compatible with adjacent land uses.

Policy 7: Plan and implement an appropriately classified and designed roadway system that provides for efficient movement of people and goods and the comfort and safety of residential neighborhoods.

TE Goal 2: Improve safety, connectivity, and operating efficiency of the transportation system.

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

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

Policy 3: Evaluate, plan, and install traffic control devices and intersection designs to improve travel safety and efficiency.

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

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

Policy 2: Plan facilities for non-motorized travel across jurisdictional boundaries.

Policy 3: Require sidewalks, improved shoulders, appropriate signage, or off-street trails within new developments to accommodate internal bicycle and pedestrian circulation within and between neighborhoods.

Policy 4: Encourage new developments to be pedestrian-friendly and compatible with the public transportation system.

Policy 5: Design a circulation system to become a bicycle-friendly community with complete streets.

TE Goal 4: Ensure that the road network is sensitive to the natural and built environment and offers a sense of the community.

Policy 1: Use appropriate streetscape and gateway features along the major entryways into the City.

Policy 2: Implement landscaping and other types of buffers along major transportation corridors.

Policy 3: Construct street system improvements to reduce traffic congestion as a measure to improve air quality.

Policy 4: Plan new streets and consider modifying existing streets to include storm water management best practices to reduce pollution from stormwater runoff.

Policy 5: Plan and implement new streets with features that mitigate the hazard to wildlife.

Policy 6: Plan and implement new streets and consider modifying existing streets to improve access control to sensitive areas.

EXISTING SYSTEM AND FUTURE IMPROVEMENTS

The most recent Transportation Plan for the City of Richland was completed in 2005 and was used to prepare the 2008 Comprehensive Plan. Many of the improvements identified in that Plan have been completed. Several studies have been conducted to identify preferred improvements in corridors where congestion is occurring today. These studies have determined the basis for many of the short-range improvements that are identified in the Capital Improvement Program for the City.

A major transportation challenge within the City of Richland transportation system is the congestion facing north-south travel during commute times. Several factors contribute to this situation, such as the major regional employers situated north of the City, and significant amount of housing is provided south and east of the Yakima and Columbia Rivers within the region. Regional commute traffic from south Richland, Kennewick and Pasco, is currently limited to SR 240 and George Washington Way for north-south travel through the City of Richland due to the challenge of providing adequate capacity to cross the Yakima River to the south and Columbia River to the east. I-182 also creates a barrier given that there are only three access points and four crossings within the city as well. Congestion as a result of this north-south demand at commute times is manifest at several locations as discussed in the supporting analysis document. A number of planned projects are being considered to address this issue; but the considerations are complicated by the needs and vision of residents as they relate to George Washington Way. As described above George Washington Way is a key element in supporting a regional travel need. George Washington Way is also a City street passing through areas of Richland in which a regional commute route doesn't align with the users goals. Achieving acceptable performance levels for the economic vitality of the City and region and meeting the desires for livability on the City's transportation system will continue to be significant challenges.

For the purposes of this Comprehensive Plan Update, traffic counts from 2016 conducted by the Benton Franklin Council of Governments were used to conduct an analysis of the existing system to identify any additional deficiencies. Those traffic counts were also used to calibrate and update the regional traffic model to be consistent with anticipated land use for year 2040. Subsequently, an analysis for forecast traffic volumes was used to identify potential long-range issues with the transportation network.

Motorized System

Automobile

There are over 275 miles of roadway within the City of Richland, including a functionally classified network of arterial and collector roadways as well as local streets. There are 66 traffic signals within the City (some are operated by WSDOT or the City of Kennewick) and four roundabouts.

Significant improvements identified in the short term include the Duportail Bridge over the Yakima River, the widening and extension of Queensgate Drive, South George Washington Way safety and mobility improvements, and the Center Parkway Extension west of Steptoe Street. These projects are anticipated to cost at least $53 million.

Long-range improvements include the extension of Gage Boulevard and Queensgate Drive to serve the Badger Mountain South sub-area, interchange improvements on both I-182 and SR240, as well as other collector road improvements to serve developing areas. A new arterial route is proposed to connect the existing north end of Queensgate Drive to SR 224 (with a Yakima River crossing) as well as an extension south from Kingsgate Way to connect to SR 224. Additional traffic signals or roundabouts are anticipated at several locations as well.

Air

Commuter air travel service is provided at the Tri-Cities Airport in Pasco. The Richland Airport provides general aviation facilities on two 4,000 foot runways. The Airport Master Plan currently calls for the extension of the north-south runway to 5,000 feet in order to accommodate large aircraft. This runway extension will require further study and potential mitigation since the Runway Protection Zone will be extended over SR 240 and some developed industrial properties.

Freight

There are currently approximately 30 miles of railroad tracks within the City of Richland. Much of this track is owned by the Port of Benton and operated and maintained through a lease to the Tri-City Railroad (TCRR). TCRR provides local freight switching and interconnect services to the Union Pacific Railroad, while the Burlington Northern Santa Fe provides direct service to the City of Richland.

The rail network has recently been expanded by the City to serve the Horn Rapids Industrial Park and includes a loop that accommodates the loading of unit trains. Additional expansions are anticipated to the north of Horn Rapids Road to serve new industrial property acquired from the Department of Energy.

Port Barge

The Port of Benton provides a high dock as well as a barge slip along the Columbia River in the northern part of the City. These facilities are able to serve barges that travel to the Pacific Ocean and Pacific Rim markets in a cost effective transportation mode.

Transit

There are currently nine transit routes operated by Ben Franklin Transit that serve the City of Richland, with four of those being Inter-City routes that also serve other communities and make connections at Transit Centers. Ben Franklin Transit regularly modifies its services and routes to accommodate growth and development.

Non-motorized System

Non-motorized facilities within the City of Richland are mainly composed of sidewalks constructed in association with streets and a separate bicycle and pedestrian trail system. There are currently about 30 miles of Class I trails that serve the City of Richland, with over six miles of secondary trails and 36 miles of soft trails that traverse natural areas such as Badger Mountain or Columbia Point South and the Amon Basin. There are also over 68 miles of on-street bike routes that facilitate bicycle travel throughout the City.

FINANCING

The City receives funding for transportation projects from a variety of sources, including impact fees, developer construction, City General Funds, Arterial Street Funds, Transportation Improvement Board grants, Highway Safety Program grants, State funding, Federal Surface Transportation Program funding as well as other Federal Grants.

The City collects Traffic Impact Fee according to Richland Municipal Code (12.03). It is called the South Richland Street Collector Financing Plan. It assists to develop the arterial street network in south Richland and to make other improvements such as traffic signals as traffic volumes grow. The impact fee area generally involves two zones and covers the area south of the Yakima River with the exception of the Badger Mountain South Sub-Area. The impact fee was updated in 2008 and 2012 and is expected to be updated again in 2017.

Details of proposed transportation improvements, timeframe and financing sources can be found in the supporting analysis document (Appendix A).

UTILITIES ELEMENT

In this chapter, you will find:

- Goals and policies for utilities
- Wastewater facilities
- Water supply system and facilities
- Storm water system and facilities
- Solid waste management and facilities
- Energy services
- Utilities provided by others
  - Natural gas supply
  - Telecommunications
  - Irrigation

INTRODUCTION

The Utilities Element of the City of Richland Comprehensive Plan describes utility policies and regulations to implement the goals of the Comprehensive Plan. It was developed in accordance with Section 36.70A.070 of the GMA to address utility service within the City of Richland over the next 20 years. It consists of the general location, proposed location, and capacity of all existing utilities in the UGA. General utility corridors are identified in this Element. The Element was also developed in accordance with the County-Wide Planning Policies and has been integrated with all other Comprehensive Plan elements to ensure consistency.

GOALS AND POLICIES

UE Goal 1: Utilities should support the land use and economic development goals of the City.

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

Policy 2: When available and permitted under prevailing power supply contracts, the City will use its market access to low-cost electricity to provide favorable rates targeted at expansion and attraction of industries offering additional family-wage jobs.

Policy 3: Ensure that aesthetic impacts of utilities will be addressed through measures such as landscaping and screening.

UE Goal 2: Maintain existing service levels to current customers and ensure that public facilities and services necessary to support development are planned, sized, and constructed to serve new development.

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

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

Policy 3: Promote the efficient use of land and minimize environmental disturbance by requiring that the facilities of various utilities be located together in the City right-of-way wherever possible.

Policy 4: The City will designate utility corridors and utility facilities as required to facilitate and promote the expansion of commercial and industrial development.

Policy 5: The City will actively cooperate with other utility providers to establish a City electrical service territory boundary that allows the City's municipal utility to serve new loads.

UE Goal 3: Provide utility facilities that ensure environmentally sensitive, safe, and reliable service.

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

Policy 2: The City will use the best available technology to mitigate adverse impacts resulting from utilities projects.

UE Goal 4: Adopt programs to conserve and promote sustainable use of resources.

Policy 1: Establish public outreach programs to promote the conservation of resources, waste reduction, reuse, and recycling.

Policy 2: Implement the City's utility systems management plans.

UE Goal 5: Coordinate with outside utility providers for efficient, cost-effective, and reliable utility service.

Policy 1: Ensure that land will be made available for the location of utility lines, including location within transportation corridors.

Policy 2: Promote, when feasible, location of new public and private utility distribution facilities in shared trenches, and coordination of construction timing to minimize construction-related disruptions to the public and reduce the cost of utility delivery.

Policy 3: When and where natural gas franchises exist, promote the

extension of natural gas distribution lines to and within the UGA, constructed or reconstructed.

Policy 4: Promote a wider range of high-speed internet providers to encourage competition.

WASTEWATER FACILITIES

The Richland sanitary sewer system was originally developed to serve the Richland core area, but has been extended to other areas as they have developed, including north Richland, south Richland, the Badger Mountain area, and the Horn Rapids community. The sanitary sewer system includes a conveyance system, a wastewater treatment facility, and effluent disposal. A General Sewer Plan was adopted in 2016, which provides a general evaluation of the sewer collection system and Wastewater Treatment Plant, a Capital Improvement Plan (CIP) with a particular emphasis on the next 20 years, and assessment of the utility's financial condition and ability to support the recommendations of the CIP.

The existing Richland sanitary sewer collection system serves approximately 40 square miles of area that is divided into seventeen drainage basins. The collection system consists of over 262 miles of gravity collection pipes, which range in size from six inches in diameter to 54 inches in diameter. The City owns and operates 14 pump stations, ranging in size from 1.5 to 35 horsepower. Overall, the collection system had adequate hydraulic capacity to convey current flows as well as future flows. Although the hydraulic analysis indicated relatively few capacity issues, the collection system is showing its age and a proactive renewal and replacement program has been developed to address this.

All flows collected by the Richland sanitary sewer collection system are transported to and treated at the Richland Wastewater Treatment Plant. Since its completion in 1985, the plant has consistently achieved the discharge requirements specified in its National Pollution Discharge Elimination System (NPDES) permit. The plant provides primary sedimentation, followed by secondary treatment using an activated sludge process. Plant effluent is disinfected with chlorine prior to discharge to the Columbia River. Several renewal and replacement projects have been identified at the Wastewater Treatment Plant through the planning period.

WATER SUPPLY SYSTEM

The Richland water system was constructed during the 1940s to support the wartime activities at the Hanford Nuclear Reservation. This temporary system has developed into the modern permanent water system used in the City today. The City's water supply system consists of wells, a surface water treatment plant, pump stations and chlorinators, interties, water lines, and reservoirs. A Water System Plan was completed in 2016 to be adopted in 2017, which provides a general evaluation of the water distribution system and Water Treatment Plant, a CIP with a particular emphasis on the next 20 years, and assessment of the utility's financial condition and ability to support the recommendations of the CIP.

The majority of the population within the corporate limits of the City of Richland is served by the City of Richland Water Utility. The Utility serves approximately 18,689 connections (as of 2016), which includes residential, commercial, and industrial users.

The City has a total available water right of 34,948 acre-feet per year and 43,786 gallons per minute (gpm) for instantaneous flow.

The City appears to have adequate water rights for future growth. The City's potable water sources include a wellfield and the Columbia River Water Treatment Plant (WTP). The wellfield has a total capacity of 15 million gallons per day (MGD) while the WTP has a capacity of 36 MGD. Source capacity is adequate for future growth, and water supplied to the City of Richland is of high quality meeting federal and state drinking water standards.

The City has approximately 340 miles of pipelines in the water distribution system ranging in size from two inches in diameter to 36 inches in diameter. There are ten storage facility sites that provide approximately 22 million gallons of storage and ten booster pumping stations that provide direct water storage to seven pressure zones within the City. Several projects to address capacity as well as renewal/replacement have been identified through the planning period.

STORM WATER SYSTEM

Richland's storm water system facilities consist of collection and conveyance, pumps, underground injection control (UIC) facilities, regional detention/ water quality facilities. and regional outfalls. A Storm Water System Plan was developed by the City in April 2017.

Collection and conveyance facilities include catch basins, manholes, pipes, forced main, culvert and open channel. There are currently over 4000 catch basins and over 127 miles of gravity pipe in the City.

There are seven public and privately owned pump stations throughout the City.

Some storm water runoff generated within the City is infiltrated via the City's over 280 UIC facilities.

Regional detention/ water quality facilities include 22 ponds, 2 bioretention cells, 6 underground storm chambers, and 21 swales.

Stormwater runoff that does not infiltrate is conveyed to surface receiving waters via 21 regional outfalls that discharge to the Columbia River, the Yakima River, and the Amon Wasteway.

Future improvements of the storm water system are identified to reduce:

- Existing conveyance capacity and flooding issues;
- Potential future conveyance capacity and flooding issues;
- Pollutant loading to receiving water bodies; and
- Chronic system maintenance needs.

SOLID WASTE MANAGEMENT

The City of Richland Solid Waste Division provides municipal solid waste collection and disposal services to residences and businesses within the City limits. About 26 percent of the solid waste is recycled in Richland based on the 2015 tonnage of generation, recycling, and disposal.

The City of Richland owns and operates the Richland Landfill (also known as the Horn Rapids Landfill). The landfill site is 275 acres in size. Approximately 46 acres are permitted for solid waste disposal. The site also includes a 14-acre composting facility, a residential and small commercial customer transfer station, a scale house and administration building, and an operations and equipment maintenance building.

The City offers curbside recycling to its residential and commercial customers. The City currently operates seven drop-box recycling collection centers throughout the

City and delivers the collected recyclable items to Clayton-Ward Recycling in Richland.

The City's waste generation is forecast to increase to 80,000 tons by 2031. The current space in the Landfill will be used up sometime in 2020 at the City's current rate of waste placement. The City is planning for its future solid waste disposal capacity by exploring two options:

1. Expanding landfill capacity on the current site by building a landfill that meets current state and federal design regulations; or
2. Building a transfer station and hauling waste to a large regional landfill.

It is expected that a decision will be made in calendar year 2017, after which preparations will be made to construct the necessary facilities. Regardless of the disposal alternative selected, the City anticipates maintaining its current customer service levels at the Richland landfill.

ENERGY

Richland provides electrical service throughout the City, most of the UGA, and the City's 50-square mile service territory using 552 miles of primary line and eight substations. Ownership and operation of these facilities is shared by the City and the Bonneville Power Administration (BPA). Bulk transmission of electrical power supply to customers in the UGA has historically been provided from the BPA transmission grid, with the local utilities providing final pass-through services. Benton PUD also provides power to a limited number of people in Richland through a service agreement between Benton PUD and the City.

The City currently runs an energy efficiency program by providing incentives for reduced energy usage. Its renewable option program allows residents to purchase clean, zero-emission wind energy. The City also offers low-interest loans to promote use of solar power.

Electrical service plans are designed and upgraded to provide for future growth and accommodate new and increased loads. Richland maintains a performance based level of service where failure in one system will not cause failure of other systems and can be picked up by other components within eight hours.

Future deficiencies are identified based on projected loads. The City has identified multiple capital improvement projects through the year 2027. Major capital improvement projects include: plan, design, and construction of a new substation in the Dallas Road and Leslie Road area; construction of Kingsgate substation for the Horn Rapids Industrial Park; design and implementation of smart grid/smart metering infrastructure; and purchase of southwest service area infrastructure.

OTHER AGENCY UTILITIES

Natural Gas Supply

Cascade Natural Gas Corporation builds, operates, and maintains natural gas distribution facilities serving the City of Richland. It currently serves most parts of the City. Natural gas is made available concurrently with growth to the best of the purveyor's ability. The City will promote locating utility distribution lines together and using existing utility easements wherever possible.

Telecommunications

Telecommunication in Richland is provided by the licensing agency's franchise agreements with the City. Telecommunication is mostly regulated at the state level by the

Washington Utilities and Transportation Commission.

The City of Richland currently franchises Charter Communications to serve its population. Charter provides cable TV, Internet, and phone services in Richland. Some other phone and Internet services providers include but are not limited to Verizon, Cellular One, U.S. Cellular, AT&T Wireless, T-Mobile, and Cingular Wireless. Telecommunication facilities offer services through cell towers on tall poles, lattice towers, and/or co-located in buildings.

As growth occurs within the City, demand for reliable telecommunication services also grows. Telecommunication companies provide adequate services according to Federal Communications Commission (FCC).

Irrigation

Only portions of the City of Richland currently have irrigation services. The southern part of the City is served by the Columbia, Kennewick and Badger Mountain Irrigation Districts. Columbia Irrigation District operates an irrigation canal and a pump station in that area.

Within the unincorporated UGA, irrigation services are provided by the Columbia and Badger Mountain Irrigation Districts.

CAPITAL FACILITIES ELEMENT

In this chapter, you will find:

- Goals and policies for Capital Facilities
- Parks, recreation, and open spaces
- Municipal facilities
- Fire and emergency services
- Police services
- Schools
- Essential public facilities

INTRODUCTION

The Capital Facilities Element addresses facilities that are important for the City's growth in the next 20 years. Accommodation of the additional growth within the City's available land area and the provision of adequate services for the expected growth are two key aspects to be addressed in the comprehensive planning process. The Comprehensive Plan Supporting Analysis (Appendix A) provides additional details of the Capital Facilities Plan.

This element integrates the Comprehensive Plan with the City's Capital Improvement Plan (CIP) for capital facilities budget allocations. The CIP prioritizes the needs of the City for infrastructure and other capital needs, both within the City and the UGA. Prioritization for budget decisions are made based on the goals and policies and future growth indicated in the Comprehensive Plan. The Capital Improvement Plan (CIP) is a tool for identifying and prioritizing capital projects

and major capital purchases for budget consideration. The plan provides a project planning schedule for at least a six year period and identifies funding sources for projects approved in the current budget cycle.

The CIP is useful in coordinating community planning, determining financial capacity and ensuring capital expenditures demonstrate support for the key elements of the City's Strategic Plan. The CIP is comprised of projects that maintain, enhance, or construct new facilities and infrastructure.

The Richland CIP uses many revenue sources to fund the capital investment projects identified in the CIP, including various taxes, revenues, bonds, and grants. The City also collects park impact fees to mitigate park impacts. Impact fees collected from specific park zones are used within that park district to address the impact by providing park and facilities according to the standards set in the 2014-2019 Parks, Recreation and Open Space Plan.

GOALS AND POLICIES

General Goals and Policies

CF Goal 1: Ensure that adequate infrastructure and public facilities exist or can be provided concurrent with new development takes place.

Policy 1: The City will work with other purveyors of public services to provide facilities and services concurrent with development.

Policy 2: The City will strive to ensure convenient and safe student access to school sites.

CF Goal 2: The City will provide capital facilities that ensure environmentally sensitive, safe, and reliable service.

Policy 1: The City will consider ways to minimize environmental impacts in siting, construction, and use of all capital facility expansion and construction projects.

Policy 2: The City will mitigate adverse impacts resulting from capital facilities projects according to the State Environmental Policy Act (SEPA) and other local, state and federal requirements.

Policy 3: The City will locate capital facilities identified as essential public facilities to provide the necessary service to the intended users with the least impact on surrounding land uses.

CF Goal 3: Provide adequate resources for capital improvements and make efficient use of fiscal and other resources.

Policy 1: Prioritize capital improvement needs that are consistent with overall planning goals.

Parks, Recreation and Open Space

CF Goal 4: Provide an integrated system of parks, recreation facilities, trails, and open spaces as an asset consistent with the Parks, Trails, Open Space, and Facilities Master Plan that enhances the community's quality of life.

Policy 1: Implement the Parks, Trails, Open Space, and Facilities Master Plan and programs for park and recreation facilities.

Policy 2: Coordinate the development of City of Richland trails, open space, and other recreational facilities and programs with other municipal facilities development, where appropriate.

Policy 3: Develop and adopt Master Plans for specific parks as necessary.

CF Goal 5: Provide diverse active and passive recreational opportunities for residents and visitors of all ages, based on needs.

Policy 1: Develop participation and interest in organized and individual recreation based on trends and changing lifestyles.

Policy 2: Provide adequate facilities to meet the sports and active recreational needs of different age groups.

Policy 3: Help citizens make full use of existing facilities through increased public awareness, revised and clear maps, and directional signage.

CF Goal 6: Identify, prioritize, and preserve unique natural habitat, ecologically critical areas, shorelines, and significant landforms and develop public recreational activities appropriate to these resources.

Policy 1: Develop property and ecological management programs consistent with the SMP, and Critical Areas Ordinance.

Policy 2: Provide public access and use of the Columbia River and Yakima River shoreline consistent with the SMP.

Policy 3: Evaluate opportunities to acquire and/or protect additional open space to protect significant landforms, critical habitat areas, and appropriate native vegetation areas.

Policy 4: Promote environmental education in an appropriate manner based on the sensitivity of the subject area.

CF Goal 7: Enhance the community and region's cultural and historic heritage through features incorporated in community and regional parks.

Policy 1: In cooperation with the Arts Commission, incorporate art in suitable public locations.

CF Goal 8: Extend and improve the multi-use trail system to link parks, activity centers, schools, and employment centers.

Policy 1: Identify desirable trail linkages and trail extensions needed to connect with the City's trail network as part of existing trail plan.

Schools

CF Goal 9: Work with the Richland and Kennewick School Districts to help meet the needs of the school districts to serve the community.

Policy 1: Coordinate with the school districts to identify locations of future school sites.

Policy 2: Continue to work closely with the Richland and Kennewick School Districts and special user groups to promote joint use recreation programs and facilities.

Policy 3: Develop and maintain safe routes to schools by pedestrian and other modes of transportation.

Municipal Facilities

CF Goal 10: Provide municipal facilities as needed for efficient services, rapid response times, and convenient customer service.

Policy 1: Consider leveraging investments in new municipal facilities that help the City achieve other goals and operate efficiently.

CF Goal 11: The City's investment in municipal facilities should, to the extent practicable, encourage additional private investment.

Policy 1: Consider strategically locating certain municipal facilities in areas that can act as catalysts for private developments.

Fire, Police, and Emergency Services

CF Goal 12: The City will provide efficient, cost-effective, and concurrent levels of public safety services designed to maintain quality of life.

Policy 1: The City will identify the funding mechanism to construct and staff fire and emergency service facilities in areas of the City wherever five hundred homes or more are located outside a four-minute drive time from an existing Richland Fire & Emergency Services facility or a neighboring jurisdiction facility with similar staffing levels participating in an automatic aid agreement.

Policy 2: The City will identify a funding mechanism to increase staffing levels from three to six in station's initial response districts when the resources/crew out of service norm

reaches 4.8 hours per 24-hour period for emergency response.

Policy 3: The City will evaluate the adequacy of the public safety facilities and equipment, mutual and auto aid agreements, and personnel staffing levels and deployment needs for the present and projected change.

CF Goal 13: Maintain and improve safe neighborhoods in Richland.

Policy 1: Maintain an adequate force of police officers throughout the City.

Policy 2: Implement physical planning and Crime Prevention Through Environmental Design (CPTED) principles to enhance user surveillance, de-opportunize criminal activities, and minimize potential for crimes.

Policy 3: Create a high level of public awareness and support from the community for positive engagement with the police and crime prevention and deterrence programs

CF Goal 14: Provide efficient, cost-effective, and concurrent levels of public safety services designed to maintain quality of life.

Policy 1: Maintain community education programs on crime and fire prevention to increase the level of community awareness.

Policy 2: Emphasize continued cooperation through inter-local agreements with rural fire districts, fire, and police agencies of adjacent jurisdictions and other public safety service providers.

Policy 3: Evaluate the adequacy of public safety facilities and equipment, mutual aid agreements, and personnel staffing and program needs, for the present and for changes in needs with anticipated growth.

Policy 4: Ensure quality public safety personnel to serve the community.

Library Facilities

CF Goal 15: Maintain the Richland Public Library as a safe, inviting, inclusive destination, as well as a center of creativity and innovation that also offers services, collections, and gathering spaces that meet diverse needs.

Policy 1: Provide library facilities appropriate for Richland's population, circulation, technology, books, and material resources.

Policy 2: Maintain adequate service levels, based on comparative statistics gathered by the Washington State Library for libraries of a similar statistical size.

Policy 3: Maintain and accommodate technological advances in resource and information management.

PARKS, RECREATION, AND OPEN SPACE

Richland's parks system consists of neighborhood parks, community parks,

regional parks, special use areas, linear parks, and natural open spaces in 2,286 acres of land. Although some natural open spaces are included, many natural open space areas are not included in the park system. Richland's natural open space in general is discussed under the Land Use Element.

Table CF-1: Park Categories

Park type	Acres	Number of Parks
Neighborhood Parks	78.6	25
Community Parks	220	4
Regional Parks	170	2
Special Use Areas	702	11
Linear Parks	240	9
Natural Open Space	873.98	7
Total Parks and Recreation Areas	2,285.6	58

In addition to City-owned parks, Richland residents enjoy parks and recreational facilities owned by other agencies such as the Badger Mountain Centennial Preserve owned by Benton County, the open space owned by USACE, and Richland School District facilities, etc.

The City also has a system of trails consisting of Class 1 trails, secondary trails, and soft trails. The existing trails map (Fig. TE-6) indicates the locations and distribution of trails throughout the City.

Richland Parks and Public Facilities Department offers events, aquatic, and athletics programs in multiple City-owned facilities (see Table CF-2). Listed below is a brief sample of activity categories with categories changing based on demand:

- Aquatics swim lessons, lap swim, open swim pre-school educational activities
- Arts & Crafts, General Education-chess, hunter education, first aid, and more
- Dog training, park ranger programs, geocaching, hikes, and classes
- Home and garden, language, computer and technologies
- Fitness
- Yoga, martial arts, dance, wellness-check-ups
- Sports: team and individual sports
- Adventure camp for youth
- Cards, socials trips

Table CF-2: School District and City of Richland Facilities

Facility Type	Existing Inventory
Youth Baseball Game Fields	10 Fields
Youth Baseball Practice Fields	12 Fields
Youth Softball Game Fields	5 Fields
Youth Softball Practice Fields	10 Fields
Adult Softball Fields	4 Fields
Indoor Basketball Practice Courts (Richland School District)	7 Courts
Indoor Basketball Game Courts (Richland School District)	5 Courts
Indoor Volleyball Courts	21 Courts
Outdoor Swimming Pool	1 Pool
Youth Soccer Practice Fields	27 Fields
Youth Lacrosse Game Fields	0 Fields
Youth Lacrosse Practice Fields	0 Fields
Youth Football Game Fields	1 Field
Youth Football Practice Fields	0 Field
Golf Driving Ranges	1 Range
Golf, 18-Hole Courses	1 Course
Archery Ranges	1 Course
Skateboard Park	22,700 sf
Outdoor Tennis Courts	28 Courts

As the City grows, the use of park and recreation facilities will increase. The current inventory of neighborhood parkland is adequate to meet the future demand. New areas re-designated with this Comprehensive Plan update will require one additional community park to serve the area. There is a need to complete the park amenities at

Badger Mountain Park and Hanford Legacy Park. Master plans have been completed for each Community Park. Additional recreational facilities will be needed such as sports fields and courts, golf courses, etc.

Although Richland includes more open space than adjacent communities do, there is community interest in preserving open space. Approximately 34 acres of Urban Reserve land along the Yakima River is re-designated to Natural Open Space (Table LU-3). The need for open space and associated cost to maintain them should be further assessed through stakeholders and public involvement.

MUNICIPAL FACILITIES

This section describes the City of Richland's administrative buildings and other municipal facilities, including City Hall, City Hall Annex, Community Center, Development Services Center, and the City Shops and Warehouse Facility.

The current City Hall, located at the intersection of Swift Boulevard and George Washington Way was constructed in 1959. It houses the Council Chambers, along with a few other departments. The City Hall Annex adjacent to it was built in 1977.

The Community Center was constructed in 2002 and serves a dual role as a new senior center and a recreation and meeting facility. It also houses the administrative offices of the Parks Department.

The Development Services Center building was acquired from the federal government as surplus property and renovated to become a one-stop planning and development facility.

The City's shops complex is located on a 160-acre parcel near the Queensgate interchange. The complex was constructed in 1999. In 2010, the City constructed an addition to house the City's IT data center. The complex consists of three separate buildings and outdoor storage.

An evaluation of the City Hall building was done last in 2003 and was assessed that the facility was inadequate in size and flexibility and does not comply with basic accessibility and energy code requirements. Based on this, a new City Hall has been planned across the street from its current location, in the parking lot of the Federal Courthouse. The new building will be three stories, approximately 46,000 square feet, and will combine the City Hall, the City Hall Annex, and the Development Services Building into one facility, therefore eliminating three aging buildings. Construction will begin in 2017 and will be completed in 2018.

An assessment of major municipal facilities is available in the supporting analysis document (Appendix A), under the Capital Facilities Element.

FIRE AND EMERGENCY SERVICES AND FACILITIES

Fire and emergency medical services are a key part of public safety services for the citizens of Richland and the thousands of visitors and workers who pass through the City. The City of Richland has a professional fire department, which provides fire and life safety protection, emergency medical services (EMS), technical rescue and hazardous materials response to citizens, visitors, and the business community.

The Richland Fire & Emergency Services Department also provides Advanced Life Support EMS through Inter-local Agreements to segments of unincorporated areas of Benton County.

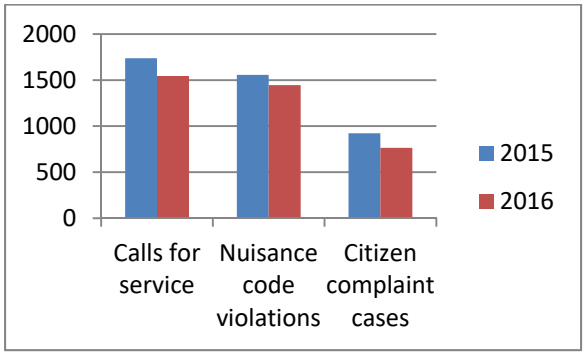
POLICE SERVICES

The Richland Police Department provides law enforcement services within the City limits. Law enforcement within the unincorporated UGA is currently provided by the Benton County Sheriff's office. The Police Department is located at 871 George Washington Way. The station was constructed in 2001.

The Richland Police Department established a partnership with the Washington State Department of Corrections (DOC) in 2002 to better monitor criminals who are under active DOC supervision and living in Richland. At present, Richland Police is also leading the Benton County Emergency Management Agency's activities.

Based on 2015 and 2016 data, the incidence of some types of crime is decreasing while other types are increasing. For code enforcement cases, calls for service, code violations, and citizen complaints are decreasing as shown in the table below.

Figure CF-1: Code Violations



Richland Police provides a value-based service. Richland measures its levels of service for public safety based on the committed and uncommitted time of the officers and support staff. Future growth will increase demand for police protection services and police department community programs. However, the Department is currently not seeking an increase in the number of police officers as it aims to meet its demand through an efficient allocation of committed time. It continues its current programs of community services and crime prevention programs.

LIBRARY FACILITIES

Library services for Richland residents are provided primarily by the Richland Public Library, operated by the City of Richland Parks and Public Facilities Department. Additional library services are available at the Washington State University (WSU) Consolidated Information Center (CIC), Columbia Basin College in Pasco, and the Mid-Columbia Library System in the adjacent jurisdictions. The Kadlec Neurological Resource Center has a specialized library on neurological disorders that is open to the public.

SCHOOLS

Richland is served by both Richland and Kennewick School Districts, as the school district borders do not follow the municipalities' geographic borders. Schools serving Richland students are as follows:

Elementary schools: Badger Mountain, Jason Lee, Jefferson, Lewis and Clark, Marcus Whitman, Orchard, Sacajawea, Tapteal, White Bluffs, William Wiley, and Vista.

Middle schools: Carmichael, Chief Joseph, Enterprise, and Desert Hills.

High schools: Richland High, Hanford High, Rivers Edge, Three Rivers HomeLink, and Kamiakin.

Special education schools located outside Richland but serving the region include: Delta High School (Science, Technology, Engineering, Math) located in Pasco and Tri-Tech Skills Center located in Kennewick.

School districts provide services based on population growth. Currently, the planned

growth of the Badger Mountain South area is creating the need for future schools in this area. The Richland School District is planning to expand service in this area on approximately 54 acres owned by the school district. Adequate services such as roads, utilities, and safety are needed in this area to serve the school site once built. The school districts face challenges in locating school sites within the UGAs. Coordination between the school district and City during the planning process helps addressing the siting issues.

ESSENTIAL PUBLIC FACILITIES

Essential Public Facilities (EPF) include facilities that are typically difficult to site due to difficulties in finding the suitable and appropriate locations and perceived or real environmental, economic, or social impacts. Examples of EPF include airports, state education facilities, state and local correctional facilities, solid waste handling facilities, state or regional transportation facilities, the interstate highway system etc.

Cities and counties are required to establish a process for identifying and siting essential public facilities and adopt or amend its development regulations as necessary to provide for the siting of secure community transition facilities.

Richland reviews the siting of such facilities with a process established in the Richland Municipal Code (RMC 23.42.060, Essential public facilities).

REFERENCES

Anchor QEA, 2014. City of Richland Shoreline Inventory, Analysis and Characterization Report. 2014.

APPENDICES

A. Comprehensive Plan Supporting Analysis
B. Benton County Countywide Planning Policies
C. Environmental Impact Statement Summary Document
D. Public Involvement Summary
E. City of Richland Shoreline Master Program Update , 2014
F. City of Richland Capital Improvement Plan 2017 to 2030
G. 2015 General Sewer Plan Update
H. City of Richland Comprehensive Water System Plan, 2017
I. City of Richland Storm Water Management Plan , March 2016
J. City of Richland 2011 Solid Waste Management Plan
K. Parks, Trails, Open Space and Facilities Master Plan, 2014-2019
L. Strategic Leadership Plan

City of Richland

COMPREHENSIVE PLAN SUPPORTING ANALYSIS

August 30, 2017

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City of Richland

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INTRODUCTION AND BACKGROUND

SECTION ONE

INTRODUCTION

This document elaborates on the discussion in the Core Comprehensive Plan. It also contains technical analysis of most of the Comprehensive Plan elements. Organization of this document follows the same hierarchy of elements as in the Core Comprehensive Plan with additional information included in it.

Every comprehensive plan must include key pieces to fulfill its purpose of providing a yardstick for future government activities. The following terms have special meanings in comprehensive planning and it's important to understand their meaning and purpose.

Vision Statement: The Vision Statement is the target the City decides to aim for. It is a verbal picture of what Richland will be like at the end of the period covered by a comprehensive plan. An important part of future decision-making should be to ask, "Which of our choices will best help us become like the City described in the vision statement?"

Existing Conditions Inventory: We can't decide how to get from the present to our desired future without a clear picture of where we are today. That's why comprehensive plans must include a detailed inventory of the existing state of the City: How are our roads? Is our water system adequate to accommodate future growth? Do we have the parks and other recreation facilities to satisfy the community's desire for such public amenities?

Goals: If the Vision Statement defines the target for comprehensive planning, then goals are like individual points on the target. We set as goals the distinct achievements we hope for: maintain adequate and affordable housing; avoid traffic congestion; protect natural resources; ensure economic vitality. We have reached our vision if all our goals are accomplished.

Policies: Goals are what we want to accomplish; policies define how we accomplish them. For each goal established in a comprehensive plan, one or more policies define the steps that goal calls for. If we have a goal of protecting natural resources, for example, we might establish a policy that says that development shall be restricted on and near wetlands.

Planning Time Frame: A comprehensive plan must define time frames for achieving its vision and goals. These time frames are called the planning horizons. In Washington State, comprehensive plans use both a ten-year short-term planning horizon and a 20-year long-term planning horizon. The long-term planning horizon is the full period for achieving the vision in our Vision Statement. The short-term planning horizon is the period for which we can make more concrete plans for specific steps toward our goals.

These are the features that a Comprehensive Plan needs to include in order to act as our yardstick for the future. The Comprehensive Plan must apply these features to specific aspects of the City's life. The parts of a plan addressing each of these are commonly called "elements." Under State law, all Washington city and county comprehensive plans must address at least five specific elements: land use, transportation, utilities, capital facilities, and housing. Each element includes an inventory of existing conditions as well as goals and policies specific to the element. In addition to the

required five elements, the City of Richland has chosen to include an optional economic development element in this Comprehensive Plan.

The final feature of comprehensive plans in Washington is a Finance Plan. This is the proposal for specific capital improvements required over the short-term (six-year) planning horizon. It describes projects to be carried out, their estimated costs, a schedule for completing them, and a plan to pay for them. Financing plans from the City's Capital Improvement Plan (CIP) are included under the Capital Facilities and Utilities Chapters in this document.

GMA AND BACKGROUND

The Washington State Growth Management Act (GMA) includes 14 broad goals for comprehensive planning, which local governments must balance to develop an approach consistent with their vision of the future. The 14 GMA goals are as follows:

1. Urban Growth - Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. Reduce Sprawl - Reduce inappropriate conversion of undeveloped land into sprawling, low-density development.
3. Transportation - Encourage efficient multi-modal transportation systems based on regional priorities and coordinated with county and city comprehensive plans.
4. Housing - Encourage the availability of affordable housing to all economic segments of the population of the state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. Economic Development - Encourage economic development throughout the state consistent with adopted comprehensive plans, promote economic opportunity for all citizens of the state, especially for the unemployed and the disadvantaged, and encourage growth in areas experiencing insufficient economic growth, all within the capacity of the state's natural resources, public services, and public facilities.
6. Property Rights - Private property shall not be taken for public use without just compensation. The property rights of landowners shall be protected from arbitrary and discriminatory action.
7. Permits - Application for state and local government permits should be processed in a timely and fair manner.
8. Natural Resource Industries - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
9. Open Space and Recreation - Encourage the retention of open space and development of recreation opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
10. Environment - Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. Citizen Participation and Coordination - Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to resolve conflicts.

12. Public Facilities and Service - Ensure that public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use, without decreasing the current service levels below locally established minimum standards.
13. Historic Preservation - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
14. Shoreline Management – Develop a Shoreline Master Program (SMP) pursuant to Shoreline Management Act (SMA). The goals and policies of a shoreline master program for a county or city approved under chapter 90.58 RCW shall be considered a part of the county or city's comprehensive plan.

Under the GMA, comprehensive plans should identify essential public facilities that often are difficult to site and ensure that locations for them will be available. These facilities include airports, state education facilities, state, or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes. Local comprehensive plans may not prevent outright the location or provision of such facilities. Richland will participate in the siting study for any of these facilities when they are identified for potential siting within the City.

CONSISTENCY AND CONCURRENCY

GMA requires that the Comprehensive Plan must be internally consistent for objectives, goals, policies, text, and maps. At the same time, the comprehensive plans of adjacent jurisdictions must also be consistent and capital budget decisions must be made in conformance with each jurisdiction's adopted Comprehensive Plan.

The consistency progresses from the broad goal, through its policies, and then to specific actions. The maps of the Plan augment both the text and even the goals and policies. For example, the land use map included in the Land Use Element is, in essence, a graphic policy statement regarding future land development in Richland. As such, the land use policy serves, and is served by, the transportation, housing, utilities, and capital facilities elements. Based upon the land use designations on the Land Use Map, private and public sector service providers can project future locational demands for water, sewer, natural gas, electrical power, roads, fire protection, transit, emergency response, communications, and other services

All development regulations within the City of Richland are required to match with each other and with the Comprehensive Plan. These include the zoning and subdivision codes, the Critical Areas Ordinance, the Shoreline Master Program, and any other City regulation as contained in the Richland Municipal Code and other adopted plans such as the Park & Recreation Plan and the Storm Water Management Plan. A complete listing of adopted plans is included as an Appendix of the Core Comprehensive Plan.

The consistency also applies to adjacent jurisdictions such as Benton County, through the County-wide Planning Policies (CWPP), and the adjacent cities of West Richland and Kennewick.

GMA defines concurrency to mean that needed improvements for water, sewer, and transportation are in place at the time of development; or in the case of transportation, that a financial commitment exists to complete the improvements within six years.

There must be a baseline standard established to use when evaluating the anticipated impacts of new development to determine if concurrency can be met. The minimum acceptable performance level has been chosen as the baseline, and is defined as the level of service (LOS). Levels of service

should be realistic. Setting them too high could result in little or no growth, and would be contrary to GMA. Setting them too low could cause unmanaged growth without optimum service.

AMENDMENTS

Amendments to the comprehensive plan are legislative actions requiring City Council approval. Amendments must be approved as prescribed by GMA. With a few exceptions, they cannot be considered more often than once per year and in accordance with specific procedures. Major updates occur by legislative action on an eight-year cycle as established by RCW 36.70A.130 (4)(c).

Amendments can be requested by the City or by private individuals. Multiple applications for amendments will be considered in a single legislative review process in order to evaluate the potential cumulative effect of the requests. All amendment requests require a public hearing with the Planning Commission. They make a recommendation to the City Council. The City Council will approve or deny the amendments in a public hearing. Public involvement with this process is required and encouraged through direction of the Richland Public Participation Plan.

Annual amendments will address the issues of major or minor land use classification changes; changes to the goals, policies, and text of the comprehensive plan; changes to supporting data and implementation; changes to the land use maps; and changes to the inventories and technical documents.

Every ten years, the annual amendment review may be combined with the required review of the urban growth area to determine the next twenty-years' anticipated growth. This ten-year review will use the comprehensive plans of each county and city and the permitted densities of the incorporated and un-incorporated areas pursuant to RCW 36.70A.130(3).

Exceptions to the annual amendment limitation, according to RCW 36.70A.130, include the adoption of a subarea plan; the development of an initial subarea plan for economic development located outside of the one hundred year floodplain in a county that has completed a state-funded pilot project that is based on watershed characterization and local habitat assessment; shoreline master programs; or the amendment of the capital facilities element occurring concurrently with the adoption or amendment of the City's budget.

ECONOMIC DEVELOPMENT

SECTION ONE

INTRODUCTION

PURPOSE

The economic development element of the comprehensive plan is intended to guide investments through a framework of strategy and policy with the overall goal of growing economic opportunities in the City. The intent is to identify sound economic development practices to build a strong economy where local businesses are welcomed and encouraged by the City and ensure the economy is resilient, dynamic, and sustainable for current and future generations.

The City's ability to understand their competitive advantages and proactively work to attract cutting edge employers will in turn create more living wage jobs which will in turn produce municipal revenues for maintaining and enhancing quality service levels, infrastructure, and facilities.

Strategies outlined in the economic development element are designed to work in concert with the other comprehensive plan elements herein. This element is intended to be consistent with and build upon existing documents such as the policies and strategies outlined in the CWPP, Strategic Leadership Plan, and community visioning documents. The roles of the policies laid out in this plan are to 1) create strong City leadership for economic development, 2) ensure that appropriate land capacity and infrastructure can support future employment and housing growth, and 3) articulate a business environment that supports a dynamic, prosperous, and equitable economy.

BACKGROUND AND OVERVIEW

Washington State's GMA includes economic development as a central goal and integral to a thriving city. Economic development connects to and is instrumental in informing the other elements of the comprehensive plan; without a strong local economy, goals related to land use, housing, capital planning, and transportation serve little value.

It is due to the hard work and good fortune of the residents and businesses located in the City of Richland that the City has a strong and growing economic base. It is important, however, to consider Richland within the context of the other two Tri-Cities – Pasco and Kennewick – to which the region's economy is inextricably linked.

The City of Richland's economy is explored in this section by first examining what drives the growth in the regional economy and then discussing Richland's role in the economy and some implications for growing as part of this plan.

SECTION TWO

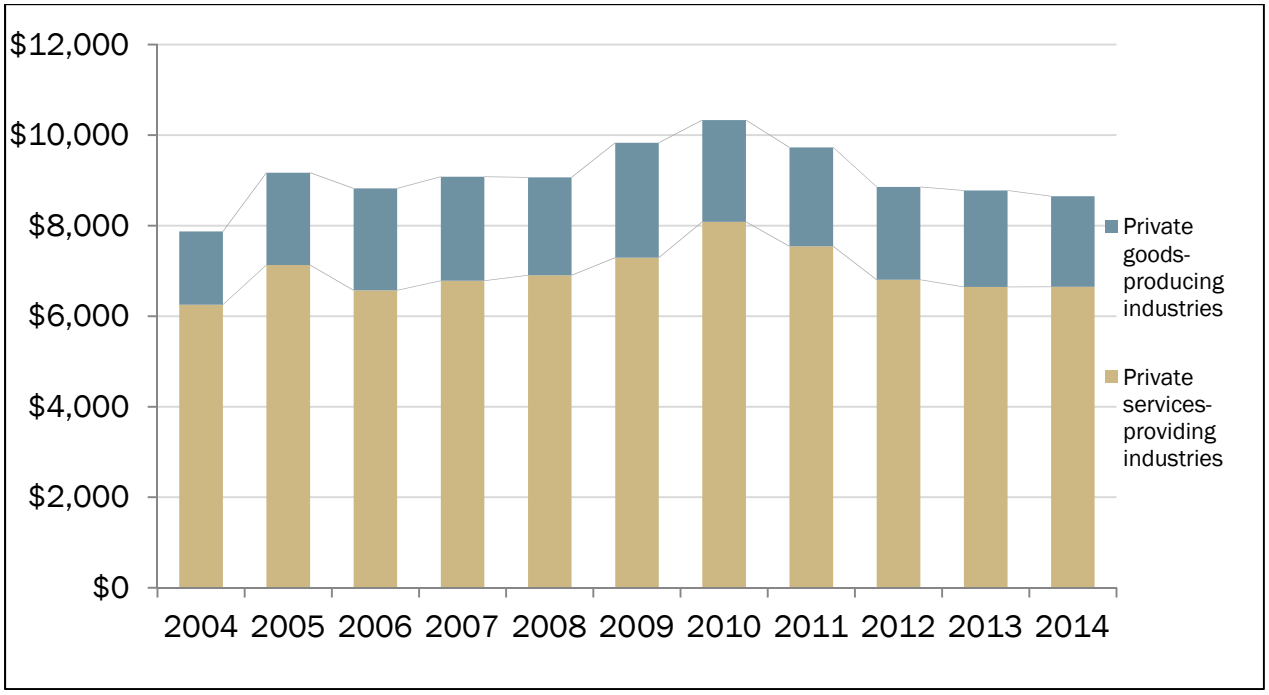
EXISTING CONDITIONS

REGIONAL ECONOMIC TRENDS

Gross Domestic Product

The economy of the Tri-Cities region is primarily a service-based economy. Goods producing industries (such as manufacturing) make up less than 25 percent of the total economic output. Figure ED-1 shows the trend of gross domestic product (GDP) in 2016 inflation-adjusted dollars. The Tri-Cities economy was less impacted by the recession in 2008 than the rest of the nation due to the increase in employment at Hanford and PNNL as part of the American Recovery and Reinvestment Act (ARRA) of 2009. The total output declined from $10.3 billion in 2010 to $8.6 billion in 2014, partly due to the end of ARRA and partly reflecting the national recession trends. However, most recent data (not shown) have indicated that economic conditions have continued to improve over the past two years.

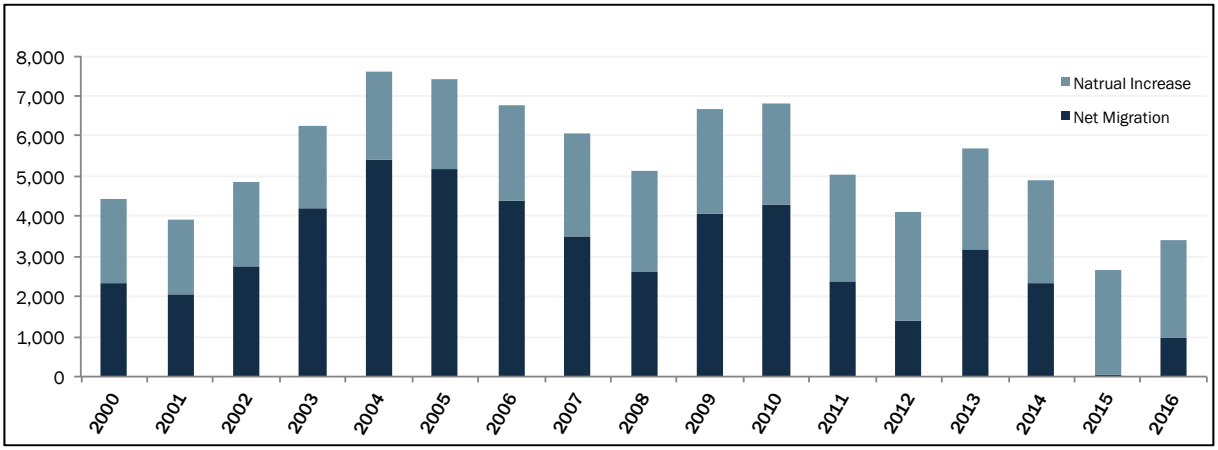
Figure ED-1: Real GDP Kennewick-Richland Metropolitan Statistical Area (in millions)



Source: Bureau of Economic Analysis, 2016

The Tri-Cities region (Benton and Franklin Counties) has realized strong population growth over the last 20 years, averaging an annual growth rate of 2.4 percent. Much of that growth occurred in the mid 2000's fueled by in-migration responding to the growth in jobs, but population growth has slowed since 2010. Calendar year 2015 was the first year in 20 years where net in-migration was nearly zero, where the same amount of people moved out of the region than to the region.

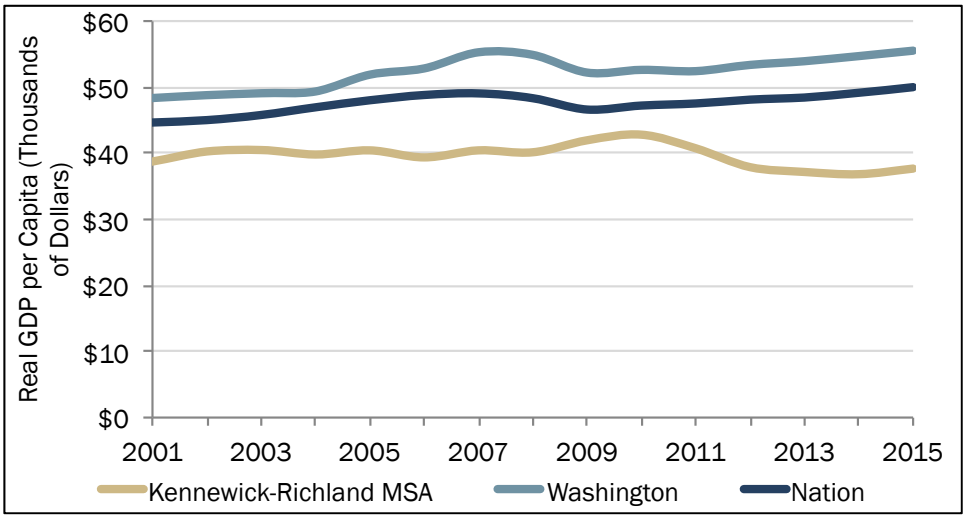
Figure ED-2: Benton and Franklin County Annual Population Growth, 2000-2016



Source: Washington Office of Financial Management, 2016

On a GDP per capita basis, the Tri-Cities region is not as productive when compared to Washington State and to the nation. On this measure, the region has been slower to recover than the state as whole. GDP per capita is the most common economic performance indicator of regions. GDP per capita is calculated by measuring Gross Domestic Product in a year, and dividing it by the population. The reasons for the lower GDP per capita in the region are complex but are due to the large presence of government-supported activities. These activities are, on the whole, less productive than emerging information technology or business services, which have become increasingly productive by comparison.

Figure ED-3: GDP per Capita, 2001-2015



Source: Bureau of Economic Analysis, 2016

EMPLOYER TRENDS

The Tri-Cities is unique in that its employment base is dominated by a select number of large employers. Roughly one in five of estimated 116,000 jobs in the Benton-Franklin area are for one of the ten largest firms/agencies listed below. Eight of the ten top employers in the Tri-Cities are

located in Richland, a legacy largely of significant federal investments in the Hanford Nuclear Reservation. These sectors employ many talented workers, many of whom live in Richland.

Table ED-1: Top Ten Tri-Cities Employers

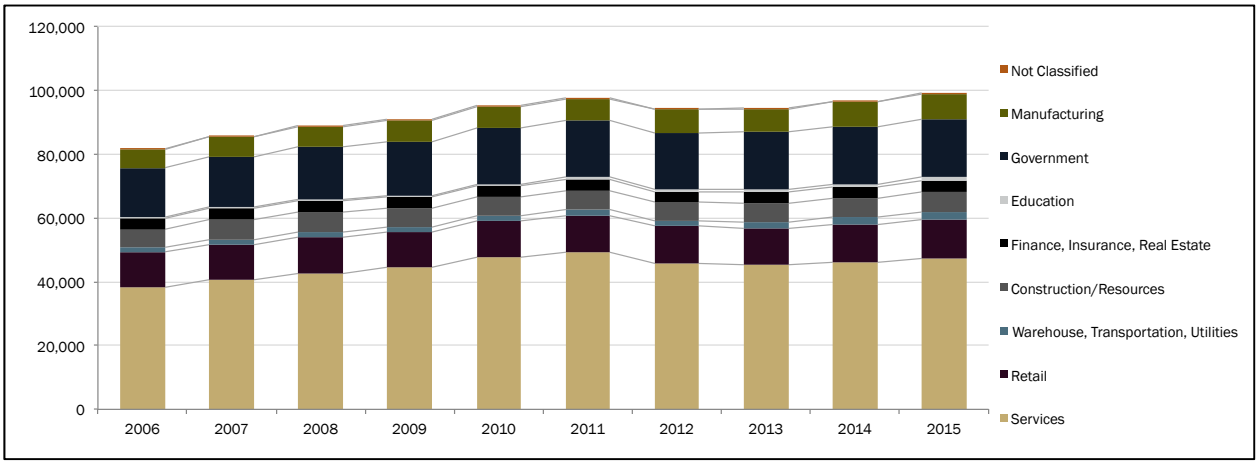
	Company	Industry	Employees
1	Battelle/Pacific Northwest National Laboratory	Research & Development	4,365
2	Kadlec Regional Medical Center	Health Services	3,304
3	Bechtel National	Engineering & Construction	2,898
4	ConAgra Foods	Food Processing	2,727
5	Kennewick School District	Education	2,130
6	Washington River Protection Solutions	Environmental Remediation Services	2,077
7	Pasco School District	Education	2,015
8	Mission Support Alliance, LLC	Support Services, Hanford/DOE Site	1,928
9	Richland School District	Education	1,500
10	CH2M Hill	Environmental Remediation Services	1,400

Source: Tri-City Development Council (TRIDEC), link. Accessed February 14, 2017

Total Employment by Industry sector

Employment in the Tri-Cities region increased from 2006-2015 by over 22,000 jobs with an average annual growth rate of 2.0 percent. There are roughly 116,000 jobs in the region. All industries experienced positive employment growth by the end of the 10-year period. However, from 2011 to 2014 employment slightly declined as spending cuts at Hanford impacted the entire regional economy.

Figure ED-4: Benton and Franklin Counties Cumulative Employment by Sector

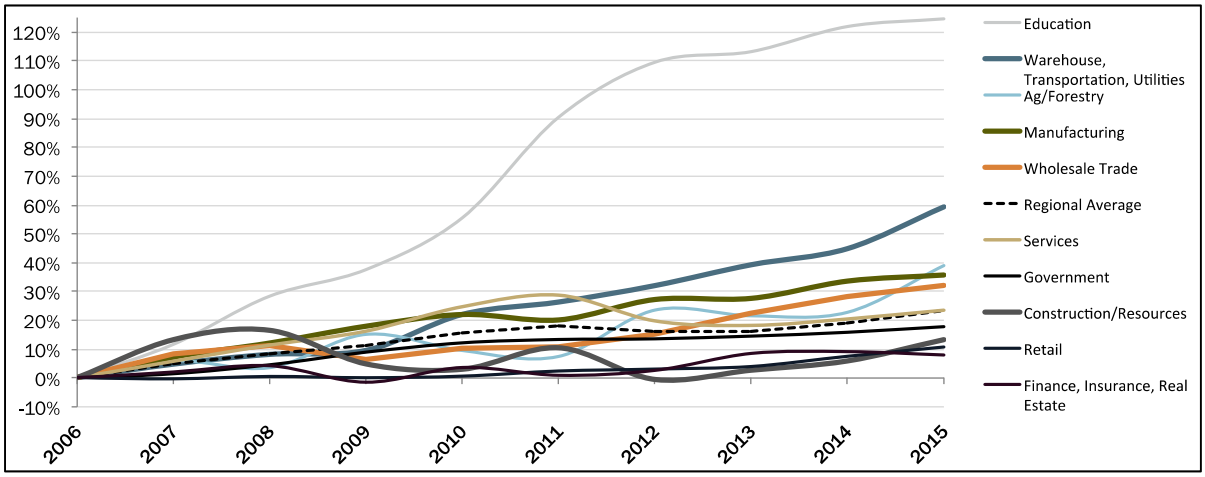


Source: Washington State Employment Security Department

Education, while small in total numbers, grew the most in the region. Warehousing, transportation, and utilities; manufacturing; wholesale trade (the main users of industrial land); and agriculture all

grew faster than the regional average. Employment in the retail and finance, insurance, and real estate sectors grew the least.

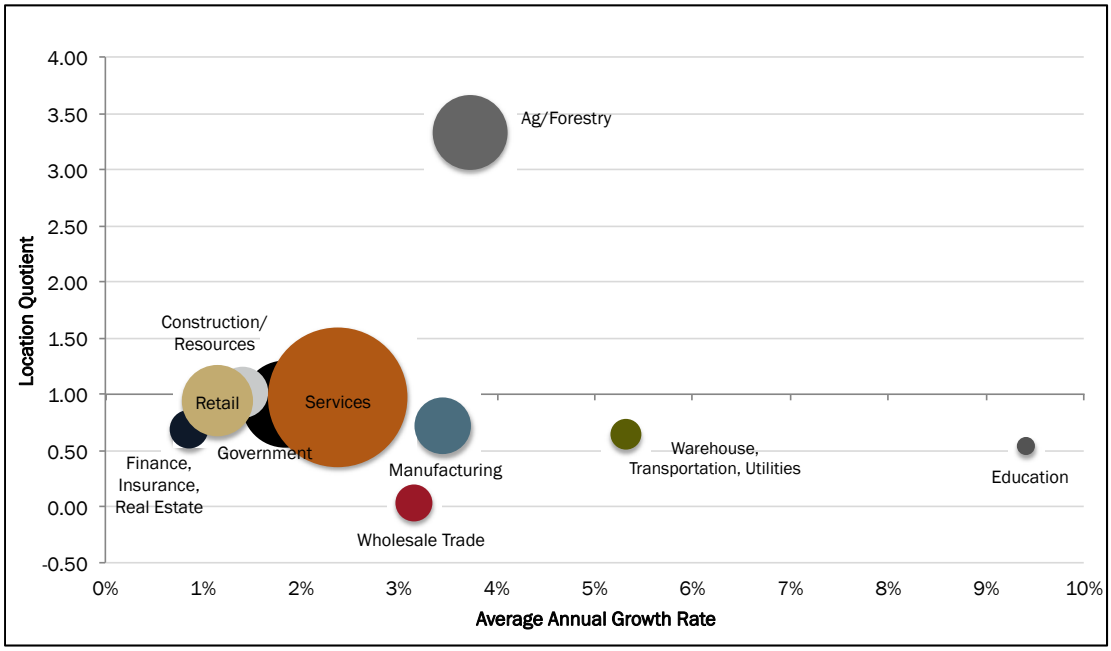
Figure ED-5: Benton and Franklin Counties Cumulative Percent Employment Growth by Sector



Source: Washington State Employment Security Department

The chart below shows the local concentration of jobs by sector (location quotient) along with measures of industry size and average annual employment change in the Tri-Cities region. Location quotients measure the concentration of jobs in a sector compared to the statewide average. A value of 1.0 signifies that the sector possesses the same level of employment concentration as the state. Values above 1.0 are more concentrated than the state average. The size of the bubble represents the number of jobs within that sector. Sectors with sizable employment and higher than average concentration, represent strengths for the region. Fast growing sectors, even if they are not very large, represent potential opportunity areas.

Figure ED-6: Benton and Franklin Counties Employment Concentration and Change by Sector, 2006-2015



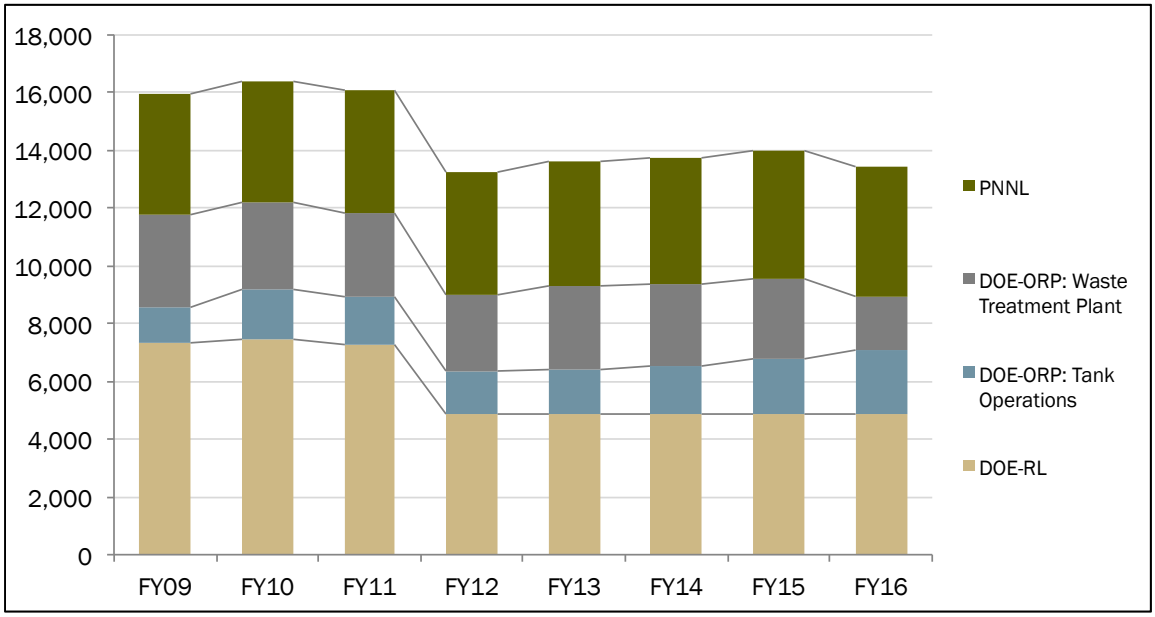
Source: Washington State Employment Security Department

In the Tri-Cities region, the largest sectors - services and government - have a similar concentration as the state and the region are growing at a rate of one to three percent a year, indicating they are the base of the regional economy. The agriculture sector is a strength in the Tri-Cities; it is much more concentrated relative to the state and is growing at a rate of 3.7 percent per year. Education; manufacturing; wholesale trade; and warehousing, transportation, and utilities are also growing at a rate of more than three percent a year, but are smaller and less prevalent in the Tri-Cities compared to the state. Much of the growth in food manufacturing; wholesale trade; and warehousing, transportation and utilities may be related to the growth and prevalence of the agriculture sector in the Tri-Cities.

Hanford Employment

While total employment increased over the last ten years, employment at Hanford decreased by over 2,800 jobs in the 2012 fiscal year as part of federal spending cuts. This decrease was part of a region-wide decline in employment from 2012 and 2013, and also the end of ARRA funding. It may also be what led to the decrease in regional GDP shown in Figure ED-1.

Figure ED-7: Hanford and PNNL Employment, Fiscal Year 2009 to Fiscal Year 2016



Source: Tri-City Development Council (TRIDEC), 2016

COMMERCIAL REAL ESTATE TRENDS

With much of the Hanford, PNNL and health care activities located in Richland, the City is home to much of the built commercial real estate in the region. It trails only Kennewick, which is home to the region's shopping malls. According to the Benton County Assessor, Richland holds the highest share of office and industrial building square footage but lags considerably with respect to retail businesses, primarily located in Kennewick.

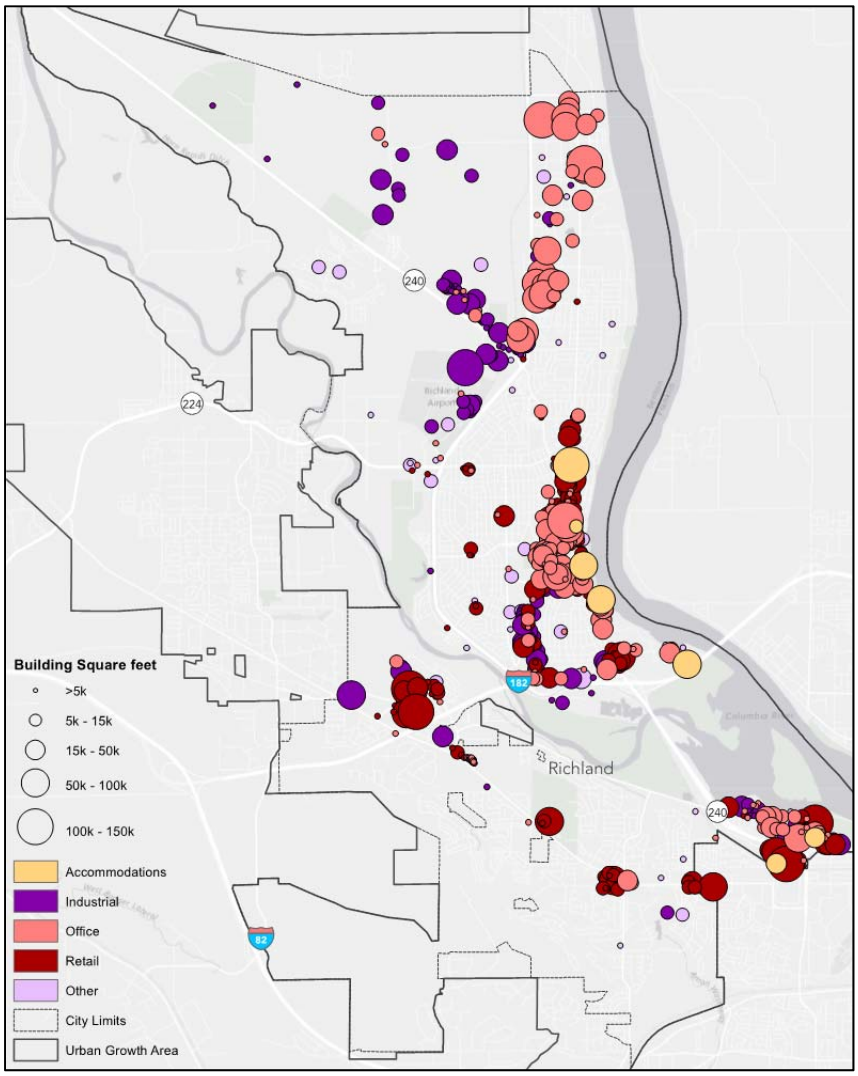
Figure ED-8 below shows that office and retail uses are clustered in the downtown core as to be expected; retail is also heavy but isolated near the Queensgate area; a considerable amount of industrial development is located to the north in Horn Rapids; and a cluster of office and retail to the south in Island View.

Table ED-2: Building Square Footage, by Type

Use	Richland	West Richland	Kennewick	Prosser	Rest of County	Total
Retail	2,775,000	205,000	5,089,000	421,000	123,000	8,613,000
Industrial	2,803,000	282,000	2,475,000	924,000	1,381,000	7,866,000
Office	3,259,000	52,000	2,645,000	110,000	57,000	6,123,000
Accommodations	462,000	-	633,000	54,000	-	1,149,000
Other	326,000	59,000	1,087,000	57,000	259,000	1,788,000
Total Commercial	9,626,000	597,000	11,930,000	1,566,000	1,821,000	25,540,000

Source: Benton County Assessor, 2016, Washington Office of Financial Management Estimates.

Figure ED-8: Commercial Building Sizes and Types in Richland



Source: Benton County Assessor, 2016

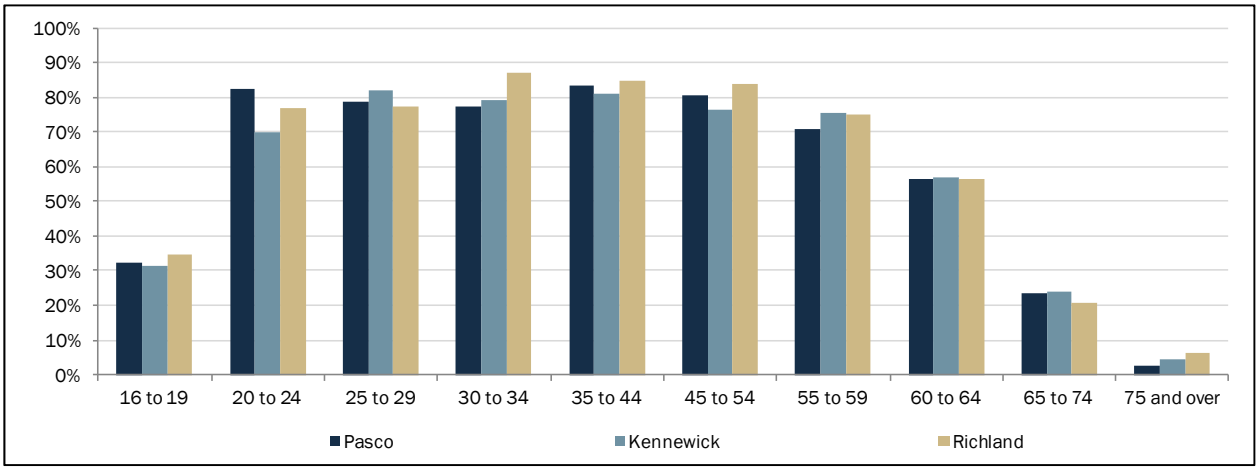
EMPLOYMENT AND HOUSEHOLD TRENDS

The following section summarizes selected relevant employment and household characteristics that frame the economic performance in Richland.

Employment Status, Income, and Demographic Characteristics

Relative to Kennewick and Pasco, Richland has high labor force participation for residents with ages between 30 and 54. This typically is the prime working age for most Americans, a time when they are most productive as workers. Rates for younger populations are slightly lower than in Pasco due to a higher share of full-time students in higher education. Similarly, rates are lower for those 65 and older due to their long-term financial stability enabling retirement.

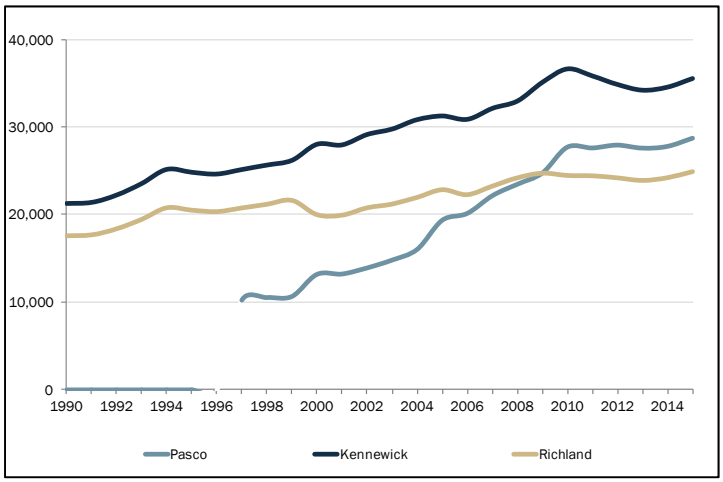
Figure ED-9: Labor Force Participation



Source: US Census Bureau, American Community Survey, 5-Year ACS, Table S2301

Total employment in Richland has grown over the past 25 years. Current estimates of employment in the City place the number at approximately 25,000. Growth in employment in Kennewick and Pasco has been a function of higher rates of population and labor force growth over the same time.

Figure ED-10: Total Employment, 1990 - 2016

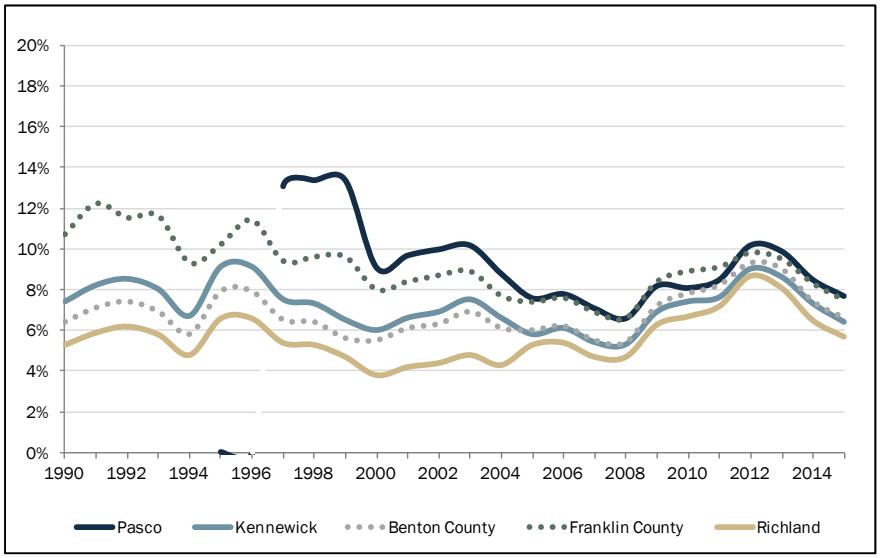


Source: Bureau of Labor Statistics, Local Area Unemployment Statistics.

Benton County's unemployment rate is currently 7.0%, which is higher than the state average of 5.3%, but lower than in adjacent Franklin County (Employee Security Department/LMPA, March

2016). Richland has consistently fared better than the cities of Kennewick and Pasco as well as Benton County and Franklin County.

Figure ED-11: Unemployment Rate, 1990 - 2016

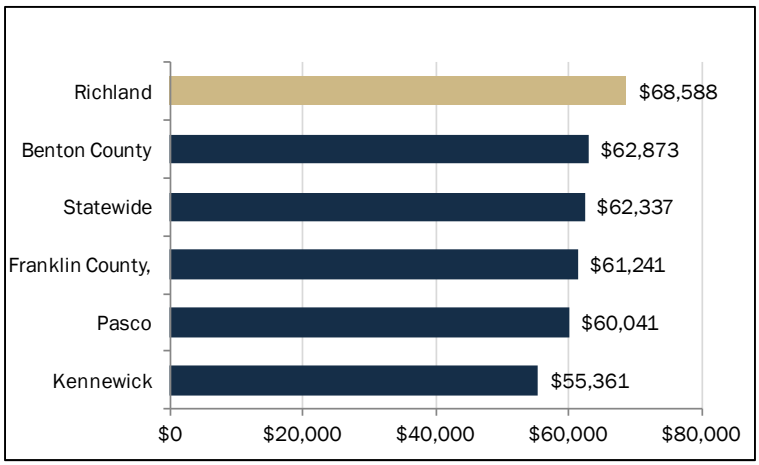


Source: Bureau of Labor Statistics, Local Area Unemployment Statistics.

Federal funding for Hanford has been a significant economic catalyst for the Tri-Cities Region, generally with Richland at the forefront. Even with significant downsizing at Hanford in the 1990s, household incomes in Franklin and Benton Counties continued to grow steadily.

Today, household incomes for Richland residents are nearly ten percent higher than the County average and more than twenty percent higher when compared to those of Kennewick residents. Richland enjoys economic prosperity not just compared to its Tri-Cities neighbors, but compared to state averages as well as illustrated in Figure ED-12 below. Higher incomes are the result of technical and professional positions that require higher levels of education, as illustrated below in Table ED-3- Educational Attainment, 2011 - 2015.

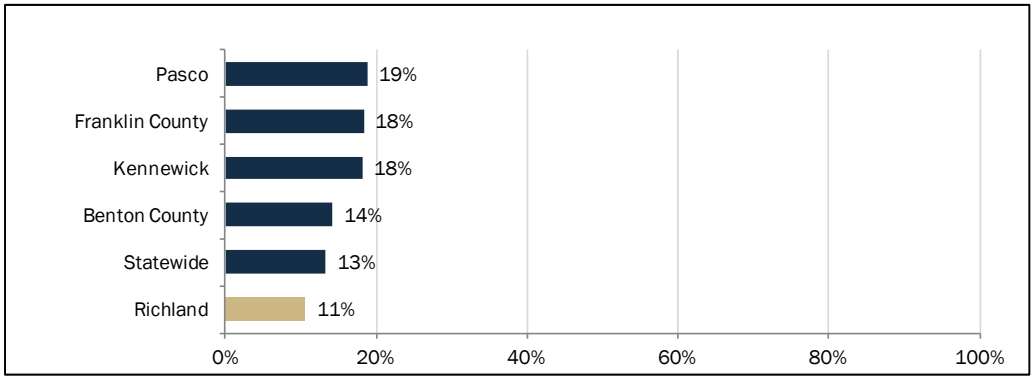
Figure ED-12: Median Household Income



Source: US Census Bureau, American Community Survey, 2015 5-year, Table B19013A

Similarly, Richland has fewer households living in poverty when compared to Benton County on the whole, Franklin County, and the statewide average. This indicates a strong economy and access to opportunity.

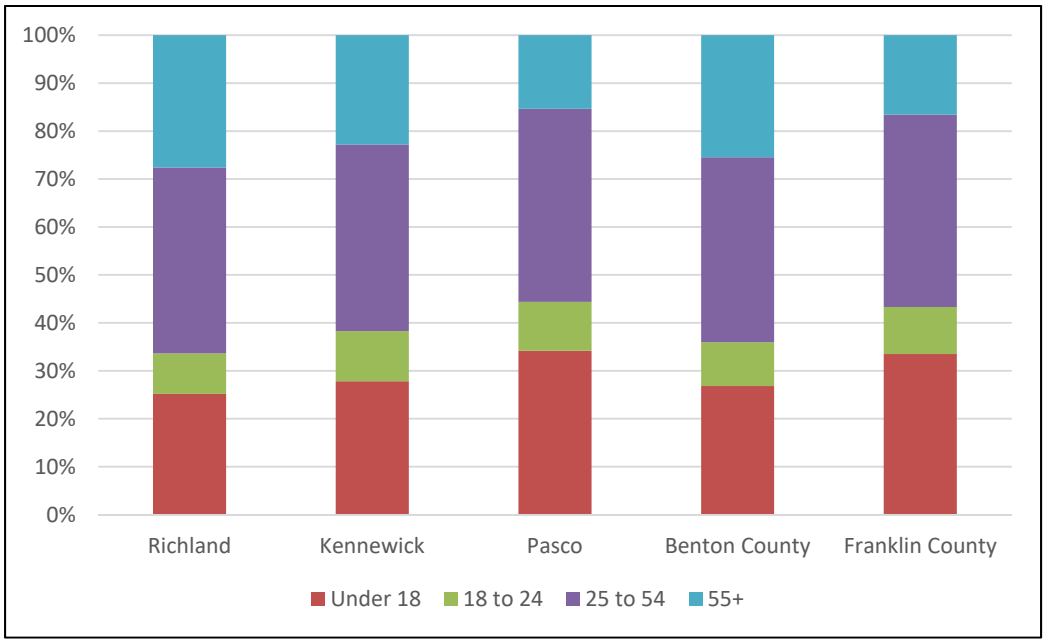
Figure ED-13: Share of Population Living in Poverty, 2011 - 2015



Source: US Census Bureau, American Community Survey, 2015 5-year, Table S1701.

The population living in Richland is not drastically different from the region with respect to age, but upon further examination of job force impacts there are some important differences. For employment purposes, prime working age is defined as 25 to 54 years old. The statewide average for population that falls into prime working age is 41%. Richland's is 39%, the same for Kennewick, and slightly lower than Pasco's 40%. However, Richland has a relatively high population of residents over age 55 (28%) as compared to Kennewick (23%) and Pasco (15%). Given this, the share of children, those under 18 years of age, in Richland is low (25%) as compared to Kennewick (28%) and Pasco (34%).

Figure ED-14: Age Distribution, Average from 2011 – 2015



Source: US Census Bureau, American Community Survey, 2015 5-year, Table B01001.

Relative to Kennewick and Pasco, Richland is home to a highly educated workforce. The demand for educated engineers and scientists generated by Hanford , PNNL and their subsidiary research

and development activities has been a central employment and demographic characteristic for the Tri-Cities Region, in particular for Richland.

Table ED-3: Educational Attainment, 2011 - 2015

	Population 25 Years and Over	High School Diploma/GED	Associate's Degree	Bachelor's Degree	Graduate Degree
Richland	34,712	95%	56%	45%	19%
Kennewick	47,478	86%	33%	22%	7%
Pasco	37,479	72%	25%	16%	5%
Benton County	118,423	89%	40%	29%	11%
Franklin County	49,013	74%	25%	16%	5%
Statewide	4,721,438	90%	43%	33%	12%

Source: US Census Bureau, American Community Survey, 2015 5-year, Table B15003.

Housing Stock

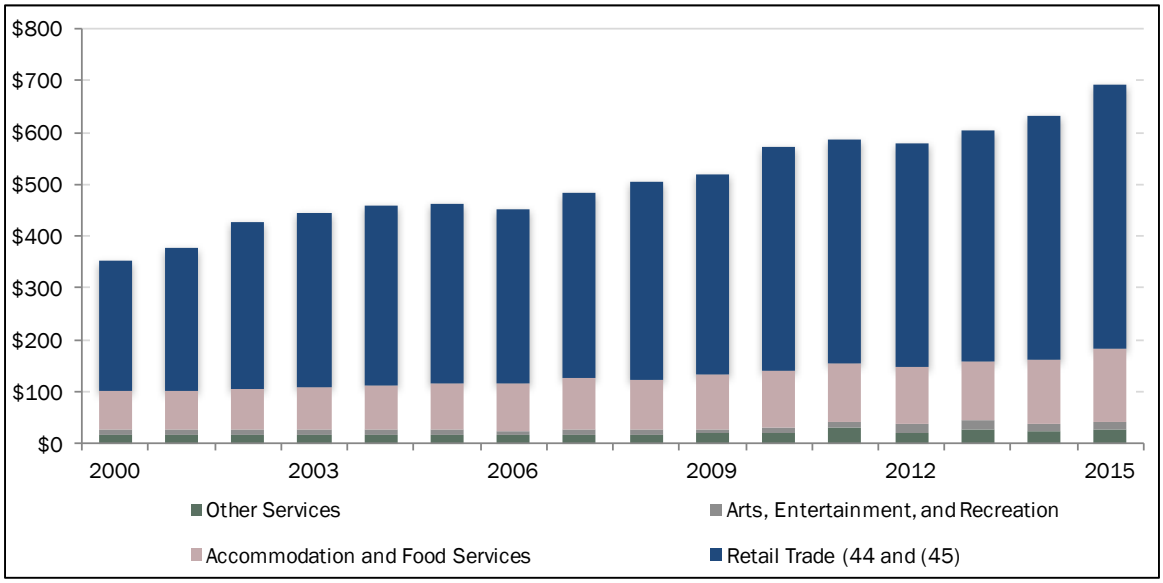
Housing in Richland is generally characterized as single-family (62%) and mostly owner-occupied (65%) with moderate vacancy rates similar to those seen in Kennewick and double that of Pasco; roughly 6%. Most homeowners spend less than 20% of their income on housing (57%) – a larger share than in Kennewick (50%) or Pasco (41%). However, 18% of homeowners are considered cost-burdened defined as spending more than 35% of their income on housing. This is slightly higher than the 17% seen in Kennewick and Pasco. For more on housing conditions, see the Housing Element.

Retail Performance

The location of retail stores and their economic performance are important to cities for two reasons. First, the proximity and mix of retail services is an essential service and amenity for area residents. Second, the importance of sales taxes in funding essential services means jurisdictions have a built-in preference for maximizing the scale, scope, and productivity of the retail sales base. The following set of charts examines the productivity data of taxable retail sales in Richland.

As shown below, the data for Richland show steady growth in retail sales over the past 15 years. The City has seen strong growth in the accommodation and food service sectors with more restaurants taking hold in recent years. Compared to its regional neighbors, Richland has comparable sales to Pasco but both are about half of Kennewick's totals.

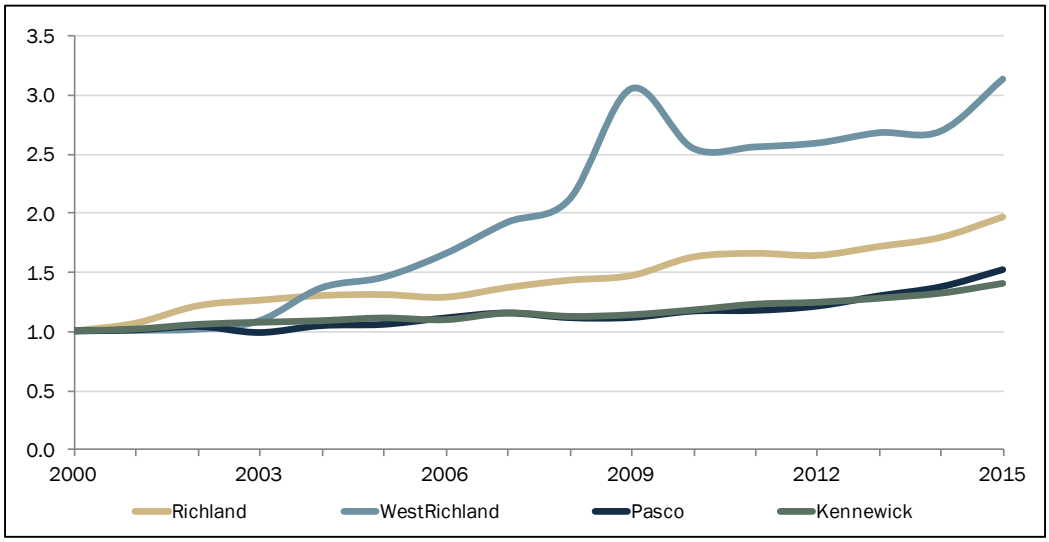
Figure ED-15: Select Category Sales, Richland in 2016 Dollars (in Millions)



Source: Washington State Department of Revenue, Taxable Retail Sales Link. Accessed October 24, 2016

Richland has seen higher increases in taxable retail sales relative to both Kennewick and Pasco since 2000, as seen in Figure ED-16. This indicates the retail sector is growing and increasing its market share while retail sales in Pasco and Kennewick have slowed relatively. While West Richland has seen significant increases (2009 saw three times their 2000 sales), it continues to provide only a very small share of the overall market.

Figure ED-16: Taxable Retail Sales in Millions Indexed to 2000



Source: Washington State Department of Revenue. Accessed October 24, 2016

FUTURE GROWTH FORECASTS

Employment Forecasts

Short-term industry forecasts for the region continue to expect positive growth in the region. Strongest growth is forecast in the service sector, specifically business and health services – two sectors where Richland is driving the region's growth and that are well positioned for future growth.

Table ED-4: Employment Forecast by Industry for the MSA

				Change		
	2014	2019	2024	#	%	AAGR[1]
Construction	6,300	7,300	7,600	1,300	21%	1.9%
Manufacturing	7,800	8,200	8,400	600	8%	0.7%
Wholesale Trade	3,300	3,700	3,900	600	18%	1.7%
Retail Trade	12,200	13,400	14,100	1,900	16%	1.5%
Transportation, Warehousing and Utilities	2,700	3,000	3,100	400	15%	1.4%
Information	800	800	900	100	13%	1.2%
Financial Activities	4,300	4,400	4,400	100	2%	0.2%
Professional and Business Services	20,600	23,400	26,000	5,400	26%	2.4%
Education and Health Services	14,400	16,100	17,600	3,200	22%	2.0%
Leisure and Hospitality	9,900	10,900	11,800	1,900	19%	1.8%
Other Services	3,300	3,600	3,800	500	15%	1.4%
Government	18,500	19,800	20,700	2,200	12%	1.1%
Federal	1,200	1,200	1,200	0	0%	0.0%
State	8,100	8,600	8,900	800	10%	0.9%
Local	9,200	10,000	10,600	1,400	15%	1.4%

[1] *Annual Average Growth Rate*

Source: Benton Franklin Council of Governments

The Benton Franklin Council of Government's transportation and land use model also provides some forecasts on land use and employment for transportation planning purposes. Based on these model results, Richland is estimated to reach some 40,000 jobs by 2030.

Table ED-5: Employment Forecast in Richland

	2014	2017	2024	2037	2014-2019 AAGR[1]	2019-2024 AAGR
Services	16,414	17,305	19,577	24,617	1.78%	1.78%
Professional Technical Services[2]	7,548	7,548	7,548	7,548	0.00%	0.00%
Retail and Food	5,012	5,306	6,060	7,755	1.92%	1.92%
Warehousing, Transportation & Utilities	2,308	2,466	2,878	3,834	2.23%	2.23%
Manufacturing	1,523	1,569	1,683	1,917	1.01%	1.01%
Construction	1,390	1,518	1,866	2,737	2.99%	2.99%
Government	1,251	1,303	1,433	1,710	1.37%	1.37%
Resources	118	124	141	177	1.77%	1.77%[3]
Total	35,564	37,675	41,185	50,295	1.94%	1.31%

[1] Annual Average Growth Rate

[2] Assumes no new growth; implies e.g. PNNL employees find new related jobs but no new growth

[3] Assumes same growth as in 2014-2019

Source: US Census, OnTheMap; Washington Employment Security Department; ECONorthwest

SUMMARY OF EXISTING ECONOMIC CONDITIONS AND FORECAST

Richland is at the epicenter of the major driving economic forces on the Tri-Cities area. The work performed at the Hanford Site, in tandem with the research at Pacific Northwest National Laboratory (PNNL), has driven economic development in the region and City for decades. This circumstance is currently the region's largest economic strength and a source of its greatest economic fears. These dual assets have driven the need for urban land development and created strong markets for housing, retail, and household services. Along with the agricultural sector, they have also created the foundation for a larger regional economy, which has supported more economic opportunity overall, allowing other unrelated industries to take hold in the area. However, the exposure of such a large segment of the economy to a single entity is a cause for concern for regional leadership and local residents. Recent spending cuts following the recession demonstrate the extent to which the economy depends on government spending to support these activities.

The region has shown strong growth in economic output over the past several decades leading to sustained employment growth. From a regional economic perspective, the agricultural sector is one of the most competitive for the region, which is not surprising given the region's agricultural advantages. The region has a strong industrial/manufacturing base that has sustained itself over time yet the largest portion of the economy is service-based (both professional/business and personal) that continues to drive economic growth in the recent decade. However, growth in most other sectors have mirrored the nation as a whole; fueling economic conversations that the region needs to find new growth in sectors that can produce and sustain both comparative and competitive advantages.

The City of Richland specifically has been the location where much of the professional service sector is located. The City is home to the two largest non-governmental employers in the region in PNNL and Kadlec Health that account for nearly 8,000 employees in the City. From a land use

perspective, Richland has more than half of the region's commercial office space and industrial space, respectively; and is second only to Kennewick in the amount of retail space. Examination of the recent commercial real estate productivity suggests that much of the built space is well occupied and rents have been resilient. Richland has seen stronger retail growth and has outpaced growth in the region as a whole.

Richland has strong demographics for future economic growth. Employees and households are on average better educated, better paid, and with a larger segment of the population in its prime working age. The community is also relatively less-burdened with the costs of poverty when compared to the region. Future forecasts of economic growth remain positive of the regions outlook with growth in the service and health sector continuing to drive growth in the future. From this perspective, the City should be well positioned to capitalize on its past performance and existing assets to extend its economic growth.

SECTION THREE

CHALLENGES AND OPPORTUNITIES

Upon review of existing economic conditions, survey results, and in conversations with elected officials, local economic development professionals, visioning work sessions, and through public outreach with business leaders and the general public, stakeholders collectively identified several recurring themes: the need for stronger economic resiliency able to withstand future economic shocks; the need to harness the entrepreneurial spirit and create a more dynamic economy and economic opportunity; leverage the natural landscape and heritage within the City and region to create sustainable economic development opportunities; and diversify and more intensely use the available land within the City. The following is a summary of the primary concerns and goals related to achieving a thriving Richland economy.

Area 1. Create a Resilient Economy

The single greatest threat to the Richland and Tri-Cities economy is the winding down of business and employment and Hanford without suitable economic opportunities in place that would provide for a comparable standard of living. A reduction in work at Hanford will mean less direct employment in Richland and large negative impacts on the businesses that support them directly as well as the resulting households whose wages they support. However, Hanford is also an asset to the community and has been effective at attracting a highly educated workforce in science and technology. These fields produce professional-wage jobs and have produced spinoff businesses coming from PNNL.

To ensure the stability and resiliency of the economy, the City should leverage existing assets but adapt them to a changing economy. These efforts should focus on increasing primary sector, non-Hanford -related science and tech employment by creating a business environment that encourages and welcomes local business. Additionally, the City should develop partnerships with the Tri-Cities Development Council (TRIDEC), PNNL, Kadlec Medical Center, and other major employers to plan for expansion and delivery of adequate infrastructure and services.

Area 2. Build and attract a more entrepreneurial and dynamic economy

Richland is the regional hub for highly educated, science and technology professionals. Labor force participation is high, particularly for the most productive segment of the population – 30 to 54 year olds. With access to innovation partners and relatively low land costs when compared to bigger cities like Seattle, the climate for entrepreneurial startup companies is present. However, attracting

innovation and investment is a goal of many municipalities. The City can advance this environment through infrastructure investment, streamlined regulation, and "second paycheck" benefits such as livability and access to recreation. Working with its regional education and economic development partners, the City can play its role creating and supporting a rich "entrepreneurial ecosystem" in the area.

Area 3. Leverage the natural landscape as an asset for economic development

Richland's location along the Columbia and Yakima Rivers offers exceptional opportunities to easily access attractive, natural, recreational spaces, as well as close proximity to the region's vibrant agritourism and wine industries. In addition to this, professional service employees living in Richland enjoy lifestyle amenities, also called the "second paycheck." These include access to parks, walkable business districts, good schools, diverse housing options, quality restaurants, and arts and cultural activities. Richland's ability to leverage its natural environment to directly spur economic activities and provide an attractive setting for professionals will further enhance its competitive advantage. However, residents must be cognizant of maintaining a healthy balance between environmental preservation and economic development activities.

Area 4. Closely monitor zoning and land use in the City

The City has the dual challenge of planning for urban infill development as well as planning to accommodate development on many large and relatively undeveloped sites within the City. To ensure zoning is responsive to market conditions, it should be monitored periodically to evaluate potential hindrances. Working to concentrate development in areas with existing infrastructure and near jobs centers will be instrumental to optimize the City's funding.

LAND USE

SECTION ONE

INTRODUCTION

Due to the linear geographic pattern of the City along the Columbia River, Richland's land is distributed primarily from north to south covering a little over 27,000 acres in the current incorporated City limits and additional 3,000 acres in the Urban Growth Area (UGA).

Land use patterns determine individual neighborhoods, businesses, amenities, public facilities, and the types and locations of future development and redevelopment. Land use patterns also determine traffic patterns. This element includes future population projections and needs for land use types for the next 20 years. The Comprehensive Plan land use map identifies land use categories within the City limits and the UGA. This section also elaborates on critical areas, shoreline and open space lands in Richland.

SECTION TWO

DESCRIPTION OF LAND USES

Agriculture (AG) - This category includes uses devoted primarily to the tilling of soil, the raising of crops, horticulture, livestock, poultry, feed lots, and related commercial and industrial activities. It allows residential densities up to one dwelling unit per five acres.

Low Density Residential (LDR) - The LDR category includes single-family residential uses with an average density of 3.5 dwelling units per acre.

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

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

Badger Mountain South (BMS) - This includes land uses set forth in the Badger Mountain Subarea Plan as adopted by the Richland City Council on September 7, 2010.

Multifamily Residential Office (RO) - This designation applies to areas within Island View where senior housing and condominium projects would be encouraged. Compatible office projects and light commercial uses also would be allowed within this designation.

Central Business District (CBD) - This classification includes a mix of residential, retail, service, and business uses that provide for the daily convenience needs of on-site and nearby employees and residents. The purpose is to provide for pedestrian- and transit-oriented high density employment and cultural uses, together with complementary retail and higher density residential and other compatible uses that enhance the Central Business District.

Commercial (C) - The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile-

related uses, and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive commercial uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.

Retail Regional (RR) - This designation is applied to the existing retail area that is commonly known as Columbia Center North, as well as other nearby locations on Columbia Center Boulevard and Fowler Street. Within this designation infill development is encouraged. Large format region-serving retail establishments are also encouraged on parcels large enough to support such uses.

General Commercial (GC) - This designation is applied to lands in the southernmost portions of Island View that are adjacent to and visible from SR 240. Within this category, new and used auto sales, RV, truck dealers, and similar retail uses are encouraged. Service-related businesses that require a central location within the Tri-Cities are also included in this designation.

Business Commerce (BC) - This designation applies to the Spaulding Business Park and some adjacent properties. It is intended to encourage a variety of professional office buildings, medical and/or dental laboratories, and light industrial uses.

Single Family Overlay (SFO) - This designation is applied to several pockets of single family residences throughout the Island View area where property owners have expressed a preference for this designation. The comprehensive land use plan map identifies a land use designation other than single family residential for all properties within Island View. For these identified parcels, there are two land use designations: the Single Family Overlay designation and another land use designation. The Single Family Overlay designation will remain in effect, allowing for continued residential use of the property, until such time the owner(s) seeks a change in the use of the property. At that time, the City will remove the Single Family Overlay and apply the other land use designation as identified in the comprehensive plan land use map in accordance with Land Use Goal #9, Single Family Overlay.

Commercial Recreation (CR) - This designation typically applies to properties under the ownership of the local, state or federal government. These properties are typically used to site regional recreational, educational, water-oriented facilities, and associated uses.

Waterfront (WF) - The Waterfront category includes a variety of water-oriented uses such as marinas, boat docks, resorts, mixed commercial/residential development, hotels, motels, and offices along the Columbia River shoreline. The intent is to bring significant development to the Columbia riverfront that is consistent with the City's vision and that incorporates public access recreational features and attractive and high quality development.

Industrial (I) - This category includes a variety of light and heavy manufacturing, assembly, and warehousing and distribution uses. It also includes uses devoted to the sale of retail and wholesale products manufactured on-site, and a variety of research and development uses for science-related activities.

Business/Research Park (BRP) - The Business/Research Park designation provides for a variety of office and research and development facilities in a planned business park setting. Permitted uses include science-related research and development and testing facilities; administrative offices for those uses; and other general office uses.

Public Facility (PF) - This category includes a variety of public and institutional uses including facilities operated by federal, state, county, municipal, or other government agencies; public educational institutions; public libraries; hospitals; cemeteries; and some developed parks.

Urban Recreation (UR) - The Urban Recreation designation includes uses that are intended to provide the public with places to gather for public events as well as provide some limited urban

amenities, passive recreation opportunities and open space uses. It is the intent of the UR land use to provide for a disbursed pattern of development that recognizes and protects both culturally and environmentally sensitive areas.

Developed Open Space (DOS) - This category includes golf courses, federal power transmission and irrigation wasteway easements, private open space, riverfront parks, undeveloped parks, and parks intended for long-term open space.

Natural Open Space (NOS) - The Natural Open Space category includes public lands intended to remain as long-term undeveloped open space with appropriate public access. This category primarily includes, for example, lands associated with the Yakima River floodplain, islands in the Columbia River, steeply sloped areas, sensitive areas along the Amon Basin, and other designated areas. Natural Open Space lands are managed as natural areas and may include riparian corridors along creeks and rivers, wetlands, shrub-steppe, open ridges, and hillsides.

Mineral Resource (MRL) - This classification includes lands that have long-term significance for the extraction of minerals on a commercially-viable basis and are not already compromised by on-site, immediate, or adjacent urban growth. Mineral Resource designation must be requested by the owner of the property and/or of the mineral rights, or her/his designated agent.

Urban Reserve (UR) - The Urban Reserve designation is assigned to lands that are to be held in reserve during the 20-year planning period of the comprehensive plan. A significant amount of the land in this designation is in agricultural use. Uses of land designated Urban Reserve are intended to be temporary to provide the City a basis to evaluate future needs for additional land in other land use designations.

Table LU-1 indicates the land use distribution within the City and in the UGA.

Table LU-1: Existing Land Use Acreage

Land Use Designation	City Limits (acres)	Area within UGA(acres)	Total Acreage[1]	% of total
Residential				
Low Density Residential	4,598	689	5,287	18.15
Med. Density Residential	1,427		1,427	4.90
High Density Residential	530		530	1.82
Badger Mountain South	1,431		1,431	4.91
Commercial				
Business Commerce	28		28	0.10
Central Business District	222		222	0.77
Commercial	1,046	16	1,062	3.7
General Commercial	79		79	0.28
Retail Regional	31		31	0.11
Waterfront	140		140	0.49
Commercial Recreation	50		50	0.17
Public Lands/Open Space				
Developed Open Space	2,170	144	2,314	7.62
Natural Open Space	2,154	322	2,476	8.52
Public Lands/Facilities				
Public Facility[2]	1,014	27	1,041	3.63
Industrial				
Business Research Park	750	437	1,187	3.78
Industrial	5,374	1,050	6,424	22.39
Other Designations			0	
Agricultural	903		903	3.15
Residential Office	21		21	0.07
Urban Reserve	1,214		1,214	4.23
Public Service Lands				
Rights of Way	2,947	163	3,110	10.84
Total	25,846	2,848	28,694	100.00%

[1] Does not include water area

[2] Public facilities lands include public school sites, WSU campus, City owned facilities, and cemeteries

[3] Includes proposed UGA expansion area related to Department of Energy land transfer

SECTION THREE

POPULATION TREND

Richland and the Tri-Cities area experienced strong growth from 1973 to 1981 due to the development of nuclear power plants for the Washington Public Power Supply System. In the 1980s, however, the power plant program was discontinued, as was the federal government's production of nuclear material at the Hanford Site. These changes created a difficult economic period throughout Benton County and neighboring Franklin County as indicated in the reduced growth in 1990 data.

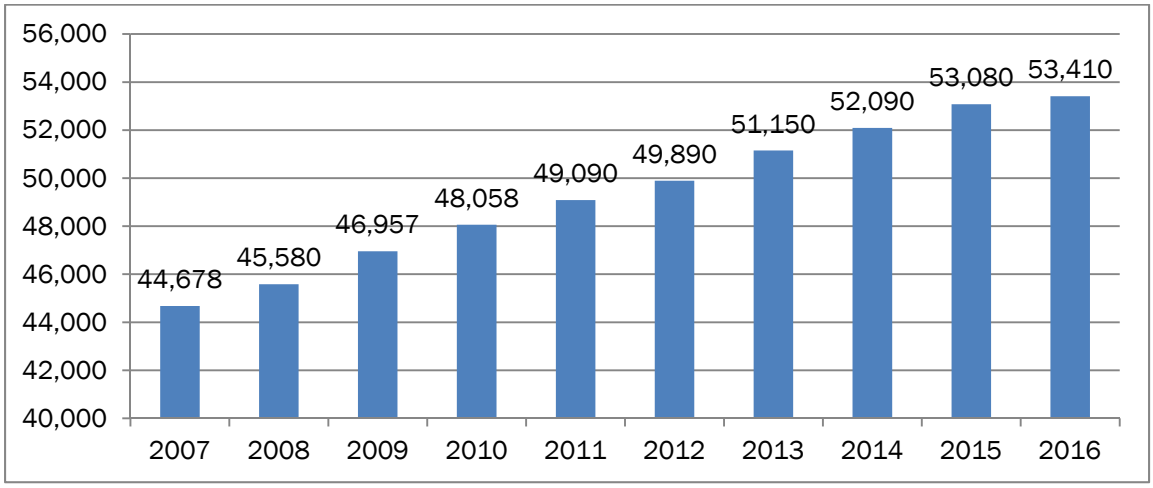
With plutonium production discontinued at the Hanford Site, the federal government redefined its mission there. The new mission became environmental restoration or cleanup of the site, together with ongoing management of the hazardous wastes stored there. In association with these missions, areas near the Hanford Site has become a hub for research and development into energy, health, waste management, and the environment, as well as development for new technologies in these fields in the last two decades. As a result, population in Richland grew 13.87 percent in a decade in 2000, and 24.16 percent in a decade in 2010. Table LU-2 below indicates the historic population growth in Richland and Benton County.

Table LU-2: Historic Population Growth in Richland and Benton County

Year	Richland	% Change Richland	Benton County	% Change Benton County
1950	21,809	n/a	Data not available	Data not available
1960	23,548	7.97%	62,070	Data not available
1970	26,290	11.64%	67,540	8.81%
1980	33,578	27.72%	105,800	56.65%
1990	33,993	1.24%	112,560	6.39%
2000	38,708	13.87%	142,475	26.58%
2010	48,058	24.16%	175,177	22.95%

Population in Richland has grown significantly in the last decade from 44,678 in 2007 to 53,410 in 2016. Much of this growth can be linked with the Department of Energy's nuclear cleanup and related operations at the Hanford Site. However, the economy in the Tri-Cities area is becoming more diverse with the growth of other employment sectors such as healthcare and education. It appeared from the past trends that many of the individuals retiring from Hanford chose to stay in Richland or in the Tri-Cities area. Table ED-14 indicates about 28 percent of Richland's population are 55 years or older, and 25 percent of the total population are 18 years or under. These contribute to Richland's family-friendly environment and education sector improvement.

Figure LU-1: Population Growth in Richland in the Last 10 Years



As discussed in the Economic Development section, Richland's median household income is the highest in the Tri-Cities, $70,806 in 2017, with Kennewick at $52,831 and Pasco at $53,950 (TRIDEC, 2017). Over 95 percent of the residents in Richland are high school graduates or graduates with higher degrees (US Census, 2015).

POPULATION FORECAST

WASHINGTON GMA REQUIREMENTS

The Washington State GMA requires the Land Use Element to include population densities and estimates of future growth (RCW 36.70A.070(1)). The Benton County CWPP contains several provisions addressing population growth and capacity. They include agreement or cooperation in determining the following:

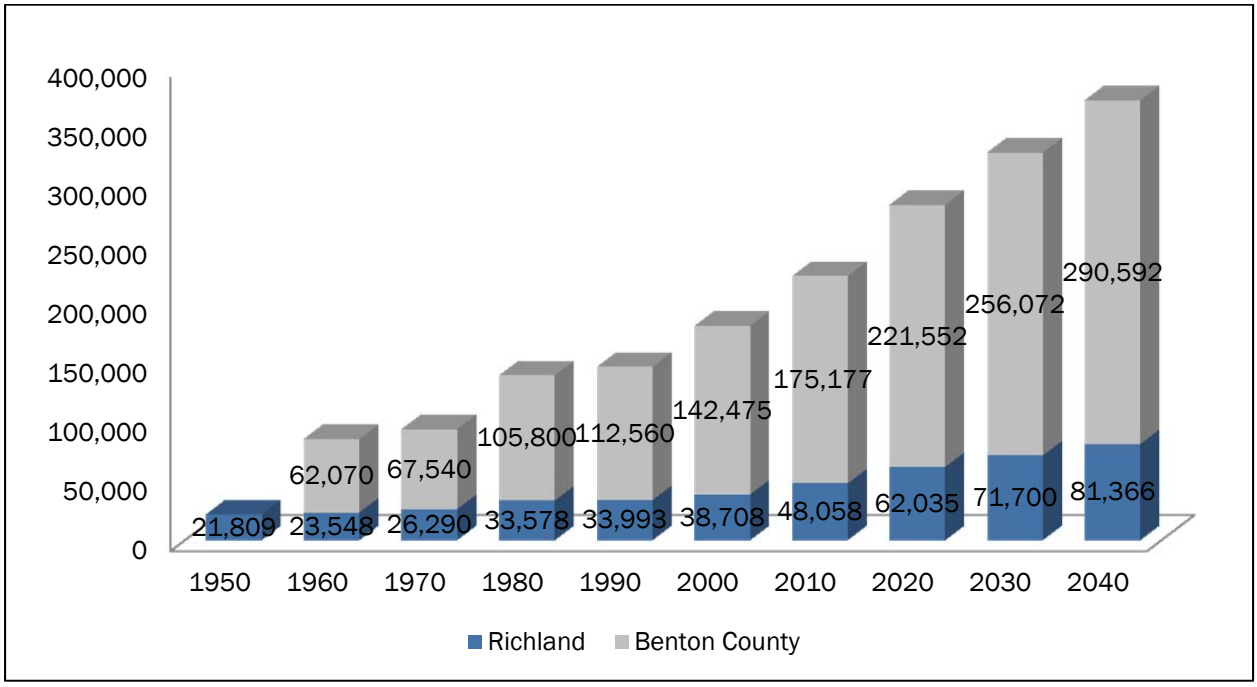
- The portion of the 20-year population forecast allocated to the City of Richland.
- The boundaries of the urban growth area.
- The amount of land necessary to provide sufficient service capacity to meet projected populations at urban densities and service standards.
- Consistency with Benton County CWPP.

FORECAST

Based on the 2016 estimate of Office of Financial Management (OFM), Richland and its UGA contain a population of 54,733 (53,410 within City limits, 1,323 in the UGA). Benton County's county-wide allocation and projected population for Richland are 76,533 for the year 2035, and 81,366 for the year 2040.

The current population and the additional 20-year projected population equals 78,431 persons in the year 2037. The projected additional population that will be added to the City during the next twenty years, per consultation between the cities and Benton County and based upon the official projections from the OFM, is 23,699 persons.

Figure LU-2: Richland and Benton County's Population Forecast



FUTURE LAND CAPACITY

In order to identify land necessary to meet the future demand, a land capacity analysis was performed. The analysis used the City's existing land use density and land inventory.

The first part of this analysis is based on the capacity of existing vacant and underdeveloped residential land to add additional units. This doesn't reflect the property owners' intention of development; neither does it require the property owners to develop their properties.

In this methodology, all vacant and undeveloped lands were identified. Critical areas or environmentally sensitive lands present on the land were excluded in order to estimate the amount of buildable land. Twenty percent of the buildable land area was allocated for infrastructure. The remaining acreage was identified to be buildable and units were projected according to the City's average land use density.

As discussed in the previous section, 23,699 persons will be added to the City during the next twenty years. This will require 9,874 residential units (23,699/2.4) considering Richland's average household size of 2.4 persons/unit. In order to assess adequate land for future growth, the second phase analyzes residential units projected primarily on Low Density, Medium Density, High Density lands, and the Badger Mountain South area. Additionally, a percentage of vacant Commercial and Waterfront lands are projected to be developed with multi-family housing. Table LU-3 below indicates projected residential development within different land use categories.

Table LU-3: Land's Capacity for Future Residential Development

Land Use Category	Projected Units
Low Density Residential Undeveloped = 1230 acres	BLM ownership (135 acres) 300 Area (23 acres) McDonald (14 acres) = 172 acres 515 acres constrained by steep slopes 1,058 acres – 515 = 543 acres 543 acres x 80% (after infrastructure) = 434 acres @ 3.5 units/acre = 1,520 units 515 x 80% (after infrastructure) = 412 acres @ 2 units/acre = 824 units ***2,344 units projected***
Medium Density Residential Undeveloped = 255 acres	Horn Rapids Open Space areas = 25 acres 230 acres x 80% (after infrastructure) = 184 acres 184 x 6.5 units/acre = 1196 units ***1,196 units projected***
High Density Residential Undeveloped = 107 acres	107 x 80% (after infrastructure) = 86 acres 86 x 75% (available for residential) = 65 acres Average density = 15 units/acre 65 x 15 = 975 ***975 units projected***
Badger Mountain South Undeveloped = 1416 acres	Currently 60 dwellings Total Projection at Full Build Out: 4,150 to 5,000 units ***4,090 units projected***
Commercial Undeveloped = 471 acres 39 acres undeveloped in Commercial Limited Business zoned land (8% of undeveloped commercial land)	Average density = 15 units/acre 39 x 80% (after infrastructure) = 31 acres ***465 units projected***
Waterfront Undeveloped = 56 acres	10 acres unusable (landfill/shoreline setback areas) 1/3 waterfront area used for residential 15 acres @15 units/acre = 225 units ***225 units projected***
Total	**9,295 units projected**

As indicated in the table above, 9,295 residential units can be developed at full buildout to accommodate 22,308 people. This still leaves the City with the need to accommodate an additional 1391 people (23,699-22,308) in a full buildout scenario. The City currently has an urban reserve land use category. Re-designation of this land for residential uses will satisfy the City's need for an additional residential land base.

Table LU-4: Vacant and Developed Commercial, Industrial and Public Lands

Land Use	Developed (acres)	Vacant (acres)	Total Acres
Commercial (City)	1,007	538	1,546
Commercial (UGA)	11	5	16
Industrial (City)	2,914	2,026	4,940
Industrial[1] (UGA)	447	1863.5	1,487
Public Lands[2] (City)	4,385	953	5,338
Public Lands[2] (UGA)	351	0	351

[1] *Includes Department of Energy (DOE) transferred land*

[2] *Includes open space and public facilities land*

The amount of vacant commercial land is anticipated to be sufficient to meet the needs of the projected population expected over the 20-year planning period. Re-development of underutilized lands within the Central Business District will also help to satisfy the demands for commercial lands created by an expanding population.

The City's industrial land base has recently been expanded significantly by an act of Congress that transferred 1,641 acres from the Department of Energy (DOE) to the City, the Port of Benton, and Energy Northwest. This land is located north of Horn Rapids Road and is specifically set aside for industrial development. The City and Port plan to market the property to industrial developers as "mega-sites" of 200 acres or larger. The proximity of this land to highways, rail, and utility services together with the large acreages available provide development opportunities for industries that exist in very few places throughout the Pacific Northwest.

Industrial lands located south of Horn Rapids Road will continue to be developed with industrial developments of a more typical scale. The available industrial lands within these two areas will ensure that the City has an adequate industrial land base throughout the planning period.

LANDS FOR PUBLIC PURPOSES

According to RCW 36.70A.150, the county and jurisdictions within it are required to work together to identify the needs for public facilities, including lands for public purposes. Current City-owned public facilities include parks and open spaces, transportation, water, sewer, storm water, solid waste, energy, and municipal facilities. Other public facilities include schools, irrigation, natural gas, and telecommunication services. Table LU-1 indicates public facility and transportation rights of way lands.

Table LU-5: Public Land in the City and UGA

Land Use	Acres in the City	Acres in the UGA	Total
Developed Open Space	2,170	144	2,314
Natural Open Space	2,154	322	2,476
Public Facility[2]	1,014	27	1,041
Public Lands Subtotal	5,338	493	5, 831

[2]Public facility lands includes public school sites, WSU campus, City owned facilities and cemeteries

Excluding the open space land, there are about 361 acres of vacant public facility land within the City limits. Richland's current land per capita for public facility use (without including open space per capita) is 0.0122 acres. Based on this ratio, the additional 23,699 people will require 289 acres (23,699 x 0.0122) of land. Considering the vacant 361 acres, the City will have a surplus of approximately 72 acres of land for public facilities.

This analysis indicates the total land deficits and surpluses. However, the surplus land may not always be useful to meet specific needs due to its location and compatibility for specific public use. Additional information regarding park and open space lands can be found in the Capital Facilities Chapter of the Plan under "Parks, Recreation, and Open Space".

ADDRESSING THE DEMAND

The City is planning to accommodate additional growth in two currently undeveloped areas to the north and west sides all within the City limits. One area is located on the southwest side of the City near the City View and Queensgate area, abutting Kennedy Road to the south and Queensgate Drive to the east. The other area is located on the north side abutting the Horn Rapids residential development to the south. See Figure LU-3 and Appendix C of the Comprehensive Plan for details.

The land use in these areas is re-designated from underutilized Urban Reserve to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, and Developed and Natural Open Spaces as shown in Table LU-6.

Table LU-6: Proposed Land Use in Horn Rapids Northwest and City View West

Land Use	Existing Land Use (acres)	Proposed Land Uses (acres)
Horn Rapids Northwest		
Urban Reserve	272	
Low Density Residential		230
Medium Density Residential		42
Total	**272**	**272**
City View West		
Urban Reserve	340	
Low Density Residential		143
Medium Density Residential		25
High Density Residential		34
Commercial		55
Public Facility		40
Developed Open Space		5
Natural Open Space		38
Total	**340**	**340**

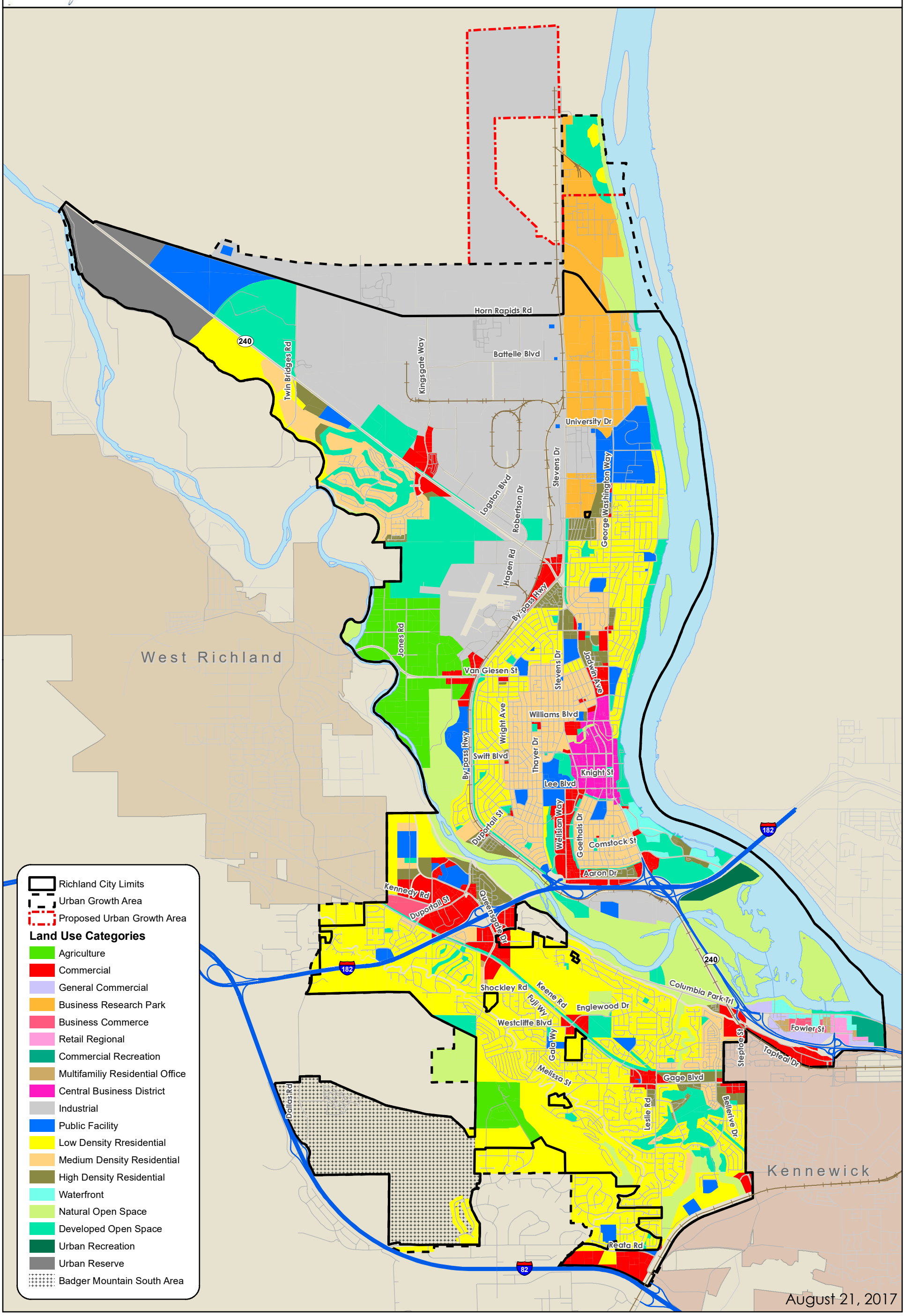
Additional land use re-designation includes a portion of an area in Columbia Point South, re-designated from Developed Open Space and Public Facility to Urban Recreation. The proposed land use is shown in Table LU-7. Also see Figure LU-3, the Future Land Use Map.

Table LU-7: Proposed Land Uses in Columbia Point South

Land Use	Existing Land Use (acres)	Proposed Land Uses (acres)
Public Facility	33	
Developed Open Space	71	
Natural Open Space	153	177
Urban Recreation		80
Total	**257**	**257**

City of Richland

LU-3 - Future Land Use



SECTION FOUR

NATURAL ENVIRONMENT

CRITICAL AREAS

Richland's critical areas include wetlands, fish and wildlife habitat areas, aquifer recharge areas, and geologically hazardous areas.

The critical areas map in the Comprehensive Plan, Figure LU-4, indicates floodplains, geologic hazard areas (steep slopes), and wetlands in Richland.

- **Wetlands.** Wetlands are ecosystems that serve a number of important beneficial functions. They help maintain water quality, store and convey storm water and floodwater, and recharge groundwater. Wetlands provide important wildlife habitat and serve as areas for recreation, educational and scientific study, and aesthetic appreciation.
- **Fish and Wildlife Habitat Areas.** These areas are important for maintaining flora and fauna species diversity; providing opportunities for food, cover, nesting, breeding, and movement for fish and wildlife; serving as areas for recreation, educational and scientific study, and aesthetic appreciation; helping to maintain air and water quality; controlling erosion; and providing neighborhood separation and visual diversity within urban areas.
- **Frequently Flooded Areas.** Floodplains and other areas subject to flooding perform important hydrologic functions and may present a risk to persons and property. Classifications of frequently flooded areas should include, at a minimum, the 100-year floodplain designations of the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP).
- **Aquifer Recharge Areas.** Critical aquifer recharge areas are defined as those areas having a critical recharging effect on aquifer use for potable water in community systems. They consist primarily of wellhead protection areas associated with City water supplies and are intended to protect public health and safety, prevent degradation of ground water supplies, and control risks to the degradation of ground water quality and quantity.
- **Other Critical Areas.** These are characterized by geologic hazards that pose a risk to public and private property and human life and safety. Geologically hazardous areas include areas susceptible to landslide, erosion, or seismic activity. Because of this susceptibility, these areas may not be suitable for new development. In many cases, hazards can be reduced or mitigated through engineering design or modified construction practices.

The City uses the best available science (BAS) in developing policies and development regulations to protect the functions and values of critical areas and give special consideration to conservation or protection measures. The BAS involves adopting information from local, state, or federal natural resource agencies that are appropriate for local circumstances; consultation with a qualified scientific expert or team to assess applicability to the local critical area; and determination if a person is a qualified scientific expert.

SHORELINE

The GMA requires that Shoreline Management Plan (SMP) goals and policies are included in the Comprehensive Plan and that they are consistent with each other. The City of Richland received grant funding from the Washington State Department of Ecology to develop an updated SMP. A primary purpose of this effort is to update the SMP to comply with Chapter 90.58 Revised Code of

Washington (RCW), the Shoreline Management Act (SMA), and the Department of Ecology's 2003 Shoreline Master Program Guidelines (Chapter 173-26 Washington Administrative Code [WAC]).

The City of Richland worked closely with the citizens and the Department of Ecology and updated the SMP in 2014. The goals and policies of the SMP are incorporated by reference in the Comprehensive Plan.

The City has prepared an Inventory and Analysis of local shoreline ecological, land use, and other resources to provide the scientific basis of the program. The City has approximately 2,600 acres of land on the Columbia and Yakima Rivers shoreline. The City's overall approach of shoreline use is as follows:

- The utilization of shorelines for economically productive uses that are particularly dependent on shoreline location or use.
- The utilization of shorelines and the waters they encompass for public access and recreation.
- Protection and restoration of the ecological functions of shoreline natural resources.
- Protection of the public right of navigation and corollary uses of waters of the state.
- The protection and restoration of buildings and sites having historic, cultural, and educational value.
- Planning for public facilities and utilities correlated with other shoreline uses.
- Prevention and minimization of flood damages.
- Recognizing and protecting private property rights.
- Coordination of the SMP with other relevant local, state, and federal programs.

OPEN SPACE

Open space in the Richland and its UGA comprises over 17 percent of the total land. These areas include natural areas (Natural Open Space) and more formal developed parks and trails (Developed Open Space). Park and trail facilities are discussed in detail in the Capital Facilities Element. This section discusses the natural elements of Richland's open space system, which comprise approximately 9 percent of the land area within the City.

The Tapteal Greenway, located on the lower Yakima River, is one of Richland's most notable open space areas. The entire Greenway is a 35-mile natural corridor that runs from Kiona at Benton City to the river's confluence with the Columbia River at Bateman Island in Richland. It goes through the Chamna Natural Preserve and W.E. Johnson Park that are discussed below. It has been preserved as an area where wildlife, natural vegetation, and people can co-exist. It provides potential opportunities for non-motorized recreation, education, and habitat protection.

The Chamna Natural Preserve is about 276 acres and is located on the north bank of the Yakima River. It is part of the Yakima River delta and is managed by the Tapteal Greenway Association. The Tapteal Greenway Association manages other lands owned by the USACE as a nature preserve with limited non-motorized access. Habitat area includes about 100 acres of upland, with 50 acres of abandoned farm fields (Anchor QEA, 2014). Riverview Preserve is a 268-acre area owned and managed by the USACE at the confluence of the Yakima and Columbia Rivers; Bateman Island is 160 acres in the Yakima River Delta under USACE ownership and leased to the City.

W.E. Johnson Park is primarily a natural open space area consisting of 236 acres. It has about a half mile of Yakima River frontage. It is located south of Van Giesen Street.

The Amon Basin includes approximately 75 acres of City-owned open space and is located on the southeast side of the City east of Leslie Road. The Amon Basin Natural Preserve has been preserved as compensatory mitigation for SR 240 bridge expansion project over the Yakima River delta that took place in 2005. The mitigation area includes upland and wetland habitat. Irrigation canal system operations, raised groundwater tables and associated seepage and return flow surface in this natural drainage and run through the Amon Basin and other areas into the Yakima River near the confluence with the Columbia River.

On the Columbia River, the City managed major open space land includes Leslie Groves Park located between Snyder Street and Ferry Street; and the Columbia Point South area, which is a largely undeveloped area of 230 acres located at the confluence of the Yakima River and the Columbia River. Other major open space land includes the islands on the river that are part of the McNary National Wildlife Refuge.

MINERAL RESOURCES

Mineral resource lands are natural resource lands primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals.

Each city and county planning under the Washington State GMA is required to designate natural resource lands where appropriate, and adopt development regulations to assure the conservation of agricultural, forest, and mineral resource lands (RCW 36.70A.060, RCW 36.70A.170). Jurisdictions need to designate mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals.

In order to classify mineral resource lands, cities and counties are required to consult with the Department of Natural Resources. Lands from which extraction of mineral occurs or can be anticipated shall be identified and classified as mineral resource lands (WAC 365-190-070).

Classification criteria shall be established according to the state guidelines in WAC 365- 190-070. Areas shall be classified as mineral resource lands based on geologic, environmental, and economic factors, existing land uses, and land ownership. Cities and counties should classify lands with long-term commercial significance for extracting at least one of the following minerals: sand, gravel, and valuable metallic substances. Other minerals may be classified as appropriate. Classification should be based on the maps and information provided by the Washington State Department of Natural Resources and the United States Bureau of Mines.

The City undertook a detailed analysis of its mineral resources in 1998 and determined that no lands within the Richland Urban Growth Area should be designated as mineral resource lands.

HOUSING

SECTION ONE

INTRODUCTION

The Washington State GMA established Housing as one of the fourteen planning goals to be used exclusively for guiding the development of comprehensive plans and development regulations. The adopted goal for Housing states: "Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety residential densities and housing types, and encourage preservation of existing housing stock." This section analyzes existing housing and projected housing demand in Richland.

SECTION TWO

EXINTING INVENTORY AND PROGRAMS

The 2015 American Community Survey (ACS) data indicates 22,130 housing units in Richland. About 65 percent of the housing units are owner-occupied, and 35 percent renter-occupied. Table HE-1 below indicates housing types and occupancy.

Table HE-1: Existing Housing Inventory

	Estimate in 2015	%
Total Housing units	22,130	100.00
Occupied housing units	20,792	94.00
Vacant housing units	1,338	6.00
Owner-occupied housing units	13,622	65.50
Renter-occupied housing units	7,170	34.50
Unit types		
1-unit, detached	13,858	62.60
1-unit, attached	1,142	5.20
2 units	1,356	6.10
3 or 4 units	666	3.00
5 to 9 units	1,098	5.00
10 to 19 units	1,077	4.90
20 or more units	2,112	9.50
Mobile home	786	3.60
Boat, RV, van, etc.	35	0.20

Source: American Community Survey, 2015

The US Department of Housing and Urban Development provides the City of Richland with federal Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds on an annual basis.

In 2016, $468,330 of HOME funds was awarded to the Tri Cities HOME Consortium (Cities of Richland, Kennewick, and Pasco). Each year, ten percent of the award is used for administrative purposes, fifteen percent is set aside for a Community Housing Development Organization (CHDO) affordable housing development project, and the balance of the award is divided among the three Cities. The HOME funds were used to provide eligible low- and moderate-income first-time homebuyers with the necessary funds to assist with down payment and closing costs, making it more affordable to purchase their first home in Richland. In 2016, the City provided approximately $ 163,581 in funding to assist sixteen borrowers with the purchase of their first home.

A portion of CDBG funds are made available each year through the revolving loan fund to eligible low- and moderate-income homeowners to make needed health and safety repairs to the home they own and are living in through the Owner-Occupied Rehabilitation program. Homeowners can apply for up to $20,000 to make needed repairs and weatherization improvements to their home. The loan is secured by a lien on the property. The loan is zero percent interest, non-payment. The loan is due and payable when the homeowner refinances, sells, or no longer uses the property as their primary residence.

Similar to the rest of the state, Richland faces the challenge of homelessness. The total number of homeless population in Benton and Franklin Counties in 2014 was 226 (Benton-Franklin Health District, 2014). The City recognizes the need to address homelessness through various measures, programs and outreach.

SECTION THREE

PROJECTED NEEDS

As discussed in the Land Use Chapter, Richland's population is expected to grow from 53,410 in 2016 to 78,431 in 20 years, adding 23,699 people in the City and UGA by 2037. Using the average household size of 2.4 persons per unit, this additional population will require 9,875 housing units. According to the land use analysis, existing vacant buildable land will provide 9,295 units in a variety of housing types (single-family, multi-family, townhome, condo, etc.). An additional 580 housing units will be required to meet the demand of future housing.

Currently, there is a shortage of senior affordable housing in Richland. Based on the discussion with the affordable housing groups for seniors (Shalom Ecumenical Center and Luther Senior Center), over the period of 2010 and 2016, occupancy at the senior housing communities averaged 98%. Some senior rental housing communities also have a long waiting list.

RECOMMENDATIONS

This demand of additional housing will be met by developments in the existing planned areas, infill developments, and by re-designating two underutilized areas currently designated Urban Reserve to a mix of residential, commercial, and public facilities land use. One area is located on the west side near the City View area, and the other area is located on the north side near the Horn Rapids development. Details of the land uses are discussed in the Land Use Chapter of this Plan.

The City's current housing assistance programs - CDBG and HOME - will continue to assist homeownership for Richland citizens.

TRANSPORTATION

SECTION ONE

INTRODUCTION

Washington's 1990 GMA requires rapidly growing cities and counties in Washington State to develop comprehensive plans that describe and plan for their future development. These plans must discuss facilities, functions, and financing for specific elements of the community. The specific goal of the GMA with regard to transportation is to "encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans." The GMA also requires that local comprehensive plans, including the land use and transportation elements, be consistent and coordinated with required regional programs.

The ability to move goods and people is essential for a healthy community, and the Transportation Element of Richland's comprehensive plan describes how it is done now and will be done in the future. To meet GMA requirements, the Transportation Element must identify existing transportation system characteristics, establish standards for levels of service (LOS), and identify existing and future deficiencies based on traffic growth projections.

The GMA also requires that a jurisdiction's transportation plan contain a funding analysis of the capital transportation projects it recommends. This analysis covers funding needs and resources, and includes a multi-year funding plan. The purpose of the analysis is to ensure that each jurisdiction's transportation plan is affordable and achievable.

PURPOSE AND INTENT

Over the next 20 years Richland is projected to experience a 28 percent increase in population. This growth will result in an increase in traffic volumes to, from, through, and within the City. Transportation strategies must be developed to maintain or achieve acceptable levels of congestion and roadway condition. This Transportation Element will serve as Richland's strategy for accommodating anticipated growth. It combines technical and financial analyses of the City's transportation system using methods that meet GMA requirements.

The Transportation Element analyzes the current transportation system, identifies what improvements need to be made to serve the City, and determines how the improvements can be financed. Levels of service have been developed to reflect the system's ability to serve City users, applied to the existing facilities to determine current deficiencies, and used to predict deficiencies for the horizon years. Each year the City prepares a 6-year Transportation Improvement Program. In accordance with the GMA, the plan will be updated each year, maintaining the 6-year planning horizon.

Coordination with other elements of the City's Comprehensive Plan and the plans of adjacent jurisdictions is important to the success of this element. The land use designations from the Land Use Element are used to forecast traffic, and the City's transportation goals and policies are used to guide project selection. The City has shared information and coordinated with the Benton-Franklin Council of Governments (BFCOG), the Washington State Department of Transportation (WSDOT), and neighboring cities in the preparation of this element. The plan meets the concurrency requirement of the GMA, under which improvements are required to match growth and development.

This element is divided into the following sections: existing conditions, level-of-service development and analysis, and existing and future deficiencies and recommendations. The roadway system inventory detailed in the Existing Conditions section and land use information from the Land Use Element are used together with a traffic model and the desired level of service to form the basis for the analysis of conditions in 2040. The results of this analysis are reported in the Deficiencies and Recommendations section. In addition to the roadway system, non-motorized transportation systems, air, rail and transit systems are also discussed.

ANALYSIS METHODOLOGY

The Transportation Element of the 2008 Comprehensive Plan was based on the 2005 Transportation Plan and the significant evaluation of the transportation system that was completed at that time. The City of Richland has completed many of the projects identified in the current Transportation Plan and continues to perform studies and develop projects that address transportation needs within the City. Since a formal update of the City Transportation Plan has not been completed since 2005, substantial evaluation of the system has been undertaken for this current effort. For the purposes of this Comprehensive Plan Update, four primary inputs have been used to evaluate the transportation system for the need for transportation improvements.

1. Results of recent studies where known deficiencies exist and solutions have been identified.
2. Roadway segment traffic volumes collected by the Benton Franklin Council of Governments during 2016 were used to evaluate the vast majority of functionally classified roadway segments and intersections of functionally classified roads at a planning level.
3. Other projects developed by City staff to address issues and concerns.
4. Future conditions have been evaluated through the use of the Benton Franklin Council of Governments' regional traffic model which incorporates future population and land use projections to forecast year 2040 traffic volumes throughout the Tri-Cities region.

SECTION TWO

EXISTING CONDITIONS

The Tri-Cities is the largest metropolitan area between Spokane to the northeast, Seattle to the northwest, Portland to the west, and Boise to the southeast. Because of its location, the Tri-Cities is a major transportation hub for travelers and commodities in the Pacific Northwest. As part of the Tri-Cities, Richland has easy, direct access to all modes of commercial transportation services. This section provides an inventory of the existing transportation system, which will be used as the baseline for assessing future development of the system.

DATA COLLECTION AND REVIEW

This element focuses on facilities operated by the City of Richland, as well as those operated by others, within the UGA. Additional facilities and services operated outside this area by other jurisdictions that are critical to the functioning of the transportation system are briefly described. Data for this section were obtained from the City of Richland Public Works Department, Information Services Department and the Benton Franklin Council of Governments. Data for non-City-operated transportation systems were obtained from service providers and secondary documents.

EXISTING ROADWAY SYSTEM

Each City roadway is classified according to its function within the system. The currently approved functionally classified roadway system is shown in Figure T-1. The City uses the following street classifications, based on the amount of traffic and the origin and destination of the traffic:

- Interstate (4.84 miles)
- Other freeway/expressway (14.87 miles)
- Principal arterials (15.57 miles)
- Minor arterials (28.62 miles)
- Collectors (22.97 miles)
- Local (residential) streets (191.97 miles)

The Tri-Cities is connected to the interstate highway system. I-82 links the Tri-Cities metropolitan area to I-90 to the north and west, through Yakima, and to I-84 to the south, in northern Oregon. I-182, which passes through Richland, links Richland to these interstates and US 395. US 12 links the Tri-Cities to the interstates and to US 395, and provides access to Walla Walla and other southeastern Washington locales. The limited-access interstates serving the Tri-Cities carry between 40,000 and 60,000 vehicles per day. SR 240, which originates at US 395, links Richland and Kennewick and provides a western bypass route around the City to the Hanford Site, then continues northwest to connect with SR 24. Access to West Richland is via SR 224 (Van Giesen Street) and I-182. WSDOT is responsible for maintaining an adequate level of service on these highways.

Arterials are used in an urban setting and are divided into principal and minor arterials. They carry the highest volumes of traffic within the urban roadway system, provide connections within the system for traffic using other classifications of roadways, and link high-volume destinations and land uses, such as major employers or larger commercial centers

Collectors connect traffic from residential streets to arterials. They can be used for through trips, or they may be the origin or destination of trips for purposes such as neighborhood services.

Residential streets are low volume roadways serving specific residential areas. They are typically not used for through trips, and are often the origin or destination of vehicle trips. Residential streets are typically designed for travel at no more than 25 miles per hour.

The existing number of lanes on City streets is shown in Figure T-2, with the existing traffic control at intersections of functionally classified roads shown in Figure T-3. As shown in Figure T-3, there are 66 traffic signals within the City of Richland, some of these are operated by the Washington State Department of Transportation or through partnership by the City of Kennewick.

The Benton Franklin Council of Governments collected roadway segment volumes on the vast majority of the functionally classified roadways in the region from which to calibrate the regional traffic model. The results of these traffic counts within the City of Richland are shown in Figures T-2 and T-3 representing average weekday traffic volumes and PM peak hour traffic volumes.

EXISTING NON-MOTORIZED SYSTEM

Pedestrian Facilities

Pedestrian facilities within the City of Richland are mainly composed of sidewalks constructed in association with streets and a separate bicycle and pedestrian trail discussed below. Current design standards for residential collectors and residential streets include provisions for 5-foot sidewalks; current standards for the Central Business District and C-2, C-3 zoning areas adjacent to collectors

is 8-foot. However, not all existing residential areas have sidewalks. Bicycle paths, described below, also serve as pedestrian pathways.

Bicycle Facilities

The City of Richland currently has a bicycle/pedestrian path network of about 30 miles of Class I trails that run along the Columbia River as part of the Sacajawea Heritage Trail network that traverses both sides of the Columbia River throughout the Tri-Cities area, Keene Road, SR-240 By-Pass, and a portion of the Yakima River. The bicycle/pedestrian network of facilities also includes 6.38 miles of secondary trails and more than 36 miles of soft trails primarily in natural areas of Badger Mountain, South Columbia Point, Chamna Natural Preserveand the Amon Basin. There are continued plans to expand this bikeway network through the construction of additional segments. Since the last Comprehensive Plan Update, the City has designated about 68 miles of City streets as bicycle routes, including principal and minor arterials and some collectors, which now provide major routes through and across the City. Links to the other cities in the area are also included in the bicycle route network. Figure T-6 shows the existing bicycle route system.

OTHER TRANSPORTATION SYSTEMS

Airport Facilities

Primary air traffic to Richland uses the Tri-City Airport in Pasco. Downtown Richland and Richland's industrial areas are a 20 minute drive via I-182 to the airport. The airport is classified as an air carrier airport, and offers direct passenger service to Seattle, Portland, Salt Lake City, San Francisco, Minneapolis/St. Paul, Denver, Los Angeles, Las Vegas, and Mesa, Arizona. Commuter airlines also link the Tri-Cities with other regional cities. Tri-City Airport passenger carriers include Allegiant, Delta, Alaska/Horizon, and United Express. UPS, Federal Express, and Ameriflight freight service is also provided. MedStar provides air ambulance service from the Tri-Cities Airport. In 2016, annual passenger enplanements at the Tri-Cities airport was over 375,000, making it the third busiest airport in the state of Washington. The Port of Pasco owns the Tri-City Airport, which features a newly expanded 110,000 square-foot terminal with state of the art services. The airport contains 2,235 acres and has three runways. The airport master plan identifies a runway extension to accommodate larger aircraft to serve the region.

The Richland Airport, owned and operated by the Port of Benton, is classified as a commuter service airport. Located northwest of Richland's core area, it is the second largest airport in the area. A system of roadways links hangars, fixed-based operators, and commuter terminal facilities to associated industrial properties. The 650-acre airport has two 4,000-foot runways capable of supporting commuter aviation. The airport master plan calls for a runway extension to the north for a total of 5,000 feet in order to accommodate faster aircraft and corporate jets. This runway extension will require study and potential mitigation since the Runway Protection Zone will be extended over SR 240 and some developed industrial properties. At this time, the airport serves general aviation aircraft only, with 165 aircraft based there. This is a marked increase in recent years due to the closure of Vista Field in Kennewick. DHL provides daily flights for domestic and international shipping from the Richland Airport. MedStar also provides air ambulance service from the Richland Airport.

Rail Freight Facilities

Both the Burlington Northern and Union Pacific railroads provide mainline rail service to more than 35 states from the Tri-Cities, including service from Richland's industrial area. The Tri-Cities urban region is the only major metropolitan and manufacturing area between the Cascade Range and the Rocky Mountains offering this level of service from these two major national carriers.

Burlington Northern, the nation's longest railroad, has its Pacific Northwest hub in the Tri-Cities. Union Pacific, the nation's second longest railroad, connects the Tri-Cities to the Great Lakes and the Gulf of Mexico. Union Pacific operates the largest fleet of refrigerated rail cars in the nation.

Tri-City rail service passes through Pasco's computerized terminal or through the Kennewick rail yard. Both are within 10 miles of downtown Richland. Computerized rail service and flatcar ramps provide quick, efficient truck-to-rail exchanges, an important consideration for the area's large fresh, frozen, and processed food industry. Significant extensions of the rail system have been made in recent years to serve the Horn Rapids Industrial Park, including a loop that accommodates Unit Trains which are typically longer than one mile in length. Total length of railroad track within the City of Richland is 30 miles and is shown in Figure T-7. There are 11 at-grade crossings of the railroad.

The Port of Benton owns a railroad track connecting Richland to the Union Pacific Railroad and Burlington Northern Santa Fe systems. The Port track enables rail service to the City's Horn Rapids Industrial Park, in which the City has developed a City-owned industrial service railroad track. Several existing industrial businesses now take rail service over these tracks. Additional available development property could expand rail shipping businesses in the future. At present the Port leases its track to the Tri-City Railroad, who maintains the Port's track and provides local rail connection to the Union Pacific Railroad.

The United States Department of Energy controls rail entry into the Hanford Site north of Richland. Both Burlington Northern and Union Pacific have unlimited access to these tracks, which pass near Richland's industrial areas. A public rail dock has been constructed on Richland's northwest side, and there are plans to extend tracks west into Richland's vacant industrial area, north of the Richland Airport.

Passenger Rail Facilities

Amtrak's Empire Builder line provides passenger rail service daily from the Tri-Cities to Spokane and to Portland. Trains use the passenger station at West Clark Street and Tacoma Avenue in Pasco.

Port Facilities and Barge Services

Three port districts operate on the Columbia and Snake Rivers in the Tri-Cities metropolitan area. The Port of Benton has more than 6,000 feet of Columbia River frontage zoned for heavy industrial use at the Richland Industrial Park, which includes a barge facility that includes a high dock as well as a barge slip with 14 feet depth berths. The Port of Pasco has nearly two miles of waterfront, including a 650-foot dock, 20-foot-depth berths, and a 36-ton overhead crane. The neighboring 28-acre marine terminal facility has the largest bulk cargo tonnage movement on the upper Columbia River system. The Port of Kennewick has dock facilities along a 12-mile stretch of the Columbia

The Columbia-Snake River System is one of the most modern transportation networks in the nation. Numerous barge lines dock in the Tri-Cities, 325 river miles inland from the Pacific Ocean, furnishing easy, direct access to domestic and Pacific Rim markets. River transportation is a cost-effective shipping mode for the Tri-Cities. Commodities often move from the Tri-Cities to Pacific Rim nations at a time advantage when compared to ports in San Francisco and Los Angeles. Nearly three million tons of barge freight, composed of a wide variety of bulk and raw agricultural and industrial cargoes and intermodal container cargoes, enter and leave the Tri-Cities annually. Seven barge companies service the Tri-Cities, with a container dock offering direct access to truck and rail service. Port facilities are shown in Figure T-7.

Public Transit System

Ben Franklin Transit provides community fixed route bus service in Richland as shown in Figure T-8 and throughout the Tri-Cities area. This service radiates from the Bob Ellis/Knight Street Transit Center in the core area of Richland, with routes, 23, 25, 26, 27, and 39 providing local service within the Richland City limits. Route 10 serves West Richland; routes 110, 120, 170, 225 and 815 provide inter-city connections between West Richland, Richland, Kennewick, and Pasco. Current fares are $1.50 for adults and $1.00 for youths (ages 6 to High School); senior citizens 65 and over and children under 6 ride free. Monthly passes are available as well. The fixed route bus system does not operate on Sundays, but evening and Sunday transit service can be obtained through TransPlus. Ben Franklin Transit serves some areas of the community through a shuttle service called Taxi Feeder. Such areas within and near Richland include: Broadmoor/Bellerive, Crested Hills, Rancho Reata and Willowbrook. Ben Franklin Transit also provides transit and vanpool services to the Hanford Site.

Trucking Lines

Richland and the Tri-Cities metropolitan area are served by more than 35 local, regional and national trucking lines. Eleven western states, Alberta, and British Columbia are within second-morning delivery service of the Tri-Cities.

Other Services

Several taxi and limousine services operate in the Tri-Cities area. Greyhound Bus Lines also serves the Tri-Cities, with daily stops at the joint Amtrak station in Pasco. Connections can be made there through the Ben Franklin Transit System In addition, several transportation companies offer charter bus service throughout the region on an as-needed basis.

SECTION THREE

LEVEL OF SERVICE

LOS DEVELOPMENT

The GMA requires jurisdictions to maintain standards for transportation LOS. These standards are used during transportation studies to determine appropriate improvements to achieve acceptable Levels of Service. For future conditions, these standards are also used in conjunction with forecasts that come from a computerized model of the City's roadway system to analyze the transportation network and determine deficiencies under the Comprehensive Plan.

A capacity-based system for measuring LOS, developed by the Transportation Research Board, is outlined in the Highway Capacity Manual. Levels of service for different types of transportation facilities are based on parameters that best describe operating conditions for that type of facility, as well as the perceptions of drivers and passengers. These parameters are called measures of effectiveness. The measures of effectiveness used for Richland's transportation system are outlined in Table T-1.

Table T-1: LOS Measures of Effectiveness

Type of Facility	Measure of Effectiveness
Freeways (basic segments)	Density (vehicles/mile/lane)
Multi-lane highways	Density (vehicles/mile/lane) or Free-flow speed (miles/hour)
Arterials	Average travel speed (miles/hour)
Signalized intersections	Average stopped delay (seconds/vehicle)
Un-signalized intersections	Average total delay (seconds/vehicle)

Levels of service are expressed using a scale with letter designations ranging from A to F. LOS A represents the highest level and the best operating conditions, and LOS F is the lowest level. The computerized traffic model replicates the operating conditions of the network and is used to assign an LOS to each roadway segment and intersection. Table T-2 generally defines the LOS rating scale.

LOS MEASUREMENT

Methodology

Levels of Service for Richland used during traffic impact studies and corridor studies are measured using the Highway Capacity Manual procedures and methods.

The afternoon peak time period (PM peak hour) was used for the traffic modeling; this has been determined through research to provide the best overall results and is a standard used in all traffic model preparation. Roadway data collected from City records included traffic counts, locations of stop signs and signals, speed limits, and lane configurations. Land use data were collected for existing employment and housing. The model output can be expressed in terms of both traffic volumes and average speeds. These are used to determine levels of service.

Table T-2: Level of Service Criteria for Intersections

LOS Rating	Signalized Intersections Control Delay per Vehicle (s/veh)	Un-signalized Intersections Control Delay per Vehicle (s/veh)
A	> 0-10	>0 - 10
B	> 10-20	>10 - 15
C	> 20-35	>15 – 25
D	> 35-55	>25 – 35
E	> 55-80	>35 – 50
F	> 80	>50

Threshold LOS

To determine whether service levels of a roadway system are deficient, a threshold LOS must be established. Any roadway with an LOS better than the threshold is considered acceptable, and a roadway with an LOS worse than the threshold is considered deficient. For this analysis, the threshold is LOS D, which is the same level adopted by Benton Franklin Council of Governments and used in the Regional Transportation Plan. Existing conditions was evaluated using a single peak-hour calculation. As with the previous analysis, the minimum threshold LOS will be D, and roads with an average LOS of E or F will be considered deficient.

SECTION FOUR

DEFICIENCIES AND IMPROVEMENTS

The City meets its transportation concurrency requirements by identifying deficiencies based on the LOS established above, and addressing deficiencies through short and long term improvements. The City plans to provide adequate transportation facilities within it growth areas as growth occurs according to the GMA.

SHORT TERM IMPROVEMENTS

As mentioned above, existing conditions analysis was performed for the purposes of this Comprehensive Plan update by reviewing recent studies that have been performed within the City of Richland to determine the impacts of proposed development. Other studies have been commissioned by the City to evaluate corridors for which short and long-range improvements were necessary in order to address congestion caused by growth in the region. City staff's knowledge of the transportation system has also contributed to identifying where problems are, especially at existing stop-controlled intersections.

Traffic volumes collected by the Benton Franklin Council of Governments in 2016 were reviewed as well and examined at a planning level for both roadway segments and intersection levels to identify other potential areas of concern that may not meet City LOS standards. The resulting roadway network PM peak hour existing volume to capacity ratios are shown in Figure T-9. Intersection entering volumes were also examined and evaluated for two conditions. First, whether stop control is adequate when comparing major street and minor street traffic volumes. Second, for signalized intersections, whether additional turn lanes are warranted based on volume to capacity ratios. Because of these studies, several roadway network improvements have been identified and are shown in Figure T-10.

As shown in Figure T-10, new traffic signals, and associated roadway improvements as applicable, are proposed at six existing un-signalized intersections. Improvements to existing signalized intersections are proposed, as determined through various studies to increase capacity at six locations as well. The most significant areas of concern are in the Queensgate Corridor from just north of I-182 south to Keene Road, and George Washington Way north of I-182.

Table T-3: City of Richland 2017 - 2022 Transportation Improvement Program

Project Title	Project Description	Total Cost ($)
Duportail Bridge	New bridge and roadway over Yakima River	35,000,000.00
Center Parkway Extension	Extend Center Parkway from Tapteal Drive to Gage Boulevard	1,334,120.00
I-182/Queensgate Drive Ramp Terminal Improvements	Construct roundabout at EB I-182 ramp terminals	2,715,000.00
Queensgate Drive/Columbia Park Trail Improvements	Add lanes to Queensgate Drive between Keene Road and I-182. Construct roundabout at Queensgate/Columbia Park Trail	1,700,000.00
Swift Boulevard Improvements	Pavement rehab, widen sidewalks, reduce lanes, streetscaping	1,365,000.00

Project Title	Project Description	Total Cost ($)
Vantage Highway Pathway - Phase 2	Separated multi-use pathway between Robertson Drive and Stevens Drive	670,000.00
S. George Washington Way Intersection Improvements	Reconfigure GWW/Col. Point Drive intersection and modify I-182/SR 240 ramps	9,890,000.00
Columbia Park Trail - East	Reconstruct roadway to provide 3 lanes, curb and gutter, sidewalks, bike lanes, and streetscaping	1,300,000.00
Steptoe Street/Tapteal Drive Intersection Improvements	Realign Tapteal Drive to construct a new intersection with Steptoe Street including modifications to the at-grade rail crossing	1,380,000.00
Rachel Road Improvements	Construct a collector street between Bellerive Drive and Leslie Road	2,200,000.00
Queensgate Drive Extension	Construct a 3-lane roadway between Shockley Road and Keene Road	1,100,000.00
Gage Boulevard Improvements	Add bike lanes, shoulders, sidewalks, street lights, and storm drainage between Penny Royal and Morency	825,000.00
Bellerive Drive Extension	Construct a two-lane collector street between Wenatchee Lane and Rachel Road	70,000.00
Marcus Whitman Elementary - SRTS	Construct sidewalks and frontage improvements and overlay on Snow Avenue between Duportail Street and Hoffman Street, and Gray Street between Snow Avenue and Winslow Avenue	491,200.00
Stevens Drive Pathway	Construct a separated multi-use pathway on the east side of Stevens Drive between Spengler Street and Horn Rapids Road	950,000.00
Queensgate Drive - Phase II	Construct a two-lane collector street between Bermuda Road and Alla Vista Road, including frontage improvements	3,400,000.00
Vantage Highway Pathway - Phase 3	Construct a separated multi-use pathway on the north side of SR 240 between Twin Bridges Road and Kingsgate Way	600,000.00

LONG TERM IMPROVEMENTS

This section discusses the future roadway network to serve the anticipated growth within the City. It identifies additional bicycle and pedestrian projects as well.

Future Functionally Classified Roadway Network

Growth in the City of Richland is anticipated in several undeveloped areas, including the south Richland area south of the Yakima River, as well as the Badger Mountain South sub-area and the Horn Rapids Industrial Park in north Richland. The City of Richland has planned a roadway

network to serve these developing areas and many of the improvements will be paid for by private development.

The City Municipal Code has definitions for various types of streets, identifying the purpose for each road along with associated standards. The code divides collectors into two types, the Arterial Collector and Neighborhood Collector, which is somewhat different than the currently approved state classified system. The future functionally classified street system of roadways is shown in Figure T-11 and is the network towards which the City is working to provide in order to serve development. It includes the following mileages of the various types of roads.

FUTURE DEFICIENCIES

Roadway System

The GMA requires that communities forecast anticipated growth in traffic volumes for at least a 10-year horizon based on the adopted land use plan to provide information on the needs of future growth.

As a tool in preparing the Regional Transportation Plan (RTP), the Benton Franklin Council of Governments maintains a set of regional computerized transportation models. The model is developed using current traffic data and land uses in the region using Transportation Analysis Zones (TAZs) that are defined by various attributes describing the number and type of households and employees as well as other land uses within each zone. The model is calibrated for existing conditions using Federal Highway Administration procedures and methods. Once calibrated for existing conditions, changes in assumptions for future land uses and roadway networks can be made to determine the potential impacts of developments and roadway scenarios. Land use assumptions representing future conditions are developed to determine various impacts on the roadway network at a regional level. The future year model representing the year 2032 developed by Benton Franklin Council of Governments and prepared in 2012 represents the best land use and roadway assumptions available at the time it was created and substantially represents the land use scenario presented in this Comprehensive Plan Update. The current RTP is in the process of being updated to the year 2040 but is unavailable during this Comprehensive Plan Update. Once updated, the City will review the results and plan accordingly to address congestion that is anticipated in the long-range scenarios beyond those that are already identified.

It must be recognized that although traffic models are calibrated within acceptable ranges, the model is just one tool in transportation planning and traffic forecasting. The Benton Franklin Council of Governments model is a PM peak hour model that provides roadway segment volumes (not specific turn movement volumes).

A major transportation challenge within the City of Richland transportation system is for north-south travel. Several factors contribute to this situation, including the major regional employers situated north of the City, combined with the fact that significant housing that is provided south and east of the Yakima and Columbia Rivers within the region. Regional commute traffic from south Richland, Kennewick and Pasco, is currently limited to SR 240 and George Washington Way for north-south travel through the City of Richland because of the challenge of providing adequate capacity to cross the Yakima River to the south and Columbia River to the east. I-182 also creates a barrier given that there are only three access points and four crossings within the City as well.

Congestion as a result of this north-south demand at commute times is manifest at the I-182/George Washington Way interchange and also at I-182/SR 240/Aaron Drive interchange as well as most other cross-streets of SR 240 such as Duportail Street, Swift Boulevard, Van Giesen Street and Jadwin Avenue. A related issue with this north-south congestion is the associated

congestion at city street facilities that interface with the state highway facilities. For example SR 240/Columbia Park Trail and I-182/Queensgate Drive.

The 2032 Regional Transportation Model was reviewed for deficiencies, and as noted above identifies several locations of anticipated future deficiencies. Many of the corridors discussed above have been studied by the City to better understand future conditions in more detail and to determine appropriate solutions to address anticipated transportation issues. Such studies have considered the following improvements for these corridors, and the projects have already been included above in Table T-3 Transportation Improvement Program:

- Southern portion of the George Washington Way corridor in the vicinity of I-182 interchange
- Queensgate Drive/I-182 Interchange eastbound ramps to the south

Relatively few congestion issues exist on the local street system as the City has engaged in planning and financing efforts for the South Richland Collector system. Completed projects such as Steptoe Street south of Gage Boulevard to Clearwater Avenue have helped to alleviate congestion. The extension of Rachel Road between Leslie Road and Steptoe Street will also help to address congestion on other facilities such as Gage Boulevard. Some long range projects, in addition to those listed above under existing deficiencies, have already been identified by City Staff and are included in the 2040 regional modeling process, that to address issues identified in the 2032 regional traffic model. Major projects of note include:

- I-182 / SR240 / Aaron Drive Interchange Improvements
- Kingsgate / Queensgate Corridor

These projects are listed below in the recommendations section as well, along with other projects identified in the South Richland Collector Financing Program that has set impact fees for development.

The BFCOG also conducted a study for an additional crossing of the Columbia River. Although not likely to be funded within the next 20 years, the City of Richland is supportive of an alternative north of the Hanford 300 Area in north Richland.

Air and Rail Services

Growth in Richland and the Tri-Cities area will increase demand for airport services, but air transportation demand is more directly related to regional changes. For example, the closure of Vista Field in the City of Kennewick significantly increased the number of based aircraft at the Richland Airport and therefore the demand for more hangars. As mentioned earlier, the Richland Airport Master Plan calls for a runway extension to the north for a total of 5,000 feet in order to accommodate faster aircraft and corporate jets. This runway extension will cause the Runway Protection Zone (RPZ) to be extended over SR 240 and some developed industrial properties. The Federal Aviation Administration (FAA) in recent years has taken significant interest in development within Runway Protection Zones, thus this action will require study and potential mitigation. Of note also is the fact that the future roadway deficiencies list the widening of SR 240 between Stevens Drive and Kingsgate Way. Since this roadway widening is within the future RPZ, the FAA would require an RPZ Analysis as well.

Demand for freight and passenger rail facilities could increase, depending on the type of new commercial and industrial development the plan's economic strategy attracts. The City of Richland has put significant investment into additional rail lines to serve the Horn Rapids Industrial Park. Additional rail lines may be warranted as well to serve areas to the north of Horn Rapids Road.

Bicycle and Pedestrian Facilities

The Benton Franklin Council of Governments completed a Regional Active Transportation Plan in 2016. As part of the planning process several workshops were held to give participants the opportunity to identify issues and concerns with providing facilities that foster active transportation. Specific issues within the City of Richland ranged from specific maintenance locations as well as barriers such as missing trail segments, railroad crossings, freeway overpasses, and shared parking lanes that make bicycle travel more challenging. Five specific projects within the City of Richland were identified, four of which were listed in the TIP projects for 2017 – 2022 in Table T-3. The fifth project is a pedestrian overpass along Columbia Center Boulevard over SR 240.

The City also considers multi-modal needs in new corridors and in street standards for when new roadway facilities are constructed.

There are no identified deficiencies in bicycle and pedestrian facilities within the City from a Level of Service perspective. However, the City regularly develops stand-alone bicycle and pedestrian projects and also incorporates bicycle and pedestrian facilities into roadway projects to enhance the transportation system and improve the quality of life of its citizens and visitors.

Improvement Projects

The Comprehensive Plan will require improvement projects for both planning periods to address level of service deficiencies. Additional improvements will be needed as part of the Plan's proactive strategy to encourage economic development. Projects also may be needed to address safety or maintenance needs. Table T-4 shows the preliminary recommended improvements to address LOS deficiencies. It also includes projects anticipated to be constructed not just to address LOS deficiencies, but to provide the future functionally classified network shown earlier in Figure T-11. Improvements identified in both tables T-3 and T-4 are shown in Figure T-12.

Some projects will be City's responsibility; others will be the responsibility of the Washington State Department of Transportation (WSDOT), and in many cases developers will be required to construct improvements associated with proposed subdivisions or other developments.

Table T-4: Long Range Transportation Improvements

Project Title	Project Description	Total Cost [1] ($)
Queensgate North Extension	New arterial route from the existing west end of Queensgate to SR224 (Van Giesen)(Portions of the route will likely be on Jones Road right of way)	60,000,000
Kingsgate South Extension	New arterial route from south end of Kingsate @ SR 240 to SR 224 (Van Giesen). Portions of the route will likely be on the Jones Road right of way	4,280,000
I-182 / Eastbound Onramp	New eastbound onramp at Queensgate / I-182 Interchange	15,000,000
I-182 / SR240 / Aaron Drive Interchange Improvements	Interchange improvements to grade-separate key movements	40,000,000
SR240 Pedestrian Overpass	Pedestrian bridge parallel to Columbia Center Blvd. over SR240	4,000,000

Project Title	Project Description	Total Cost [1] ($)
SR240 / Twin Bridge Road Improvements	Twin Bridge extension to Horn Rapids Road and signal at SR240	1,425,000
SR240 Widening	Add travel lanes between Kingsgate and Stevens Drive	1,700,000
Gage Boulevard Improvements	Extension from Morency to Queensgate	1,250,000
Badger Mountain Parkway	New route extension from Dallas Road to Queensgate	2,625,000
Dallas Road Improvements	Urban street improvements between I-82 and Keene Road	2,904,300
Shockley Road	New route extension from Keene Road to Columbia Park Trail	360,000
Reata Road Improvements	Urban street improvements between KID Canal and Leslie Road with signal at Leslie	3,045,735
Van Giesen, Swift Blvd. Duportail Street / SR240 Intersection Improvements	Add lanes	1,700,000
Columbia Park Trail/Leslie Road	Add traffic signal	300,000
Badger South Sub-Area Plan	Collector roadway network	TBD, Developer Funded
Horn Rapids Industrial Area	Collector roadway network	TBD, Developer Funded

[1]Funding for these projects will come from a variety of sources, including impact fees, developer construction, City General Funds, Transportation Improvement Board grants, Highway Safety Program grants, State funding, Federal Surface Transportation Program funding as well as other Federal Grants.

Transportation Demand Management

Consistent with TE Goal 1, Policy 4, the City of Richland also actively participates in the preparation of the Regional Transportation Plan and the planning process with the Benton Franklin Council of Governments. This process regularly includes efforts regarding all modes of travel including transit, bicycle and pedestrian facilities, rail, and air. The Regional Transportation Plan includes a chapter on Transportation Choices that discusses the results and benefits of these alternative modes of travel that can reduce congestion, postpone the need for roadway improvements and improve air quality.

Other common strategies to reduce the automobile travel and the need for roadway improvements include the following:

- Assignment of a transportation coordinator to help employees find alternative commuting options;

- Cash-out parking programs that pay employees to give up their parking spaces;
- Employer-sponsored shuttles or vanpools;
- Carpool or vanpool incentives or subsidies;
- Ride-matching services;
- Preferential carpool and vanpool parking;
- Commute alternatives information;
- Provision of showers and locker facilities for bicycle and pedestrian commuters;
- Employer-provided travel allowances that employees can use to pay for parking or to commute by a travel alternative;
- Flexible work hours;
- Compressed work-week schedules; and
- Telecommuting programs allowing employees to work from home for certain tasks or positions.
- Form a transportation demand management committee made up of major employers and government representatives.
- Develop park-and-ride facilities near freeway interchanges.
- Develop pedestrian and bicycle facilities between key destinations.

FINANCING AND RECOMMENDATIONS

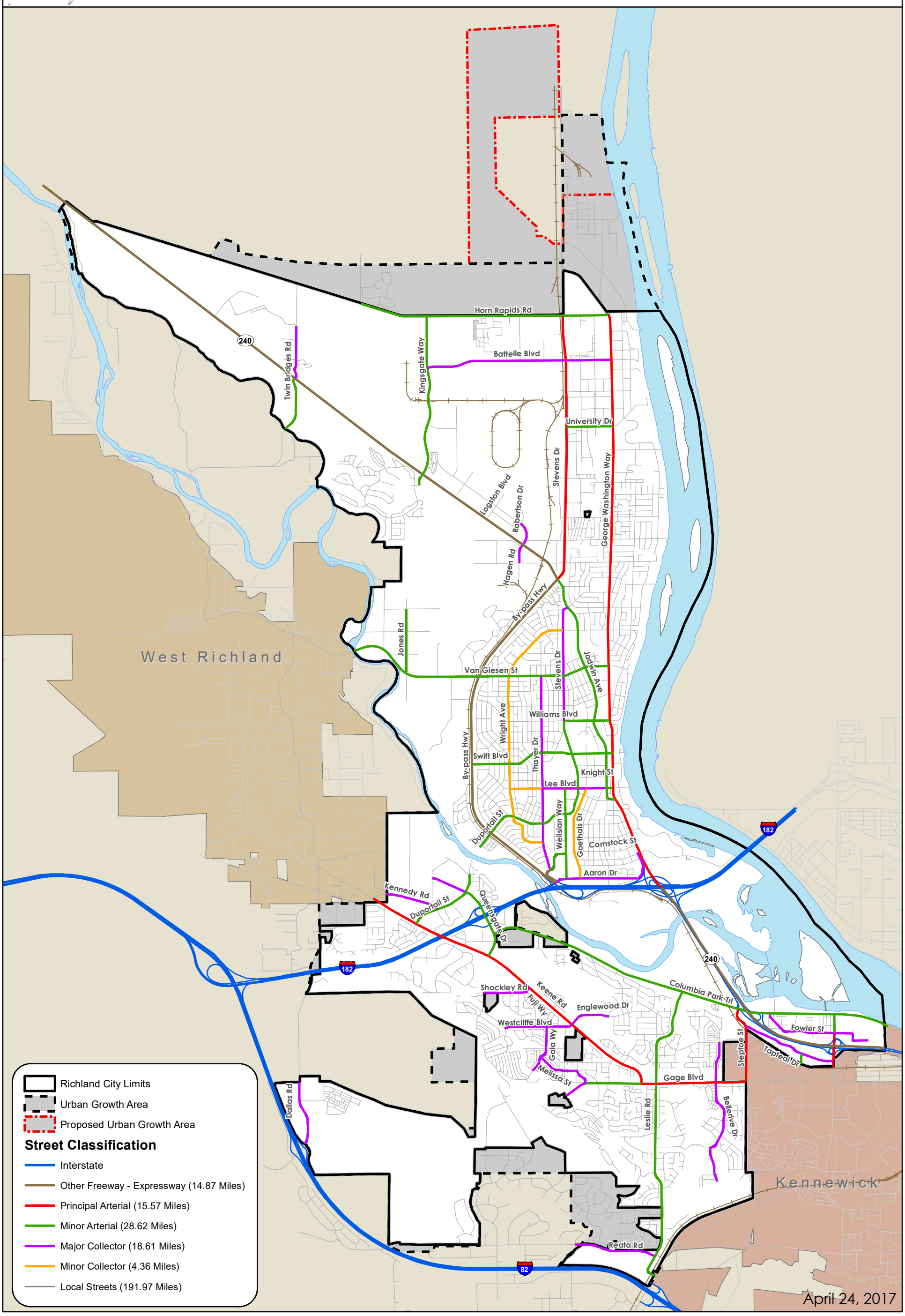
The City receives funding for transportation projects from a variety of sources, including impact fees, developer construction, City General Funds, Arterial Street Funds, Transportation Improvement Board grants, Highway Safety Program grants, State funding, Federal Surface Transportation Program funding as well as other Federal Grants.

The City collects impact fees established in the Richland Municipal Code (12.03) and began in 2004. It is called the South Richland Street Collector Financing Plan and assists to develop the arterial street network in south Richland and to make other improvements such as traffic signals as traffic volumes grow. The impact fee area generally involves two zones and covers the area south of the Yakima River with the exception of the Badger Mountain South Sub-Area. The impact fee was updated in 2008 and 2012 and is expected to be updated again in 2017.

Richland CIP and Transportation Improvement Plan (TIP) are updated every year. The TIP prioritized projects that are listed in Table T-3 above .

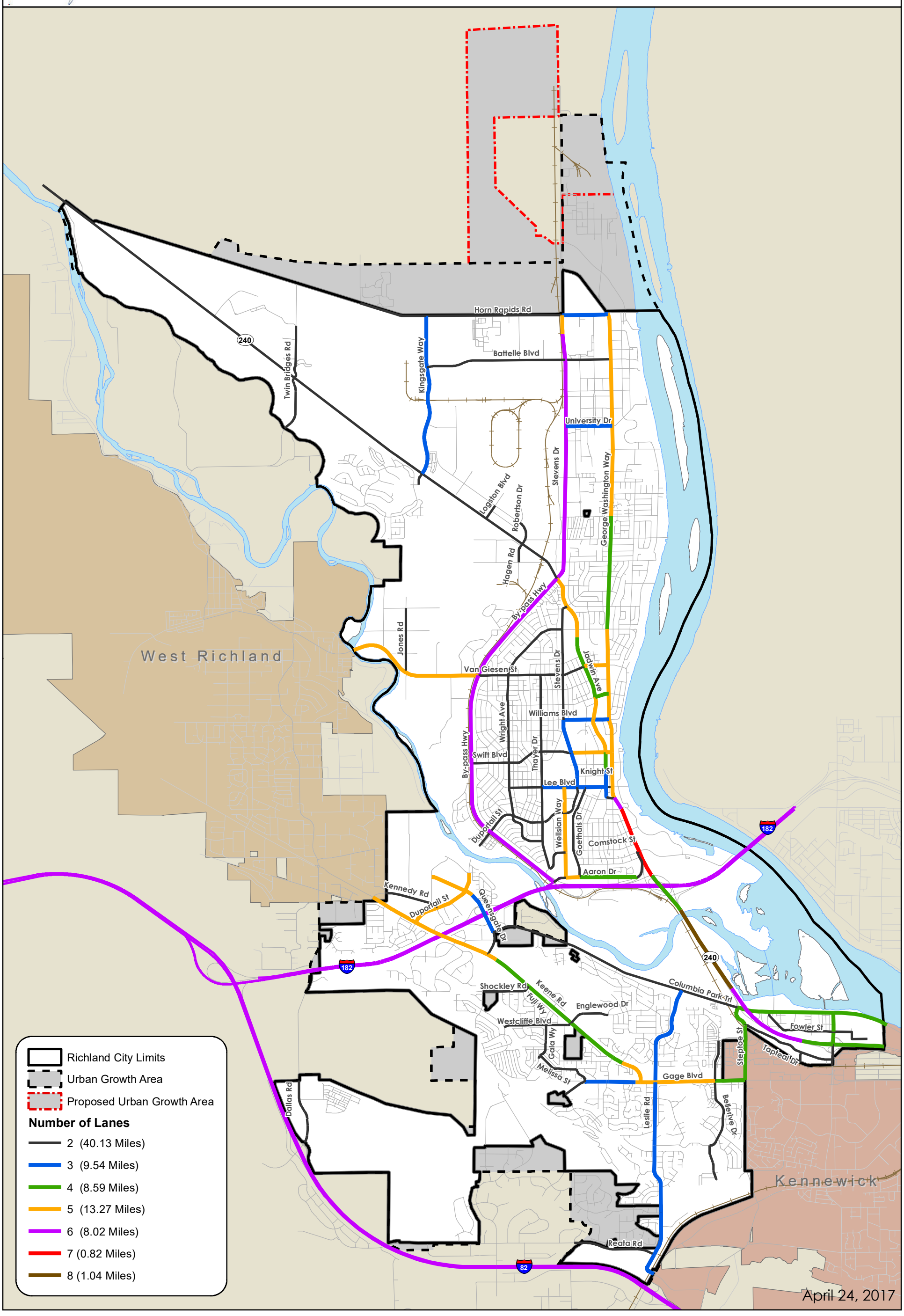
City of Richland

T-1 - Street Functional Classification System



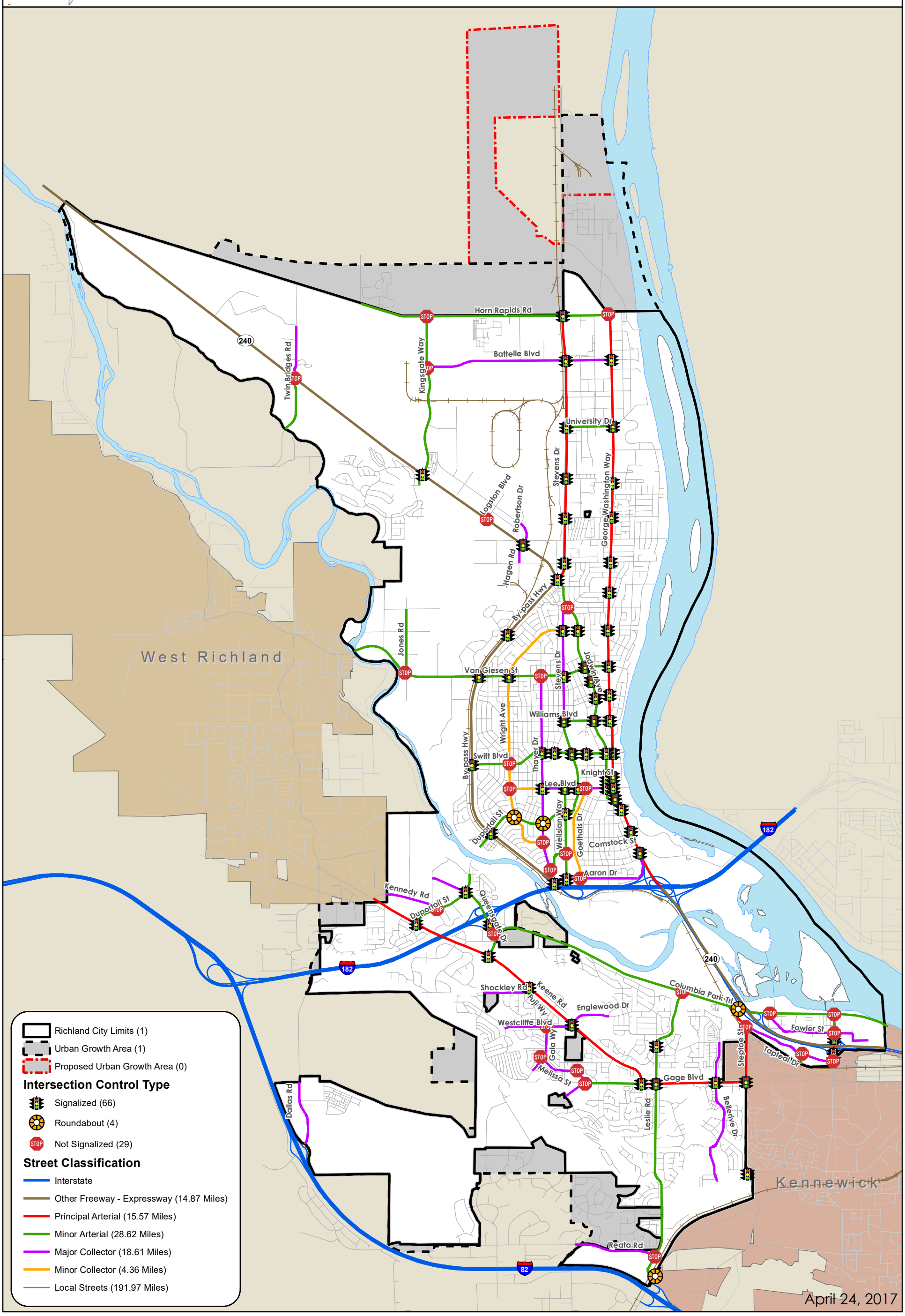
City of Richland

T-2 - Number of Lanes



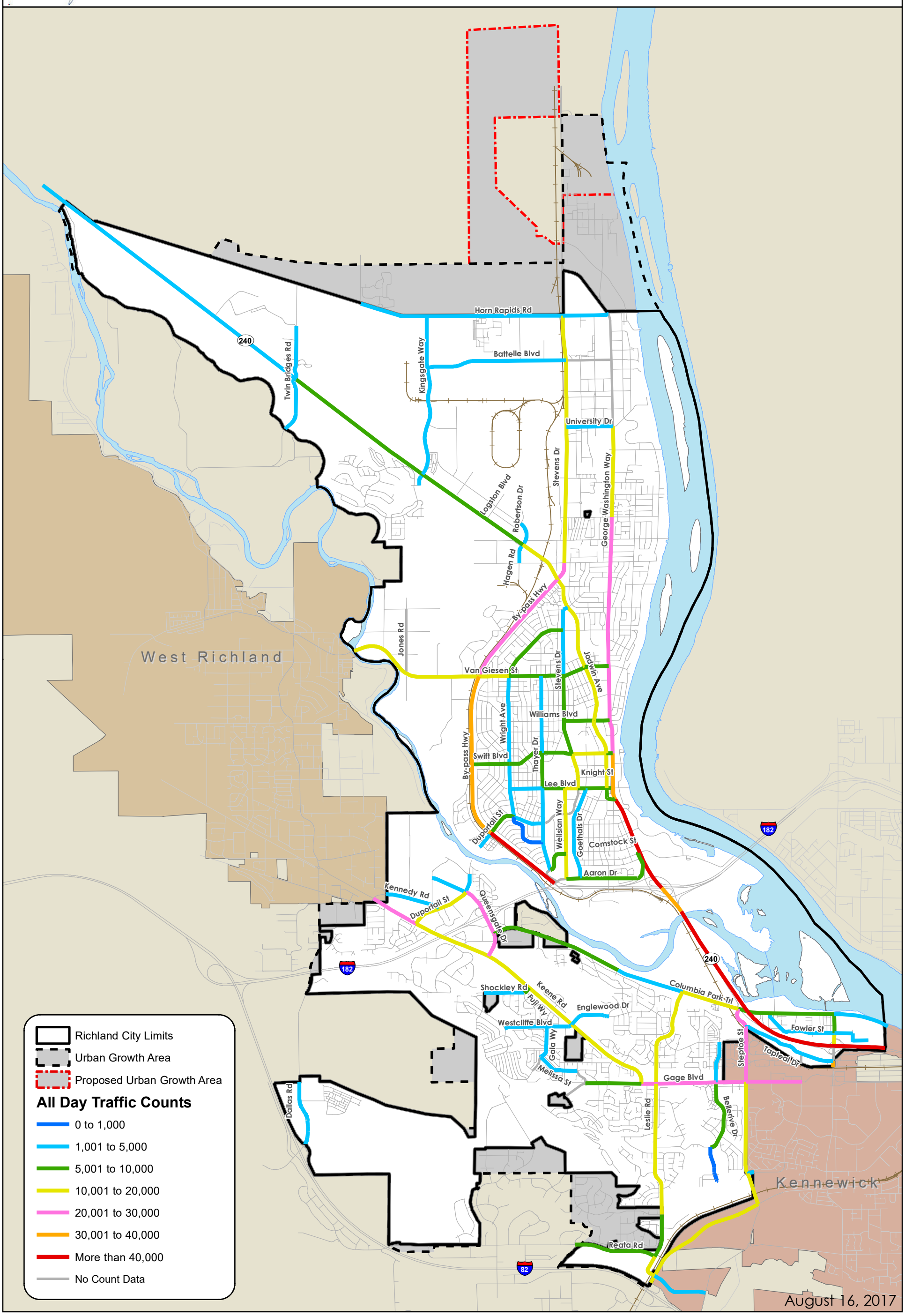
City of Richland

T-3 - Intersection Traffic Control



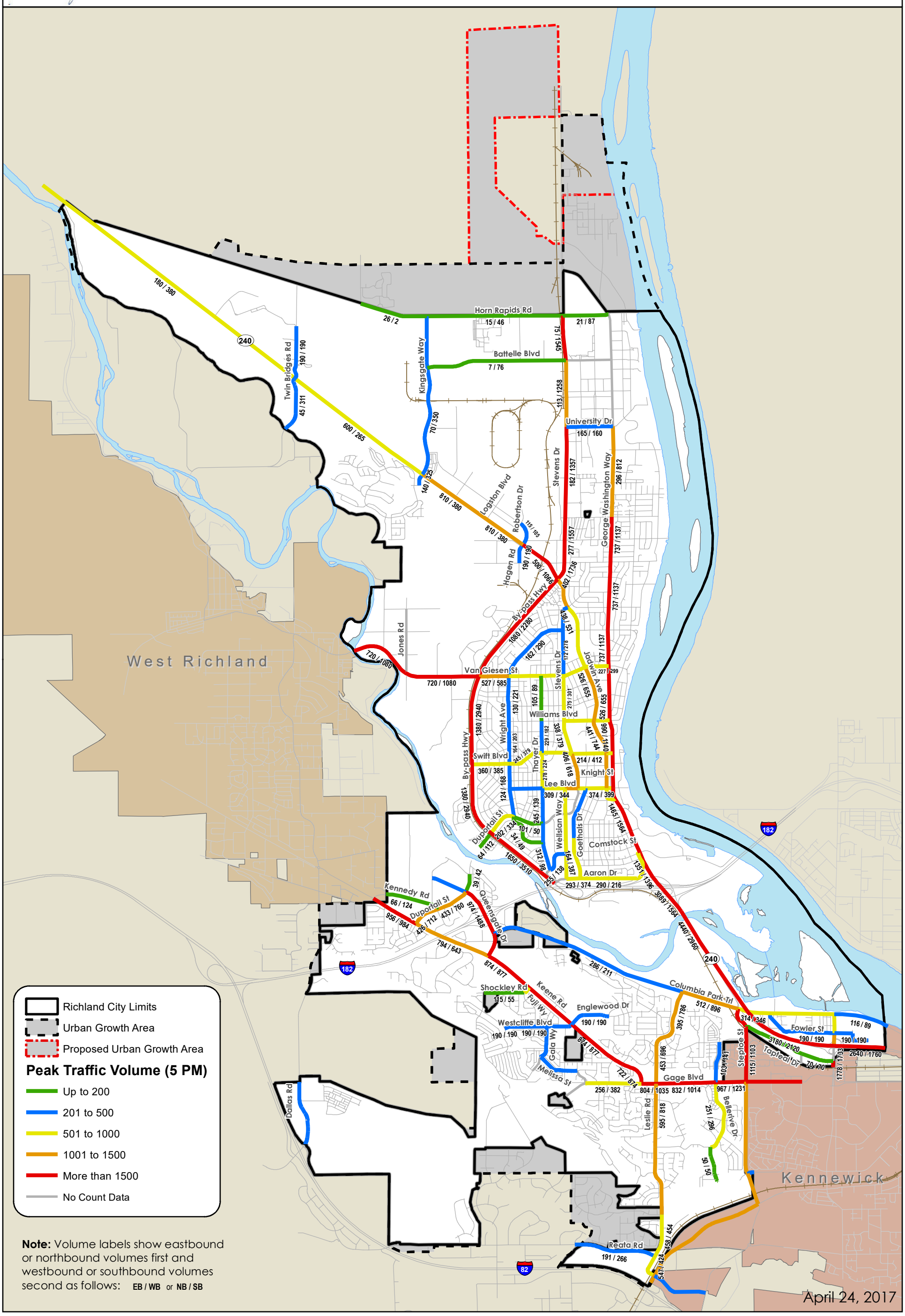
City of Richland

T-4 - 2016 All Day Traffic Counts



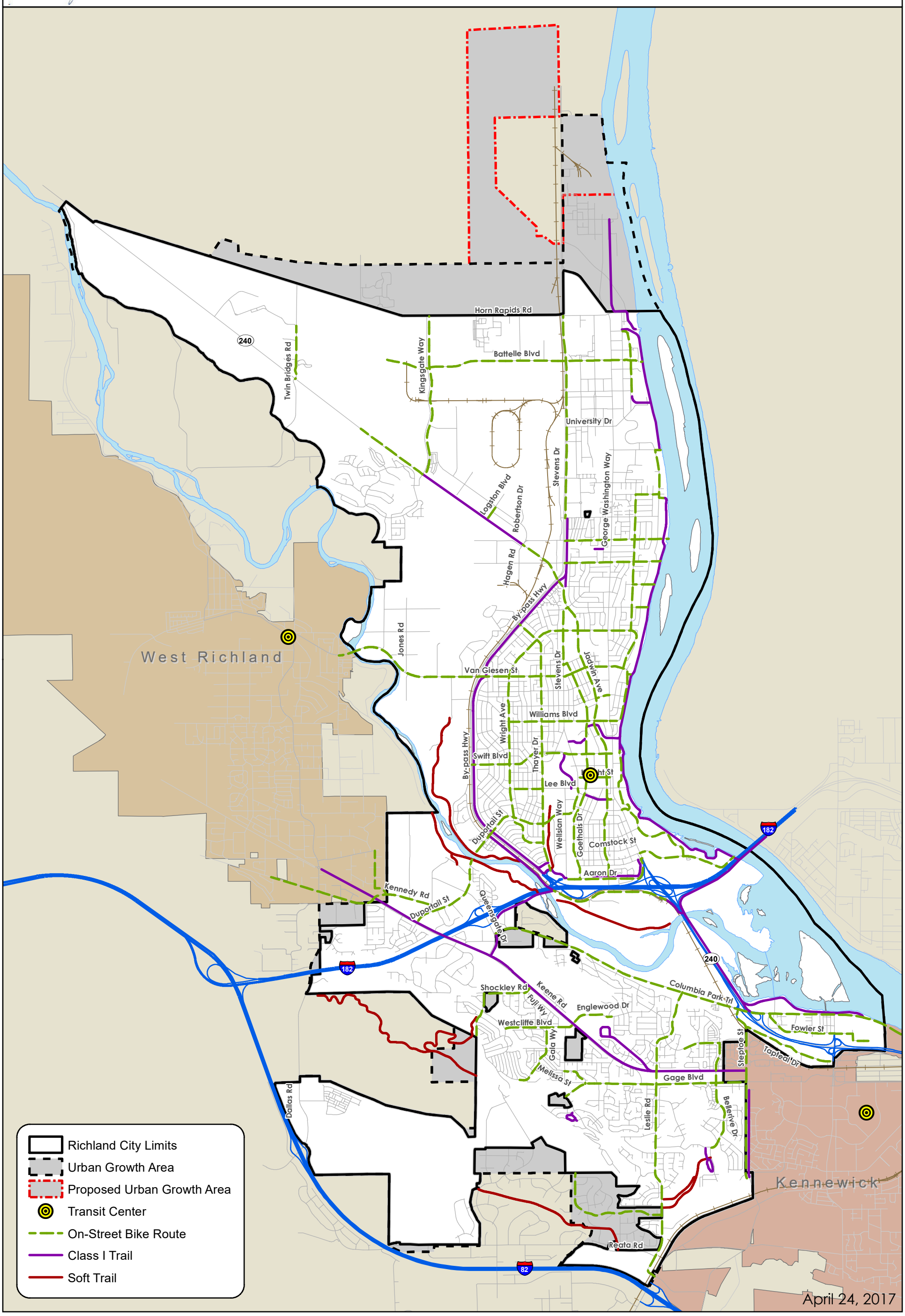
City of Richland

T-5 - 2016 Peak Traffic Volumes



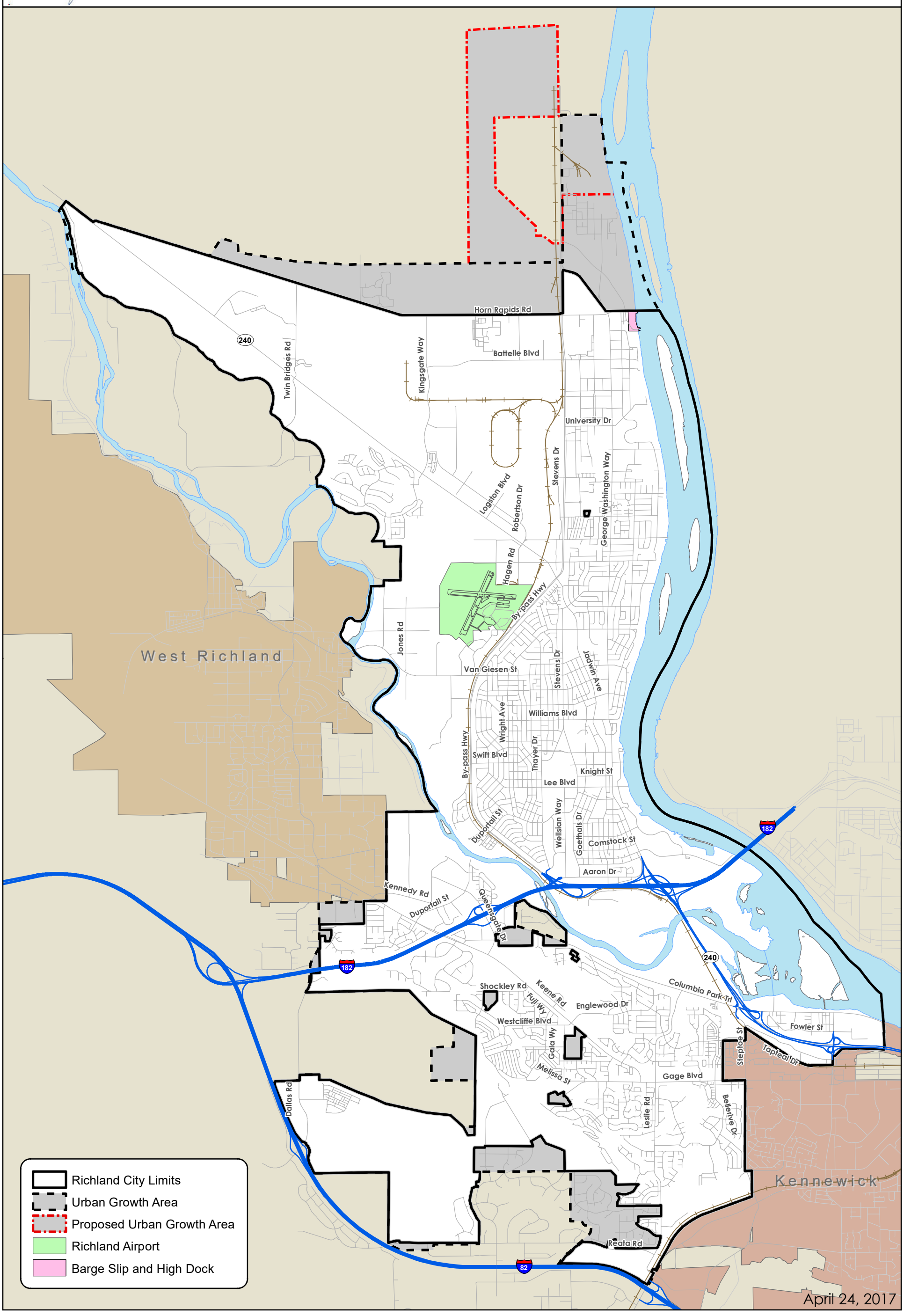
City of Richland

T-6 - Bike Routes and Paths



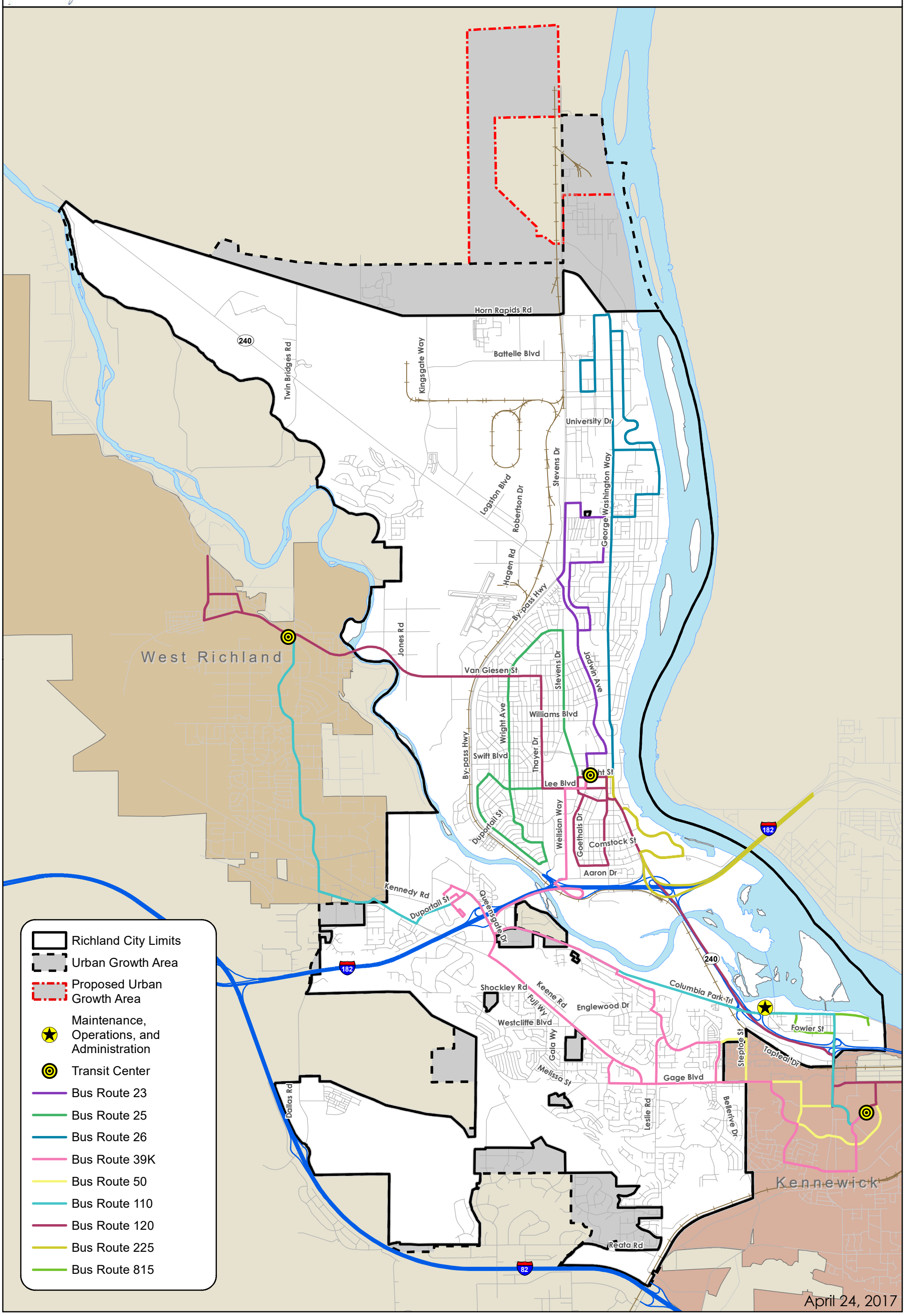
City of Richland

T-7 - Airport and Port Transportation Facilities



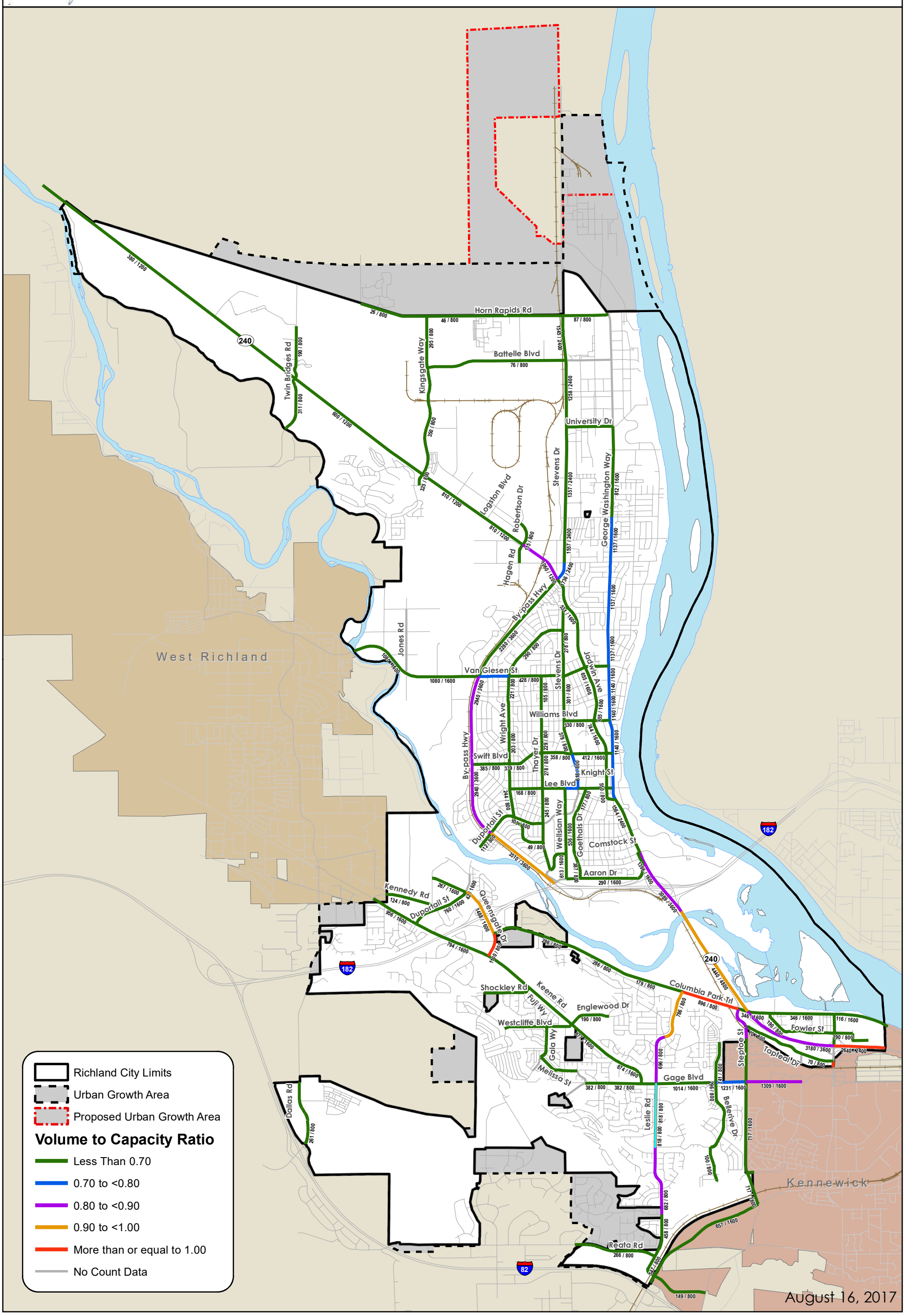
City of Richland

T-8 - Transit Routes



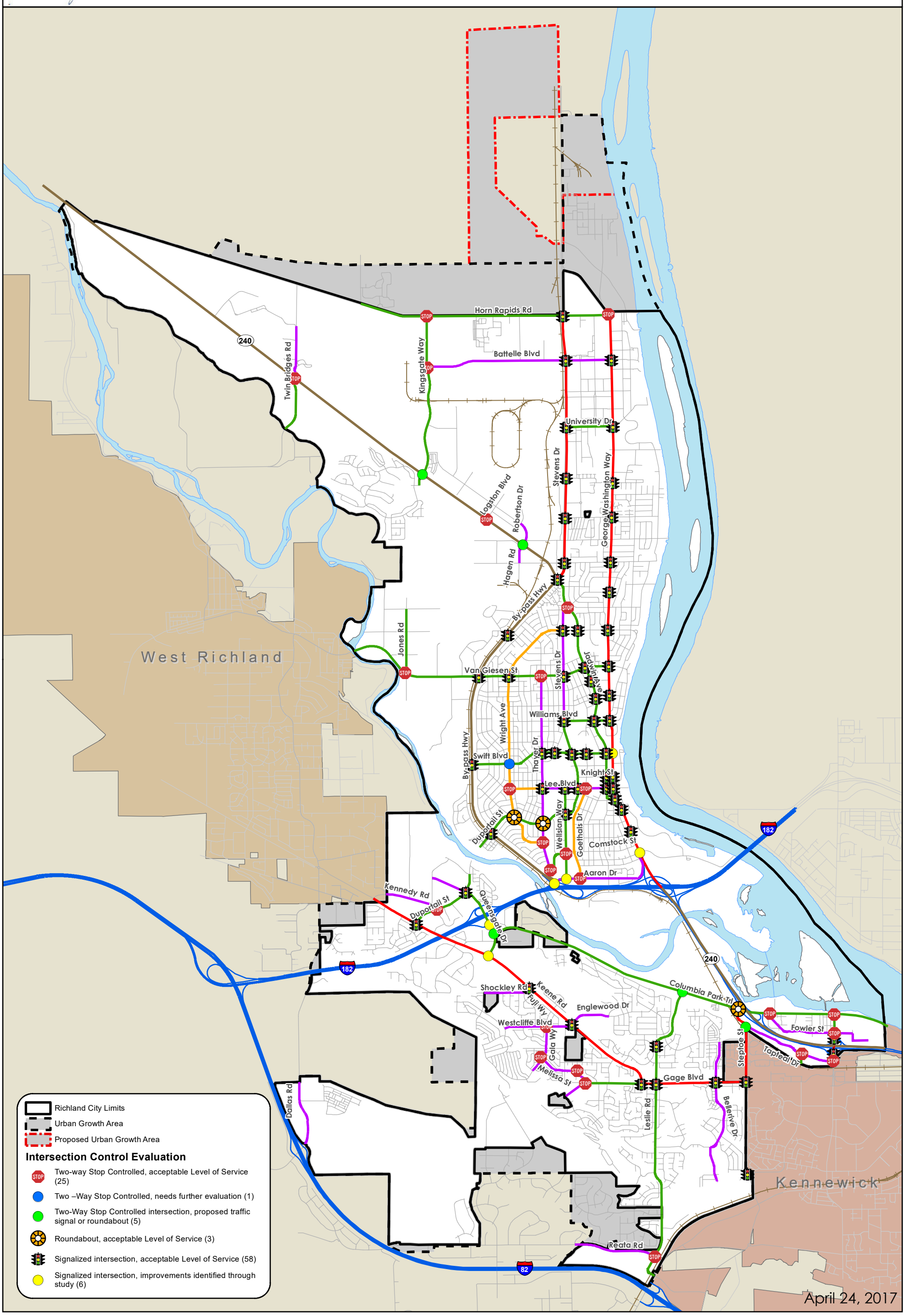
City of Richland

T-9 - Volume to Capacity Ratios



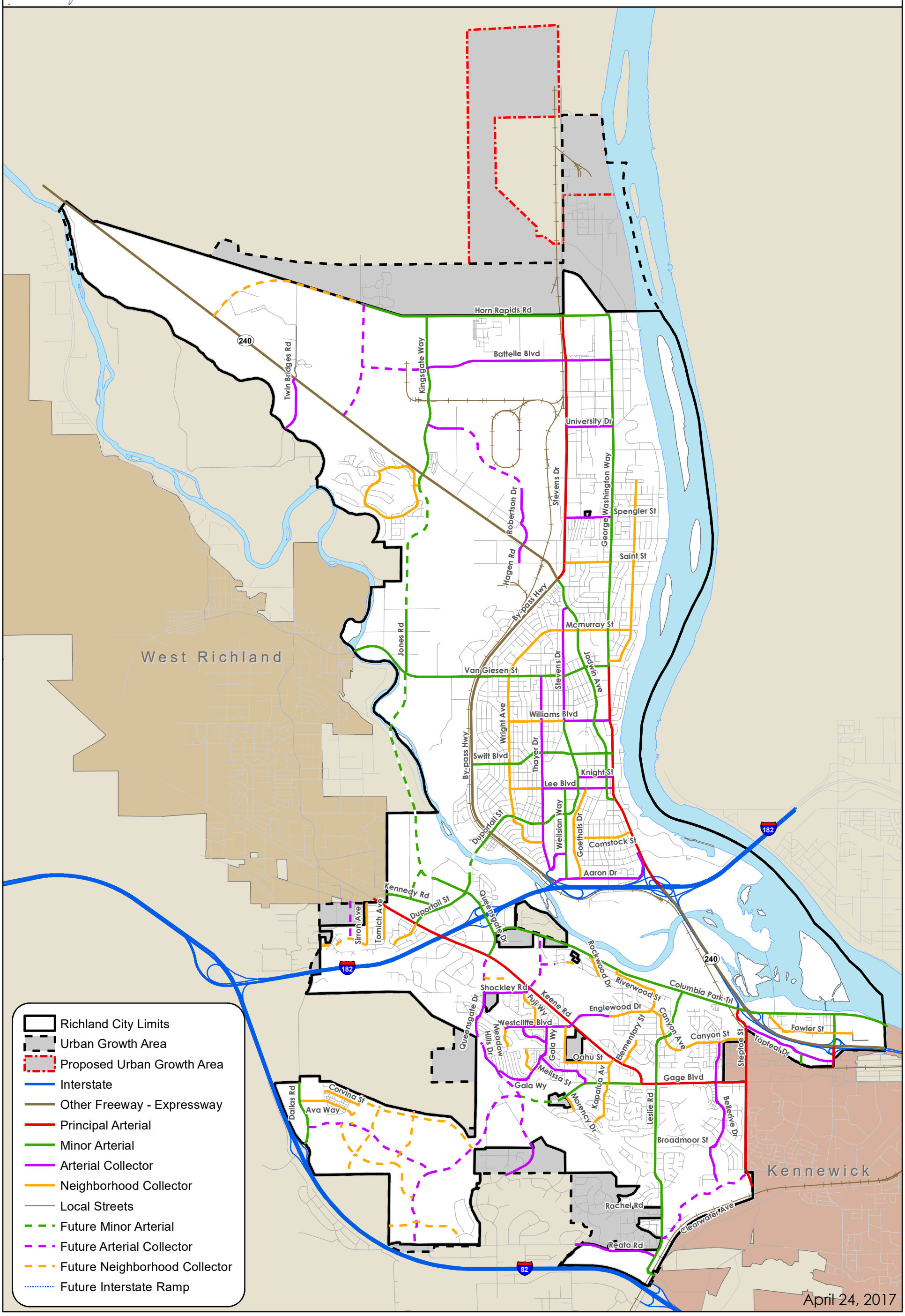
City of Richland

T-10 - Intersection Traffic Control Evaluations



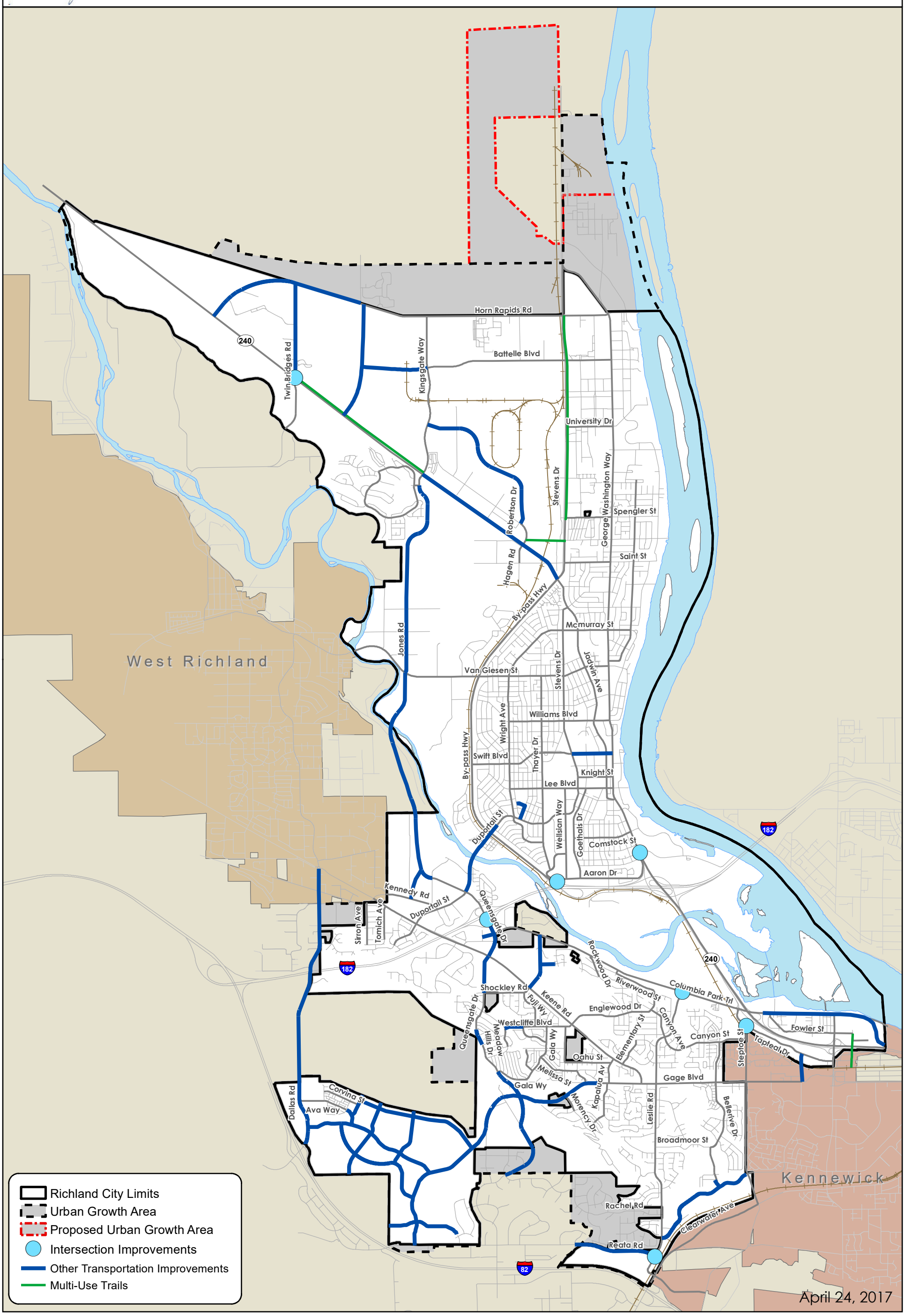
City of Richland

T-11 - Future Functionally Classified Street Network



City of Richland

T-12 -Transportation Improvements



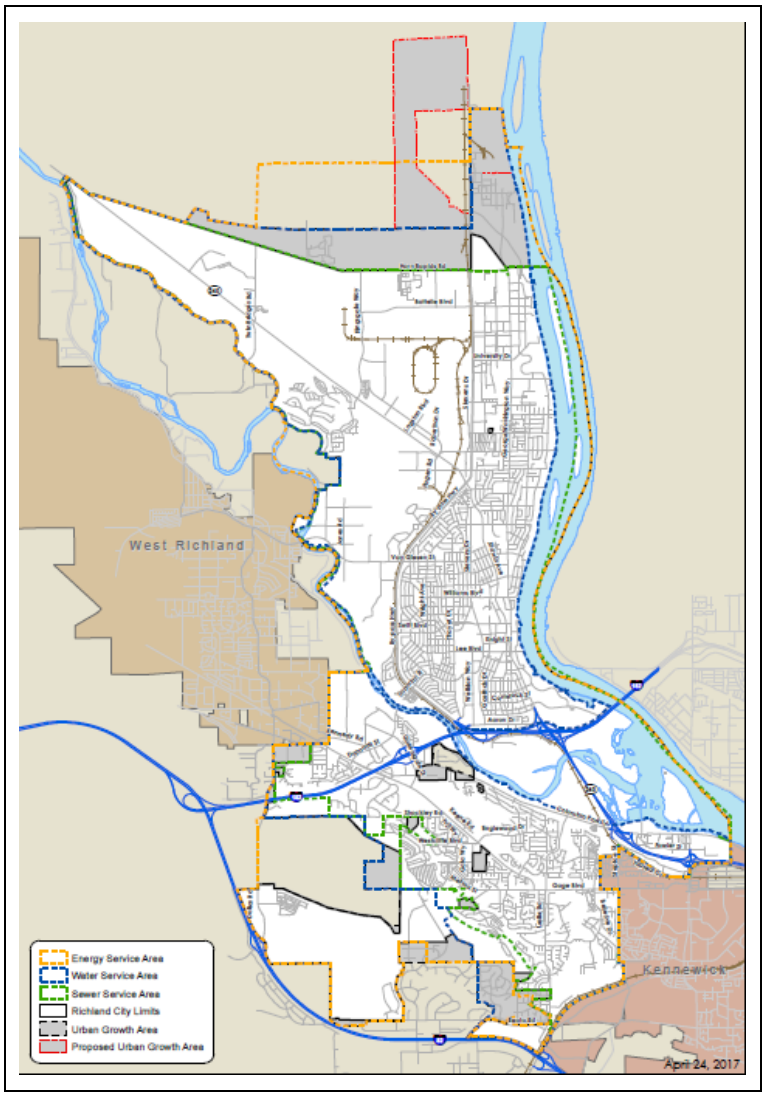
UTILITIES

SECTION ONE

INTRODUCTION

This section was developed in accordance with RCW 36.70A070 to address utility service within the City of Richland over the next 20 years. It consists of the general location, proposed location, and capacity of all existing utilities in the UGA. General utility corridors are identified in utility and transportation elements as many utilities are placed in conjunction with the transportation corridors. Utilities include wastewater, water, storm water, solid waste, and energy services provided by the City. This section also discusses utilities served by other providers in Richland. These are natural gas supply, tele-communications, and irrigation.

Figure U-1: Utility Service Areas



SECTION TWO

WASTEWATER FACILITIES

EXISTING CONDITIONS

The Richland sanitary sewer system was originally developed to serve the area around the CBD and the surrounding residential areas, but has been extended to other areas as they have developed, including north Richland, the Badger Mountain area, and the Horn Rapids community. The City's wastewater collection system serves the majority of Richland residents, but some outlying areas are still served by onsite septic systems; there are currently approximately 475 people served with onsite septic systems within the Richland City limits.

The sanitary sewer system includes a conveyance system, a wastewater treatment facility, and effluent disposal. Limited monitoring and analysis of the major trunks and interceptors were done in 1990s that showed that the system was in relatively good condition, with low levels of infiltration and inflow. However, the assessment data has become dated, and the City is planning on a more comprehensive assessment of the condition of the collection system in the next few years.

Sanitary Sewer Collection System

The existing Richland sanitary sewer collection system serves approximately 40 square miles of area, divided into seventeen drainage basins. The sewer service area boundary is shown in Figure U-2.

The collection system consists of over 262 miles of gravity collection pipes which range in size from six inches in diameter to 54 inches in diameter. Much of the Richland sewer service area is flat, making it difficult to construct sewers with the minimum slopes necessary for sewage flow. Pump stations receive sewage by gravity and augment the flow by pumping it to the treatment facility.

The City owns and operates 14 pump stations, ranging in size from 1.5 to 35 horsepower. Because of the cost of operation and maintenance, it is desirable to minimize the number of pump stations; many have already been eliminated by the interceptor improvements.

The 2015 General Sewer Plan Update included hydraulic modeling of all of the sanitary sewer pipes ten inches in diameter and larger. Overall, the collection system had adequate hydraulic capacity to convey current flows as well as future flows. Although the hydraulic analysis indicated relatively few capacity issues, the collection system is showing its age and a proactive renewal and replacement program has been developed to address this. A pipe replacement program was developed to prioritize sanitary sewer pipes with the greatest need for replacement each budget year. A significant element of this program includes an intensive survey of the existing pipes in order to determine condition ratings – this is scheduled to occur over the next three years.

The components of Richland's wastewater flow are sanitary flow, infiltration, and inflow. Sanitary flow includes wastewater discharged to the sewer from residential, commercial, and industrial sources. Infiltration refers to groundwater that enters the collection system through cracks in pipes and loose connections. The rate of infiltration is likely to be higher in older sections of the City because of older pipes and construction methods. New sewers are usually constructed with precast manholes and rubber-gasketed pipe, which effectively limit infiltration. Inflow is surface water that enters the system through downspouts, area drains, ponding over manhole covers, or cross connections with storm drains. Due to Richland's desert climate, storm-related inflow does not have a significant impact on the system.

Seasonal variations in wastewater flows are slight, with the total daily flow ranging from five to seven million gallons per day (MGD). The lowest flows occur during the winter months, the highest during the summer. Because Richland has a fairly permanent population and does not experience high tourist or vacation activity, the higher flows appear to be caused by elevated groundwater levels from irrigation, which results in higher infiltration. The wastewater flow characteristics are given in Table U-1.

Table U-1: Wastewater Flow Characteristics

Average Daily Flow	5.7 MGD
Peak Daily Flow	7.1 MGD
Residential Population	53,054 (2015)

Source: City of Richland General Sewer Plan, 2015

Wastewater Treatment Facilities

All flows collected by the Richland sanitary sewer collection system are transported to and treated at the Richland Wastewater Treatment Plant. Since its completion in 1985, the plant has consistently achieved the discharge requirements specified in its National Pollution Discharge Elimination System (NPDES) permit. The plant provides primary sedimentation, followed by secondary treatment using an activated sludge process. Plant effluent is disinfected with chlorine prior to discharge to the Columbia River. The design criteria and the current loadings for flow, organic loading, and suspended solids are summarized in Table U-2.

Table U-2: Richland Wastewater Treatment Plant Design Criteria

	Design Criteria	2015
Average daily flow for maximum month	11.4 MGD	6.25 MGD
BOD_5 loading for maximum month	17,250 lbs/day	14,099 lbs/day
TSS loading for maximum month	21,200 lbs/day	18,146 lbs/day
NH_3-N loading for maximum month	2,750 lbs/day	2,063 lbs/day

a. BOD = biochemical oxygen demand

b. TSS = total suspended solids

Source: City of Richland General Sewer Plan, 2015

The NPDES permit requires the City to submit a plan and a schedule for maintaining capacity whenever the actual flow or load reaches 85% of any one of the design criteria for three consecutive months. This is projected to occur in 2020.

LEVEL OF SERVICE

The service area for the City of Richland sewer system matches the UGA, although not all areas have sewer service. The City's 2015 General Sewer Plan addresses proposed future system improvements based upon current land uses within the UGA.

Current LOS standards for elements of the wastewater facilities system, contained in the 2015 Plan, are listed in Table U-3. Improvements recommended in the City of Richland Comprehensive Plan Utilities Element are aimed at maintaining these guideline LOS standards.

Table U-3: Wastewater Guideline LOS Standards

Element	LOS Standard
Residential Unit Flows[a]	160 GPDU[b]
Commercial Unit Flows	625 GPAD[c]
Industrial Unit Flows	1,250 GPAD[c]
Manning pipe roughness coefficient	0.012
Min velocity	2 feet/second

a. Based on 2.42 people per dwelling unit

b. GPDU = gallons per dwelling unit

c. GPAD = gallons per acre per day

Source: City of Richland General Sewer Plan, 2015

FUTURE DEFICIENCIES

The 2015 General Sewer Plan includes a CIP through the year 2024. For the planning period of 2017-2022, planned costs amount to approximately $18 million.

The 2015 General Sewer Plan also includes a financial plan that allows the wastewater utility to remain financially viable during the planning period. The analysis considers the historical financial condition of the utility, the financial impact of executing the CIP, the sufficiency of the utility reserves to meet future financial and policy obligation, and rate affordability.

RECOMMENDATIONS

The improvements described in the 2015 General Sewer Plan will address deficiencies resulting from growth for the planning period. The General Sewer Plan includes long term improvement plans from 2015 to 2024. The 2017 Capital Improvement Program identifies the priority projects and associated financing as shown in tables U-4 and U-5 below.

Table U-4: Capital Improvement Project Costs

Facilities	Total Cost	Time-frame
City View Sewer Relocation	$180,000	2017
Collection System Renewal & Replacement	$12,244,000	2017 - 2022
WWTP Influent Upgrades	$2,183,000	2017
WWTP Renewal & Replacement	$3,343,000	2017 - 2022
Total	**$17,950,000**	**2017 - 2022**

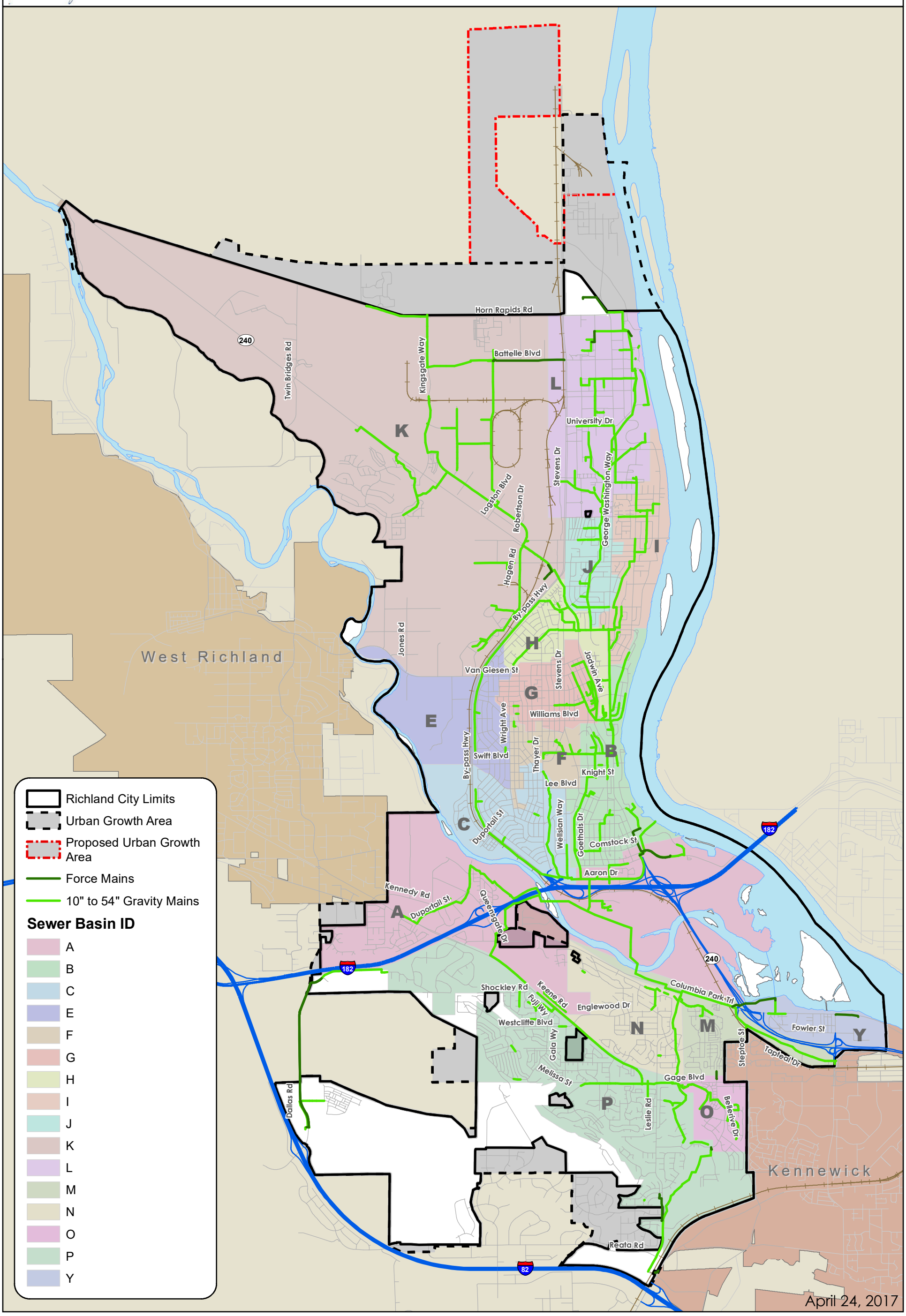
Table U-5: Capital Improvement Funding Sources

Funding Source	Total Fund	Time-frame
Bonds - Future Issue	$2,183,000	2017
Rate Revenue	$11,567,000	2017 - 2022
Wastewater Facility Fees	$4,200,000	2017 - 2022
Total	**$17,950,000**	**2017 - 2022**

Long term projects include collection system upgrades for the Bellerive Lift Station in South Richland and the Upper North Interceptor in North Richland. These projects would cost approximately $3,000,000 and will be funded by connection fees. In addition, there is about $4,000,000 projected cost for annual renewal/replacement projects for both the collection system and the Wastewater Treatment Plan. These will be funded by rates.

City of Richland

U-2 - Sanitary Sewer Mains



SECTION THREE

WATER SUPPLY SYSTEM

EXISTING CONDITIONS

The majority of the population within the corporate limits of the City of Richland is served by the City of Richland Water Utility. The Utility serves approximately 18,689 connections (as of 2016), which includes residential, commercial, and industrial users. The Utility is managed by the City as part of the Public Works Department.

The Richland water system was constructed during the 1940s to support the wartime activities at the Hanford Site. This temporary system has developed into the modern permanent water system used in the City today.

The utility service area is bordered on the southwest by the City of West Richland utility service area, which has a wholesale water service intertie agreement with Richland. This intertie is located along Keene Road. The City of Kennewick's water and sewer utility area lies to the southeast and has an emergency intertie located at Gage Boulevard connection on Columbia Center Boulevard near Tapteal Drive. The Badger Mountain Irrigation District has a potable water service utility area that lies to the south of the City with an emergency intertie located on Rachel Road.

The City has one private water district within its corporate limits. Tri-City Estates, a residential housing development, maintains its own water supply system. It has an emergency water supply agreement whereby the City of Richland would supply water to that area if its system proves inadequate. Two private water districts exist beyond the City limits. The Badger Mountain Irrigation District (BMID) operates a potable water system that serves the Rancho Reata area beyond the southern boundary of Richland's service area (an area north of I-82). The BMID uses a wholesale water supply intertie with the City.

The City's water supply system consists of wells, a water treatment plant, pump stations and chlorinators, interties, water lines, and reservoirs.

Source of Supply

According to the 2016 Comprehensive Water System Plan (WSP), the City has a total available water right of 34,948 acre-feet per year and 43,786 gpm for instantaneous flow. This total available water right covers to a Maximum Day Demand (MDD) of 63.0 MGD. The 2015 population-based MDD is 38.4 MGD. The WSP projects that MDD will be 55 MGD in 2035. Therefore, the City appears to have adequate water rights for future growth.

The City's potable water sources include a wellfield and the Columbia River Water Treatment Plant (WTP). The wellfield has a total capacity of 15 MGD while the WTP has a capacity of 36 MGD. The City maintains the quality and quantity of groundwater used for public water supplies through Best Management Practices in the wellfield and the Water Treatment Plant. Water supplied to the City of Richland is of high quality, meeting federal and state drinking water standards.

The locations of the sources of supply as well as the distribution system are shown in Figure U-3.

Distribution System

The City has approximately 340 miles of pipeline in the water distribution system ranging in size from two inches in diameter to 36 inches in diameter. There are ten storage facility sites that

provide approximately 22 million gallons of storage and ten booster pumping stations that provide direct water storage to seven pressure zones within the City.

The water system characteristics are summarized in Table U-6.

Table U-6: Water System Characteristics

Average Annual Supply	6.2 billion gallons
Residential Population	54,466 (2016)

Source: City of Richland Water System Plan, 2016

LEVEL OF SERVICE

The service area for the City of Richland water system matches the UGA. The City's 2016 Water System Plan addresses proposed future system improvements based upon current land uses within the UGA.

Current LOS standards for elements of the water system facilities, contained in the 2016 Plan, are listed in Table U-7. Improvements recommended in the City of Richland Comprehensive Plan Utilities Element are aimed at maintaining these guideline LOS standards.

Table U-7: Water Guideline LOS Standards

Element	LOS Standard
Demand per ERU[a]	1,032 gallons per day
Demand per ERU[b]	181 gallons per day
MDD[c]/ADD[d] Factor	2.33
PHD[d]/MDD Factor	1.32
Service Pressure	40 – 80 psi

a. ERU = equivalent residential unit, assuming domestic water is used for irrigation

b. ERU = assuming a non-domestic irrigation source

c.MDD = maximum daily demand

d. ADD = average daily demand

e. PHD = peak hour demand

Source: City of Richland Water System Plan, 2016

FUTURE DEFICIENCIES

The 2016 Water System Plan includes a CIP through the year 2036. For the planning period of 2017-2022, planned costs amount to approximately $23 million.

The 2016 Water System Plan also includes a financial plan that allows the water utility to remain financially viable during the planning period. The analysis considers the historical financial condition of the utility, the financial impact of executing the CIP, the sufficiency of the utility reserves to meet future financial and policy obligation, and rate affordability.

RECOMMENDATIONS

The improvements described in the 2016 Water System Plan will address deficiencies resulting from growth for the planning period. The 2017 Capital Improvement Program identifies the priority projects and associated financing as follows.

Table U-8: Water System Capital Improvement Project Costs

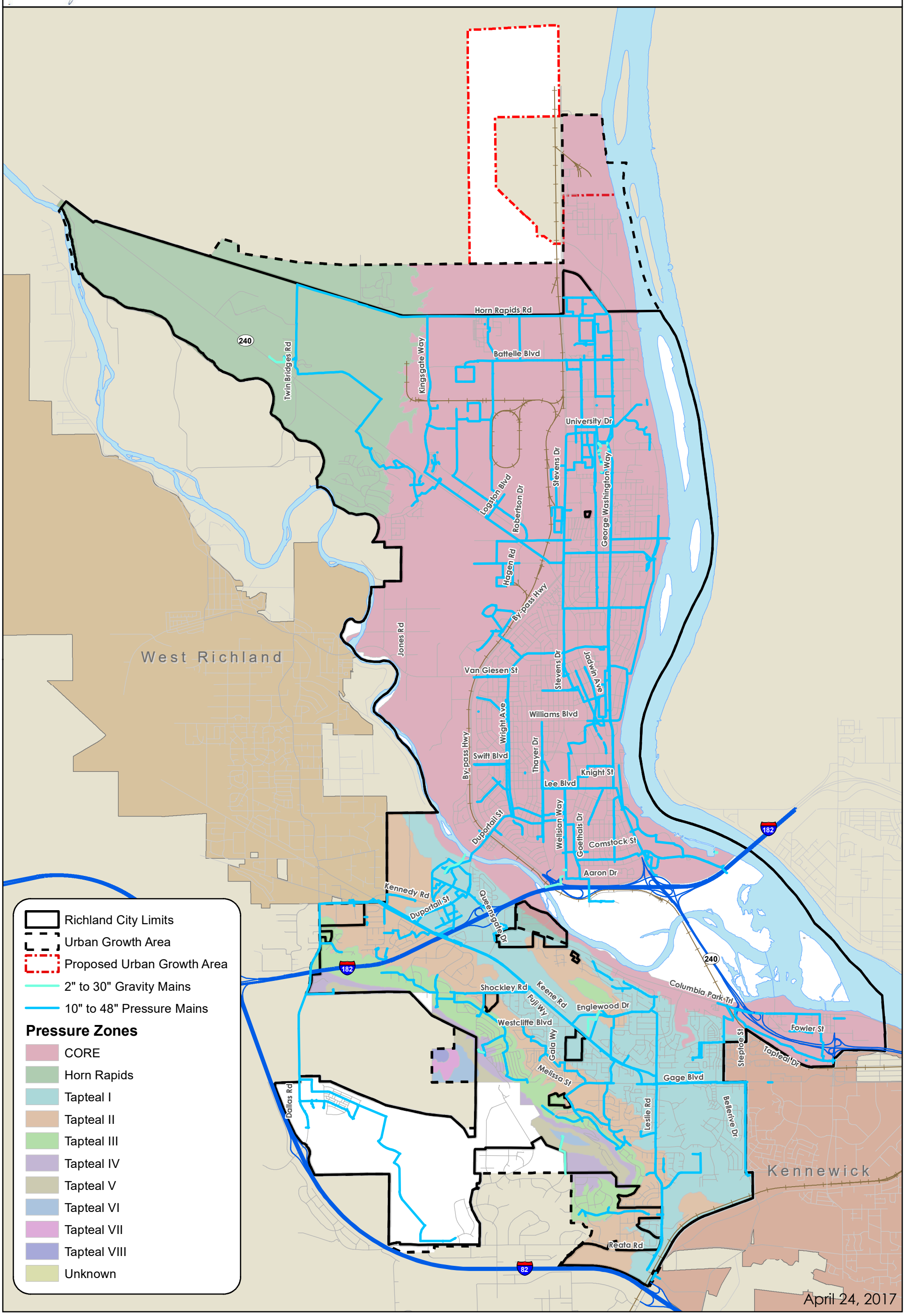
Facilities	Total Cost	Time-frame
Automatic Meter Reading System	$3,235,000	2017-2018
Broadmoor Street Conversion from Tap I to Tap II	$107,000	2021
Chief Joseph Middle School Irrigation Well	$150,000	2018
Columbia River Intake Screen Upgrade	$4,630,000	2018 - 2020
Core Y Additional Plant Replacement Value (PRV)	$406,000	2021
Distribution System Repairs & Replacement	$1,950,000	2017 - 2022
Duportail Street Transmission Main	$750,000	2017
Duportail Street Well	$500,000	2017
High Meadows St. and Leslie Road PRV	$102,000	2021
Irrigation Utility Capital Improvements	$730,000	2017 - 2022
Orchard Way Conversion from Tap I to Tap II	$35,000	2021
Tapteal I Pump Station Upgrade	$500,000	2020-2021
Tapteal II Loop	$114,000	2020
Tapteal VI Water Main	$487,000	2021
Water Treatment Plant Renewals & Replacement	$1,716,000	2017 - 2022
WTP Solids Handling Improvements	$400,000	2021
Yakima River Crossing Pipeline Replacement	$7,499,000	2017 - 2019
Total	**$23,311,000**	**2017 - 2022**

Table U-9: Water System Capital Improvement Funding Sources

Funding Source	Total Fund	Time-frame
Facility Fees	$3,223,500	2017 - 2021
Federal Emergency Management Agency Grant	$1,893,301	2017 - 2018
Irrigation Utility Rate Revenue	$755,000	2017 - 2022
Private Development	$601,000	2017 - 2022
Rate Revenue	$6,202,500	2017 - 2022
Revenue Bond Issue	$9,935,699	2017 - 2020
Richland School District	$50,000	2017
Surplus Property Sale	$400,000	2021
West Richland	$250,000	2020 - 2021
Total	**$23,311,000**	**2017 - 2022**

City of Richland

U-3 - Water Mains



April 24, 2017

SECTION FOUR

STORM WATER SYSTEM

EXISTING CONDITIONS

The storm water service area in Richland is divided into nine drainage areas covering over 30,000 acres. These are: North Richland (NR), Columbia River (CR), Richland Core Area (RC), Yakima River North (YRN), Yakima River South (YRS), CID Main Canal (CM), Amon Wasteway (AW), Badger East Canal (BEC), and Badger Mountain South (BMS).

The City's storm water system facilities consist of the following:

- Collection and conveyance
- Pumps
- Underground injection control (UIC) facilities
- Regional detention/ water quality facilities
- Regional outfalls

The collection and conveyance system includes catch basins, manholes and pipes. Tables U-10 and U-11 indicates existing collection and conveyance facilities.

Table U-10: Storm Water Collection Structures

Owner	Catch Basins and Manhole Catch Basins	Catch Basins and Manhole Catch Basins with OWS[1]	Manhole	Manholes with OWS
City	3,995	166	1,928	12
Port of Benton	160	0	0	0
[1] Oil Water Separator				

Table U-11: Storm Water Conveyance Facilities (length in Units of Miles)

Gravity Pipe	Force Main	Perforated Pipe and Underdrain	Culvert	Open Chanel
127.3	0.7	2.6	3.2	11.5

The storm water system includes public and privately owned seven pump stations throughout the City as indicated in Table U-12 below.

Table U-12: Storm Water System Pumps

Name	Owner	Capacity (GPM)
Carriage Pump Station	City	1,045
McMurray Pump Station	City	5,790
Berkshire	City	Unknown

Name	Owner	Capacity (GPM)
Corps of Engineers Pump Station	USACE	Unknown
Horn Rapids Triangle Pump Station	City	Unknown
Lawless Pump Station	Private	Unknown
Wellsian Pump Station	Private	Unknown

Some storm water runoff generated within the City is infiltrated via the City's underground injection control facilities. There are over 280 UIC facilities in the City. The City's regional detention/ water quality facilities include 22 ponds, 2 bioretention cells, 6 underground storm chambers, and 21 swales. Stormwater runoff that does not infiltrate within the service area is conveyed to surface receiving waters via regional outfalls that discharge to the Columbia River, the Yakima River, and the Amon Wasteway. There are 11 outfalls discharging to the Columbia River, two discharging to the Yakima River, and eight discharging to the Amon Wasteway.

The City's 2016 Stormwater Management Plan provides detailed information on the system facilities. The Management Plan also provides guidance for the City's maintaining the requirements of the Phase II Eastern Washington Municipal Stormwater Permit (Phase II Permit), received from the Department of Ecology. This Permit regulates operation of the City's Municipal Separated Storm Sewer System (MS4).

FUTURE DEFICIENCIES AND RECOMMENDATIONS

The City strives to maintain the level of service of the storm water system by addressing existing and potential issues. Improvements are identified with the intent of reducing:

- Existing conveyance capacity and flooding issues;
- Potential future conveyance capacity and flooding issues;
- Pollutant loading to receiving water bodies; and
- Chronic system maintenance needs.

Identification of capital projects are based on the criteria such as projects previously identified in the management plan but not yet constructed, chronic maintenance issues identified by staff, etc.

The 2016 Stormwater Management Plan categorizes capital projects into one of four types based on the primary objective of the project:

- Flood risk (FR) – Projects that primarily address hydraulic deficiencies to help reduce flooding or surcharging of the system.
- Renewal and replacement (RR) – Projects that primarily repair or replace existing system components to help restore the original design function.
- Water quality retrofit (WQ) – Projects that primarily address water quality through treatment of stormwater runoff prior to discharging to receiving waters.
- Development Driven (DD) – Projects that may be built based on future development. These projects are assumed to be partially paid for by developers. See Section 8 for detailed documentation on funding assumptions.

The 2017 CIP identifies the priority projects and associated financing in Tables U-13 and U-14.

Table U-13: Storm Water Management Facilities Financing 2017-2030

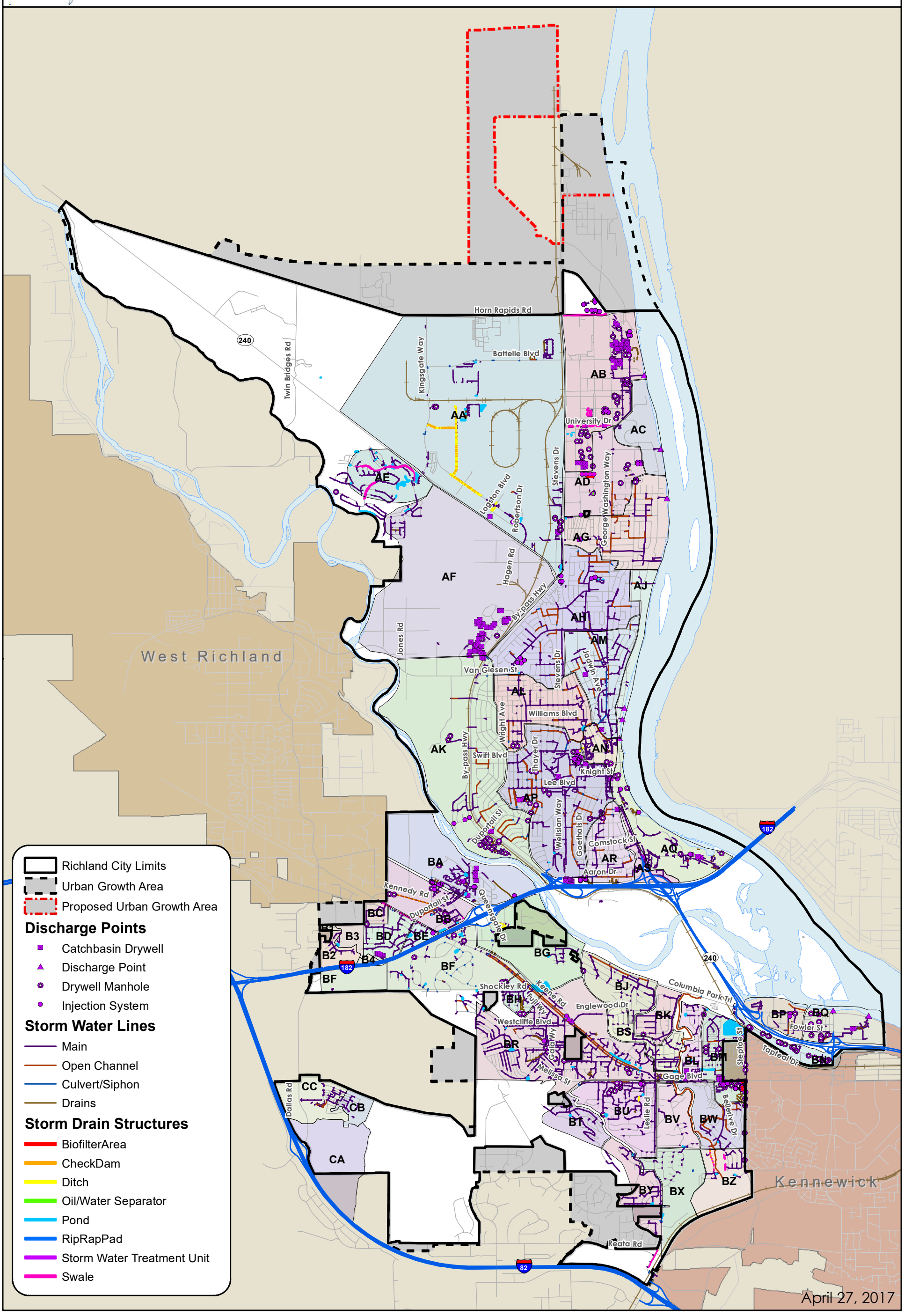
Facilities	Total Cost	Time-frame
Leslie Road Storm Drain Replacement	$839,000	2018
Storm Water Rehabilitation & Replacement	$2,616,090	2015-2022
Water Quality Retrofit Program	$2,618,717	2015-2022
Total	**$6,073,807**	**2017-2022**

Table U-14: Storm Water Capital Improvement Funding Sources 2017-2030

Funding Source	Total Fund	Time-frame
Grant – WA State Department of Ecology	$759,717	2015-2016
Grant Funds (Unsecured)	$1,285,500	2017-2022
Rate Revenue	$4,028,590	2015-2022
Total	**$6,073,807**	**2017-2022**

City of Richland

U-4 - Storm Water System



SECTION FIVE

SOLID WASTE MANAGEMENT

GENERAL LOCATIONS AND CAPACITY

State RCW 70.95.030 defines solid waste or waste as "all putrescible and non-putrescible solid and semisolid wastes including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill, sewage sludge, demolition and construction wastes, abandoned vehicles or parts thereof, and recyclable materials." Each municipality may fulfill its solid waste management responsibilities in one of three ways:

1. Prepare its own solid waste management plan for integration into the county comprehensive solid waste plan;
2. Participate with the county in preparing a joint city-county plan for solid waste management; or
3. Authorize the county to prepare a plan for the City's solid waste management for inclusion in the county comprehensive plan.

The City of Richland has chosen the first option. RCW 70.95.080(3)(a) defines that option as: "Prepare and deliver to the county auditor of the county in which it is located its plan for its own solid waste management for integration into the comprehensive county plan".

In 2009, the City chose to develop their own solid waste management plan as a tool to guide the continued development of their collection system and landfill. The City's Plan was updated in August 2011. This updated Plan was prepared in accordance with the Department of Ecology's "Guidelines for Development of Local Comprehensive Solid Waste Management Plans and Plan Revision", January 2010. The City's Plan was submitted for inclusion in Benton County's 2013 update of its Solid Waste and Moderate Risk Waste Plan. The County's 2013 Plan was subsequently approved by the Washington State Department of Ecology. The Department of Ecology's action formalized the completion of the City's planning responsibilities under RCW 70.95.030.

The City's Solid Waste Management includes these goal statements as guiding principles for its solid waste services:

- Goal 1: Manage solid waste in compliance with State and local regulations to promote and protect human and environmental health and safety.
- Goal 2: Optimize the solid waste management system to provide for long-term stability in a cost-effective manner.
- Goal 3: Provide solid waste programs with emphasis on customer service and satisfaction.
- Goal 4: Identify the types of recyclables and establish programs to efficiently and effectively recycle and market these materials.
- Goal 5: Promote programs and balance incentives and disincentives to encourage reduction, reuse, and recycling.
- Goal 6: Educate businesses and the public on opportunities available for waste reduction, reuse, and recycling.
- Goal 7: Encourage and support the research and development of new technologies for solid waste management and recycling.

Solid Waste Collection and Disposal

The City of Richland Solid Waste Division provides municipal solid waste collection and disposal services to residences and businesses within the City limits. Solid Waste Collection services for lands outside the City limits is provided by private waste haulers licensed through the Washington State Utilities and Transportation Commission. This City's landfill accepts waste from the surrounding areas on an individual load basis. The City has no disposal contracts with private haulers or other government agencies.

Solid waste collection services for the City of Richland are provided by the City's Public Works Department, except in newly annexed areas. The Department administers user-fee-funded refuse collection services, and bills its customers through the City Administrative Services Department. Solid waste collection in Richland is available five days a week. Industrial and commercial pickup is provided by the City of Richland. Commercial waste pickup can range from one to five times a week.

Collection services within newly annexed areas are provided by private solid waste hauling companies operating under contracts with the City. The contracts, which are required by State law, provide for a ten-year transition period during which the private solid waste haulers continue services in keeping with their State-authorized permits. The haulers do not align their services with the City's Solid Waste Management Plan. At the expiration of the contracts the City may choose to extend the contracts or assume service to the area customers. When the City elects to assume these service areas, it will provide services consistent with the Solid Waste Management Plan and its adopted rate structure.

About 26 percent of solid waste is recycled in Richland based on the 2015 data of generation, recycling, and disposal as shown in the table below:

Table U-15: Solid Waste Generation

	Tons	%
Generation	77,697	100
Recycling	22,216	26
Disposal	55,481	74

Petroleum-contaminated soils are accepted occasionally at the Richland landfill. They are treated in a separate area on the landfill property and ultimately disposed of in the landfill. Dewatered bio-solids from the City's wastewater treatment plant are combined with yard waste in a composting process conducted at the Richland landfill. The finished compost material is tested to confirm compliance with U.S. Composting Council quality criteria and marketed to area contractors, nurseries, and local agencies.

Richland residents can dispose of self-hauled waste at the resident rate. Oil, antifreeze, and automotive batteries are accepted for recycling at the landfill. Benton County operates a household hazardous waste program that accepts many other categories of wastes that are not accepted at the Richland landfill.

Solid waste collected by service type is shown in table below.

Table U-16: Solid Waste Collection

Service Type	% of Total Tonnage Collected
Residential	40%
Commercial	40%
Dropbox	20%

Richland Landfill

The City of Richland owns and operates the Richland Landfill (also known as the Horn Rapids Landfill), located on 275 acres of designated landfill space approximately 3.5 miles northwest of the City center on Highway 240 (see Figure CF-3, Facilities Map). Approximately 46 acres are permitted for solid waste disposal. The Benton Franklin Health District has issued a permit in 2017, for use of an additional 90 acres for landfill disposal. Also on the landfill property are a 14-acre composting facility, a residential and small commercial customer transfer station, scalehouse and administration building, and an operations and equipment maintenance building.

The current capacity of the permitted disposal area will be exhausted by the year 2020.

The Richland Landfill currently meets minimum functional standards (Chapter 173-351 WAC) and operates under a solid waste disposal permit issued and renewed annually by the Benton Franklin Health District. The site is designed and operated as an arid-climate landfill, and therefore, has no bottom liner or leachate collection system. Vadose zone moisture monitoring has been implemented within a portion of the current 46 acre fill area for data collection. In the late 1990's groundwater contamination with volatile organic compounds was detected in several of the landfill's monitoring wells. The City installed the methane gas extraction / flare stations. The City initially implemented an independent remedial action program in compliance with Washington State Law (RCW 70.105D.040). In 2017 the City entered into an Agreed Order with the Washington State Department of Ecology to advance the characterization and remediation of the contamination.

Recycling

The City of Richland offers curbside recycling to its residential and commercial customers. In addition, the City currently operates seven drop-box recycling collection centers throughout the City and delivers the collected recyclable items to Clayton-Ward Recycling in Richland, which prepares the recyclable material and transports it to material processing facilities in the Portland or Seattle areas.

The recycling centers currently accept scrap paper, plastic beverage containers, tin and aluminum cans, newspaper, telephone directories, magazines, catalogs and calendars, glass jars and bottles, cardboard, and brown paper bags. In 2015, the City collected 1,524 tons in the drop box collection centers and 1,099 tons through curbside collection.

Composting

The Horn Rapids Compost Facility is a treatment facility for bio-solids coming from the City's Wastewater Treatment Plant, the residential green waste program and green waste self-haul. The compost facility opened in 2010, and accepts residential green yard waste with no charge to the resident. It saves landfill space and provides finished compost material to the public through a number of wholesale customers.

Household Hazardous Waste

The Benton County Moderate-Risk Waste Facility is located at a facility on Ely Street in Kennewick and which can collect Household Hazardous Waste and Small Quantity Generator Waste from residents of Benton County. The facility is jointly funded by the Washington Department of Ecology, Benton County, and the Cities of Kennewick, Richland, West Richland, Prosser, and Benton City.

Moderate-risk waste includes material such as waste oil, paints, flammable materials, and anti-freeze. The facility also collects hazardous waste from commercial businesses classified as small quantity generators (SQG). SQGs are conditionally exempt from federal and state regulation when they generate or accumulate hazardous waste in quantities below a 220 pound per month threshold.

LEVEL OF SERVICE

According to Richland's Solid Waste Management Plan, the following solid waste management facility areas will likely require no major capital improvements during the 20-year planning period:

- Domestic and Commercial Waste Collection Services - No current deficiencies are identified in the service provided by the City's Solid Waste Utility.
- The City's existing curbside and drop boxes recycling program is sufficient to meet customer demands. A minority of residents indicate through surveys that they favor universal curbside recycling. To date the costs of this service expansion and the compulsory nature of it have not been adopted by the City Council.

FUTURE DEFICIENCIES

Estimates of solid waste generation are based on population projections. Based on Richland's 2011 Solid Waste Management Plan (Appendix H), annual waste generation is forecast to increase to 80,000 tons in 2031. This forecast utilizes the per capita rate of 6 pounds per person per day and population projections.

The current capacity in the Landfill will be exhausted sometime in 2020. The City is planning for its future solid waste disposal capacity by exploring two options:

1. Expand landfill capacity on the current site by building a landfill that meets current state and federal design regulations; as part of preparing for the possible expansion of the landfill, the City has submitted and received a permit from the DOH for expansion of approximately 90 acres. or
2. Building a transfer station and hauling waste to a large regional landfill.

A consultant is assisting City staff in preparing information to support this decision. It is expected that a decision will be made in calendar year 2017, after which preparations will be made to construct the necessary facilities. Regardless of the disposal alternative selected, the City anticipates maintaining its current customer service levels at the Richland landfill.

RECOMMENDATIONS

It is recommended that the City:

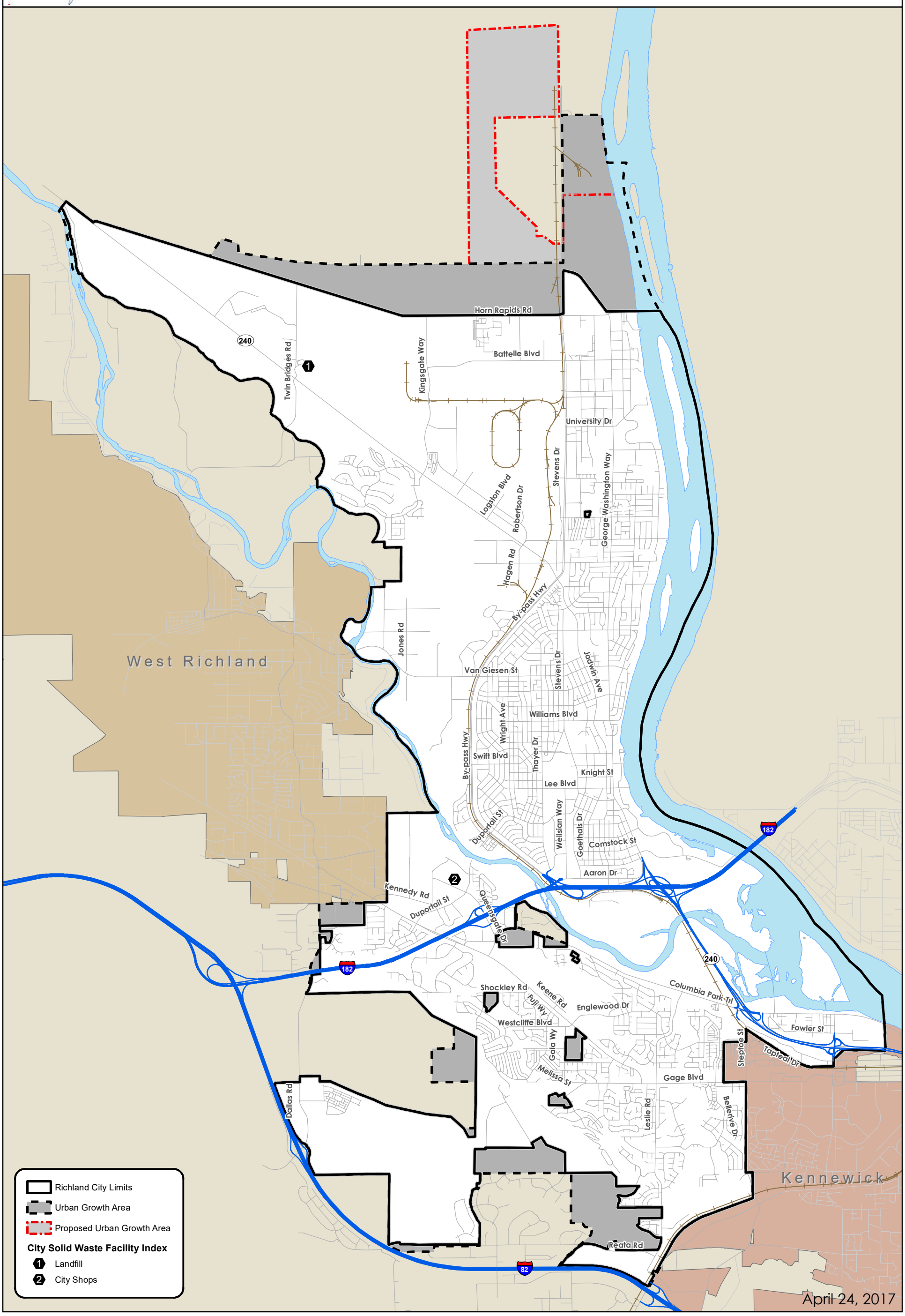
- Selects a preferred solid waste disposal approach that is cost effective, maintains service levels, and mitigates risk to the City; and
- Provides and maintains collection services to all City residents consistent with adopted service levels and Solid Waste Management Plan goals and objectives.

Table U-17: Solid Waste Management Facilities Financing 2014-2030

Facilities	Total Cost	Funding Sources	Time Frame
Disposal Capacity Improvements	8,003,512	Bonds – future issue	2017-2019
Landfill Closure, Phase 2	3,780,000	Solid waste fund	2017-2020
Container Maintenance Facility/ Facility Improvements	$185,000	Rate Revenue	2017-2018

City of Richland

U-5 - Solid Waste



April 24, 2017

SECTION SIX

ENERGY/ELECTRICAL POWER

EXISTING CONDITIONS

Richland's electrical service is provided primarily by Richland Energy Services (RES) Department. RES provides electric service to over 25,000 residential, commercial, industrial, and irrigation customers throughout the City's 50-square mile service territory, using 552 miles of primary line and eight substations. Ownership and operation of these facilities is shared by the City and the Bonneville Power Administration (BPA). Bulk transmission of electrical power supply to customers in the UGA has historically been provided from the BPA transmission grid, with the local utilities providing final pass-through services. BPA is contractually obligated to supply all of the City's power requirements through 2028.

Electric system planners design and build facilities to follow population and employment projections for the City and county. The electric load is determined from these plans and projections. An electric system plan is then developed to serve those loads at the reliability level prescribed by the individual utility, taking into account environmental, economic, financial, and operational factors. Utility construction is coordinated with the appropriate jurisdictions and agencies, and is typically phased in as actual growth occurs. Transmission lines and substations are installed based upon projections and early growth while electrical distribution lines are installed at customer request with the continued growth.

Future electrical service plans are designed not only to provide for future growth and accommodate new and increased loads, but also include changes to the existing systems to improve reliability, maintain power quality, and maintain redundancy backup service in the system.

The City has service area agreements with Benton County PUD (BPUD) and Benton Rural Electric Association (BREA). Approximately 102 customers within the City service area are being served by BPUD while no customers within the City service area are served by BREA. The City transfers remaining customers served by BPUD within the City service area based upon the terms within the service area agreement. All 102 are expected to be transferred by 2021.

Table U-18: City of Richland Electric Substations

Substation	Total Capacity	Used Capacity (2014)	Remaining Capacity (2014)
Sandhill Crane	45,000 KVA	31,000 KVA	14,000 KVA
First Street	45,000 KVA	32,000 KVA	13,000 KVA
Snyder	23,000 KVA	20,000 KVA	3,000 KVA
Stevens	46,000 KVA	41,000 KVA	5,000 KVA
Thayer	53,000 KVA	29,000 KVA	24,000 KVA
Richland Switch	23,000 KVA	10,000 KVA	13,000 KVA
Tapteal	45,000 KVA	37,000 KVA	8,000 KVA
City View	23,000 KVA	19,000 KVA	4,000 KVA
Total System	**303,000 KVA**	**219,000 KVA**	**84,000 KVA**

Source: City of Richland 2014 Long Range Plan – Richland Energy Services

Energy Efficiency Program

RES offers energy efficiency programs to its commercial and residential customers. Commercial and industrial customers are offered incentives for lighting and custom projects that reduce energy use. Custom projects include heating, ventilation, and air conditioning (HVAC), motor efficiency upgrades, etc. For residential customers, Richland offers rebates and low-interest loans to qualified customers for energy efficient HVAC equipment and weatherization measures including insulation, windows, and doors. Customers can select a rebate only or apply for a low-interest loan with a rebate. Richland also offers energy efficiency program specifically designed for low-income families for insulation, duct sealing, ductless heat pumps, windows, and doors for their home.

Renewable Option Program

Through the City's partnership with the Renewable Option Program offered by the Bonneville Environmental Foundation (BEF), Richland residents can affordably purchase the environmental benefits of wind power generated throughout the Pacific Northwest. BEF's Green-e Energy Certified Renewable Option Renewable Energy Credits (RECs) represent renewable energy sources from Pacific Northwest projects where clean zero-emission wind energy has been delivered to the North American power grid to replace fossil fuel based electricity.

Each block of Renewable Option RECs represents the environmental attributes of 100 kilowatt-hours of electricity generated from wind energy facilities throughout the Pacific Northwest.

Solar Power and Net Metering

The City offers low-interest loans to promote the use of solar power. The loan period is up to 10 years for up to $5,000 per installed kilowatt (kW), not to exceed $15,000. The customer must agree to maintain the system and allow the City to claim the environmental benefits.

LEVEL OF SERVICE (UTILITY SERVICE AREA)

The level of service set by the RES and BPA for their respective portions of the system is based on performance. The goal is an N-1 contingency, which means that one failure in system equipment will not cause the failure of other system components, and the failure can be picked up by other components within eight hours.

The City of Richland currently provides electrical service throughout most of the UGA. Under its Utility Service Area Policy, it is the City's goal to provide service throughout the City limits, UGA, and service area agreements with adjoining BPUD and BREA utilities. The greater of the City limits, UGA, and service area agreements constitutes its current utility service area and planned future service areas.

FUTURE DEFICIENCIES AND RECOMMENDATIONS

The City has identified power supply system capital improvement projects that will be needed to meet the demands of growth as detailed in the Energy Service Department's Capital Facilities Plan for 2016-2027. The list consists of electrical projects with an estimated cost of approximately $60 million during this period. The $60 million capital cost is derived from the latest long-range capital expenditure forecast and extrapolating the average annual expenditure through calendar year 2027.

Specific projects have been identified for the second planning period. Critical service deficiencies in this period could result unless needed capital improvements are identified and implemented.

The Energy Services Department has identified electric utility capital improvement projects that will be needed to meet the demands of growth through calendar year 2022. Cost of service and sources of funding are identified in Table U-19.

Table U-19: Electrical Power Facilities Improvement and Fund Resources

Facilities	**Total Cost**	**Time-frame**
Miscellaneous Electrical Projects	$81,754,000	2017-2022
Funding Source	**Total Fund**	
Benton PUD Contributions	$1,250,000	2016-2020
Bonds - Future Issue	$21,955,000	2018-2022
Bonds - Prior Issue	$21,254,000	2016-2018
Facility Fees	$6,200,000	2016-2022
RAISE (LRF)	$980,000	2017-2022
Rate Revenue	$30,115,000	2016-2018
Total	**$81,754,000**	

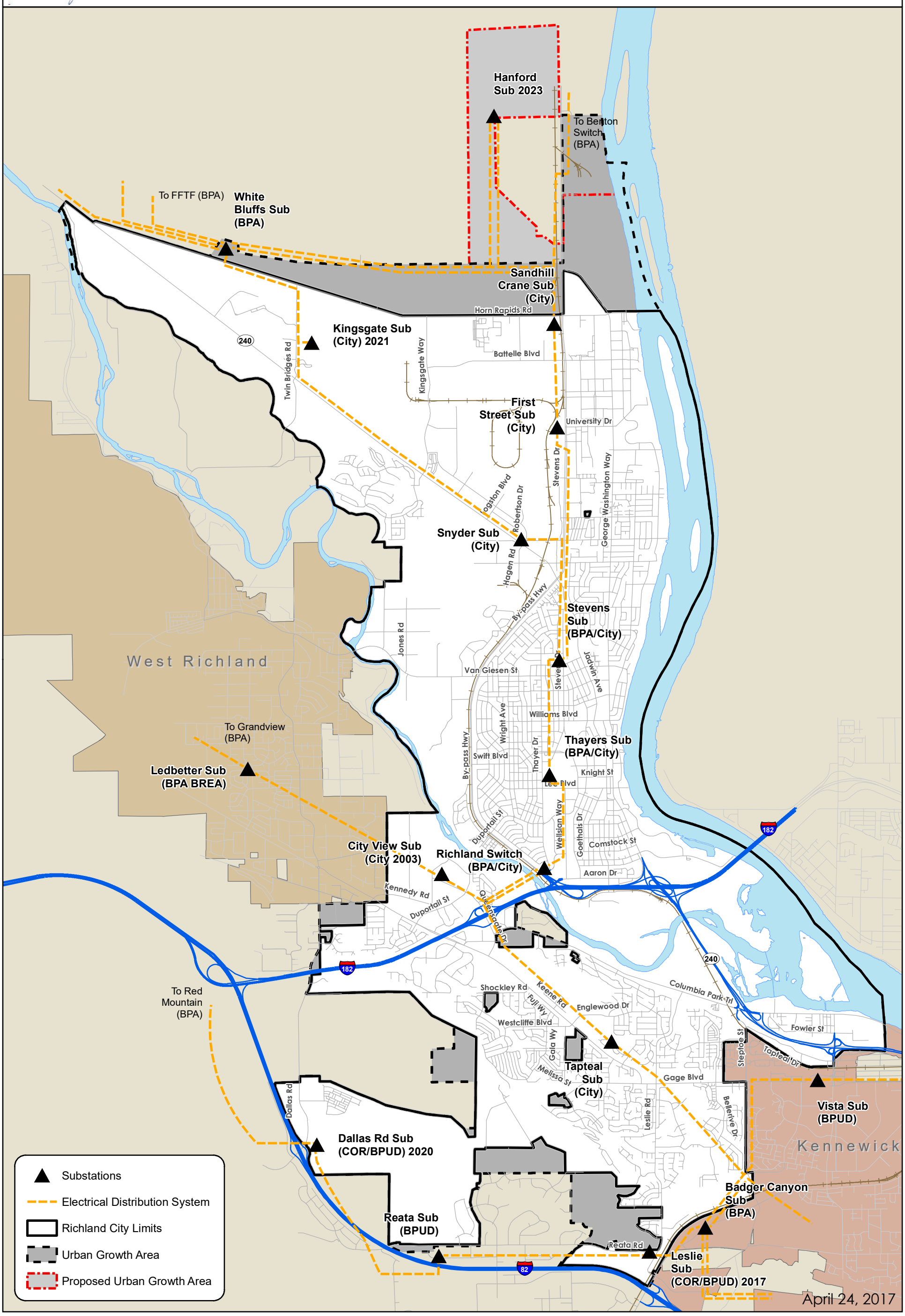
Long-range capital projects for the power supply system are identified and will be based on the need for improvements to serve growth in the second planning period and on the ability of the City to finance them. Implementation of improvements will be planned as part of an overall finance plan for all City-owned utilities and capital facilities. Projects and related costs identified through 2022 by the Energy Services Department include:

- Dallas Road Area Improvement - Plan, design, and construct a new electrical system substation and connect via new and existing transmission power lines into the electric system grid. Total Estimated Cost: $9,222,000.
- Kingsgate Substation - New substation for the Horn Rapids Industrial Park. One 28,000 KVA capacity transformer and major materials purchased by City. Substation to be constructed and commissioned by the end of 2021. Total Estimated Cost: $4,236,000.
- Leslie Rd Substation - Plan, design, and construct a new electrical system substation and connect into the electrical system grid operated by the BPA. Additionally, plan, design, and construct primary underground distribution feeders from new substation to the City's new and existing electrical system. Total Estimated Cost: $10,081,000.
- Smart Grid – Advanced Metering Infrastructure - Complete a detailed design and implement an electrical utility smart grid program to cost-effectively improve utility operations and provide the utility customers with options to control their power consumption and usage patterns. Total Estimated Cost: $10,600,000.
- Purchase Southwest Service Area Infrastructure - Per 2005 Electrical Service Area Agreement, purchase the depreciated value of BPUD infrastructure currently serving Hidden Hills Phase 1, Badger Mountain Irrigation District pumping station, and Reata Ridge in 2015 and other PUD facilities in 2020 serving any new City-annexed properties in the southwest service area. Total Estimated Cost: $812,000.

The capital improvements identified by the City will address deficiencies resulting from growth during the second planning period. Mitigating system improvements will have to be identified by the City for the second planning period.

City of Richland

U-6 - Major Electrical Transmission Lines



UTILITIES BY OTHER PROVIDERS

SECTION ONE

NATURAL GAS SUPPLY

EXISTING CONDITIONS

Cascade Natural Gas Corporation builds, operates, and maintains natural gas distribution facilities serving the City of Richland. Cascade is an investor-owned utility serving customers in 68 communities in Washington and Oregon. Interstate pipelines transmit Cascade's natural gas from production areas in the Rocky Mountains and western Canada. The Cascade headquarters is located in Kennewick, WA (Cascade Natural Gas, 2017).

Cascade's service areas are concentrated in western, central, and southeast Washington; and central and eastern Oregon. Richland's natural gas supply system currently meets existing demand.

LEVEL OF SERVICE

Natural gas service and availability are currently sufficient to meet existing demand. Cascade Natural Gas works with its suppliers to ensure that local gas supply needs are met.

Future levels of availability and service will be maintainable through market demand. Cascade Natural Gas and its affiliates will need to coordinate with the City to ensure that future service extensions are consistent with local growth plans.

FUTURE DEFICIENCIES AND RECOMMENDATIONS

Natural gas will be made available concurrently with growth to the best of the purveyor's ability. No deficiencies in the natural gas supply have been identified. The City will promote locating utility distribution lines together and using existing utility easements wherever possible.

SECTION TWO

TELECOMMUNICATIONS

EXISTING CONDITIONS

Telecommunications is the transmission of information by wire, radio, optical cable, electromagnetic, or other similar means. In Richland, telecommunication utilities include telephone, cellular telephone, Internet, and cable television.

The telecommunications industry is undergoing tremendous advances in technology as cellular and optical fiber technologies transform the way service is delivered. Additionally, advances in computer technology, particularly the Internet, will have an impact on the type and quantity of services provided by the industry. As the distinctions that separate data, video, and voice technologies disappear, it becomes more difficult to assess the future configuration of telecommunications service.

Many telecommunication utilities are under the directive by their licensing agency and franchise agreements to provide a specific level of service to their service area. Most of these utilities are regulated at the state level by the Washington Utilities and Transportation Commission.

Nearly all land uses require one or more of the utilities involving telecommunications. As growth occurs within the residential, commercial, and industrial areas throughout the City and urban growth area, demand for reliable telecommunication services is placed on these utilities.

Many new providers have entered the market and provide options that create a very competitive environment in the telecommunications field; therefore, it is very difficult to accurately assess the way in which telecommunications will be provided throughout the City.

While the provision of advanced communications technology is important to the City's residents and businesses, and vital to the continued economic development of the City, the associated infrastructure can be aesthetically unattractive and present negative impacts to existing services. The City strives to encourage and facilitate the continued development of high quality communications infrastructure while minimizing any associated adverse impacts upon the community or upon the reliability of existing services that are often delivered via the public rights-of-way.

Cable TV

The City of Richland currently franchises Charter Communications Holding Company, LLC, to serve its population in compliance with Federal Communications Commission (FCC) regulations.

Charter Communications provides television services in the Tri-Cities area from a central facility to individual subscriber sets. An electronic control center ("head-end" site) processes reception and generation for distribution through the cable system. The signal can be received from a hard line (cable), a satellite dish, a microwave antenna, or a TV antenna.

Charter Communications' direct cable facilities in Richland include trunk lines and smaller distribution lines. Distribution lines run either along poles on space leased from an electrical or telephone utility, or underground, along the street right of way.

Phone and Internet

Basic and enhanced telecommunication services in Richland and much of the Northwest is provided by Frontier. For the cellular network, almost all nation-wide companies serve the City such as Verizon, Cellular One, U.S. Cellular, AT&T Wireless, T-Mobile, and Cingular Wireless.

Cell towers may be located on tall poles, lattice towers, or buildings. Each cellular site facility includes antennas, radios, air conditioners, and computerized switching equipment. Most sites also contain backup power equipment. Sites located on buildings typically house the associated equipment in self-contained shelters. Cell sites do not emit smoke or loud noise during normal operation. The location of cell sites is typically affected by terrain, other existing cell sites with which new sites must interact, and the cellular company's ability to reach agreement on leases with potential land owners.

The Federal Communications Commission (FCC) licenses cellular companies to operate within strict guidelines. The license allows the licensee the right to use a group of radio frequencies to provide telephone service.

LEVEL OF SERVICE

Federal and state regulations require that telecommunications purveyors provide adequate telecommunications services on demand.

FUTURE DEFICIENCIES & RECOMMENDATIONS

No deficiencies in the telecommunications system were identified under the Comprehensive Plan, therefore, no improvement recommendations were developed.

SECTION THREE

IRRIGATION DISTRICT FACILITIES

EXISTING CONDITIONS

Irrigation is not typically considered an urban service, nor is it a public service or utility provided by the City. However, irrigation water is used for lawns and landscaping by public facilities and grounds, schools, and residential subdivisions. Irrigation water lessens the demand on public drinking water supplies for these urban irrigation purposes.

Only portions of the City of Richland currently have irrigation services. The southern part of the City is served by the Columbia and Kennewick Irrigation Districts. Columbia Irrigation District operates an irrigation canal and a pump station in that area.

Within the unincorporated UGA, irrigation services are provided by the Columbia, Kennewick, and Badger Mountain Irrigation Districts. The Kennewick Irrigation District is composed of local improvement districts which collectively provide irrigation water for a large area in Richland. It serves an area along Keene Road and Gage Boulevard via Division 4 Canal and Amon Pump Lateral. The Badger Mountain Irrigation District serves irrigation water to 4,800 acres in the Badger Mountain vicinity. The service area in Richland City limits includes the Heritage Hills, Westcliffe, Crested Hills, and Country Ridge subdivisions; Badger Mountain School and Park; and Cherrywood and Sundance Badger Mountain School.

FUTURE RECOMMENDATIONS

No improvement recommendations are made as part of this Comprehensive Plan.

CAPITAL FACILITIES

SECTION ONE

INTRODUCTION

PURPOSE OF THE ELEMENT

The Capital Facilities Element, required under the Washington State GMA, addresses capital facilities needs in the City of Richland and UGA and represents the City's policy plan for the next 20 years.

This Capital Facilities Element was developed to be consistent with the Benton CWPP and integrated with all other plan elements to ensure consistency throughout the Comprehensive Plan. The Capital Facilities Element considers the public capital facilities necessary to support the other Comprehensive Plan elements.

The Capital Facilities Element promotes efficiency by prioritizing capital improvements for the first planning period, 2017 through 2022, and second planning period, 2023 through 2037. Long-range financial planning enables the City to schedule projects so that the steps in development logically follow one another based on relative urgency, economic desirability, and community benefit. The identification of adequate funding sources results in the prioritization of needs and allows tradeoffs between projects to be evaluated explicitly. The Capital Facilities Element will guide decision-making to achieve the community goals as defined in the Comprehensive Plan.

According to the GMA Procedural Criteria, Chapter 365-195 WAC, the Capital Facilities Element should contain at least the following features:

- An inventory of existing capital facilities;
- A forecast of the future needs for such capital facilities;
- Proposed locations and sizes of expanded or new capital facilities;
- A six-year plan to finance such capital facilities; and
- A requirement to reassess the Land Use Element if funding falls short of meeting capital facilities' needs, and to ensure consistency between the Land Use Element and the Capital Facilities Element and associated Finance Plan.

The Capital Facilities Element documents all capital projects needed to accommodate projected growth. The Finance Plan identifies the City-provided facilities and the sources and levels of financial commitment and revenues necessary to meet the concurrency requirements of the GMA. Concurrency means that needed capital facilities must be installed and available for use at the time of development, or within a reasonable time period following completion of the development.

Richland CIP uses many revenue sources to fund the capital investment projects identified in the plan, including sales tax, business and occupation tax, utility rates, state revenues, bonds, and grants. City also collects park impact fees to mitigate park impacts. Impact fees collected from specific park zones are used within that park district to address the impact by providing park and facilities according to the standards set in the Parks, recreation and Open Space Plan.

The capital facilities covered in this element are as follows:

- Parks, Recreation and Open Space Facilities
- Municipal Facilities

- Fire and Emergency Service Facilities
- Police Service Facilities
- Library Facilities
- Schools

SECTION TWO

PARKS, RECREATION, AND OPEN SPACE

EXISTING CONDITIONS

Existing Parks and Recreation Sites

The City of Richland has a total of 2,286 acres of city-owned park land within its corporate limits. Richland's park land inventory includes neighborhood, community, regional, linear, natural open space, and special use parks. Richland's open space is discussed under the Land Use Element.

Neighborhood parks are intended to serve specific neighborhoods within one mile. It is generally located in the center of a service area and adjacent to, or in close proximity to other open space or school sites. Community parks serve multiple neighborhoods and are larger in size than the neighborhood parks. Regional parks offer recreational opportunities that attract a diverse group of people from the Tri-Cities metropolitan or county area. Special use parks offer major specialized or single-purpose facilities, with a service area generally being community wide or larger. Linear parks are developed for recreational travel, or to enjoy linear resources such as waterways, shelterbelts, streetscapes, or similar amenities. They are typically long and narrow in shape, with a community wide or larger service area. Detailed criteria for each type of park are identified in the Parks, Trails, Open Space and Facilities Master Plan, 2014-2019.

Table CF-1: Park Area Total

Park type	Acres	Number of Parks
Neighborhood Parks	78.6	25
Community Parks	220	4
Regional Parks	170	2
Special Use Areas	702	11
Linear Parks	240	9
Natural Open Space	873.98	7
Total Parks and Recreation Areas	**2,285.6**	**58**

Each park's classification, acreage, and development status is shown in Table CF-2. The location of all parks is shown in the parks and open space map in the Comprehensive Plan.

Table CF-2: Inventory of Existing City Parks

Park	Acreage	Type1
Barth Park	0.35	Neighborhood park, developed
Beverly Heights Park	2.6	Neighborhood park, developed

Park	Acreage	Type1
Brookshire Park	2.5	Neighborhood park, developed
Chaparral Park	3	Neighborhood park, developed
Craighill Park	3.41	Neighborhood park, developed
Crested Hills Park	5.8	Neighborhood park, developed
Desert Rim Park	2.84	Neighborhood park, developed
Drollinger Park	1.5	Neighborhood park, developed
Frankfort Park	2.86	Neighborhood park, developed
Gala Park	3	Neighborhood park, developed
Goethals Park	2	Neighborhood park, developed
Heritage Hills Park	1.59	Neighborhood park, developed
Hills West Park	2.06	Neighborhood park, developed
Jadwin/Stevens Triangle	1.41	Neighborhood park, developed
Jason Lee Park	4.1	Neighborhood park, developed
Jefferson Park	8.71	Neighborhood park, developed
Lynnwood Loop Park	10.9	Neighborhood park, developed
McMurray park	3.04	Neighborhood park, developed
Meadows East Park	3.04	Neighborhood park, developed
Oak Park	3.1	Neighborhood park, developed
Overlook Park	0.91	Neighborhood park, developed
Paul Liddell Park	2.75	Neighborhood park, developed
Rodney Block Park	3.1	Neighborhood park, developed
Stevens Park	1.41	Neighborhood park, developed
McMurray Park	3.04	Neighborhood park, undeveloped
Westwood Park	0.89	Neighborhood park, developed
Wye Neighborhood Park	3.15	Neighborhood park, developed
Unnamed Park in Badger Mountain South	6.0	Neighborhood park, undeveloped
Badger Mountain Community Park	80	Partially Developed
Claybell Park	46	Community park, partially developed, includes natural open space
Hanford Legacy Park	117	Community park, partially developed
Trailhead park	40	Community park, partially developed
Unnamed Park in Badger Mountain South	30	Community park, undeveloped and undedicated
Howard Amon Park	45.91	Regional park, developed

Park	Acreage	Type1
Leslie Groves Park	149.2	Regional park, developed
Abbott Shelterbelt	4.1	Linear park, developed
Bypass Shelterbelt	55.74	Linear park, developed
Gillespie Parkway	2.9	Developed
Goethals Shelterbelt	15	Linear park, developed
Haines Levee	19	Linear park, developed
James Lawless Park	34	Linear park, undeveloped
Keene Road Trail Corridor	78.7	Linear park, undeveloped
Marjorie Sutch Greenway	14.6	Linear park, partially developed
Stevens Islands	16.27	Linear park, developed
Amon Basin Natural Preserve	75	Natural open space, undeveloped
Badger Mountain Park	80	Community park, partially developed, includes natural open space
Bateman Island[1]	160	Natural open space, undeveloped
Chamna Natural Preserve[1]	293	Natural open space, undeveloped
Columbia Point South	116	Natural open space, undeveloped
W.E. Johnson Park	236	Natural open space, partially developed
Wye Levee	21	Developed
Bradley Boulevard Park	0.2	Special use areas, developed
Carol Woodruff Plaza	0.1	Special use areas, developed
Columbia Park West[2]	65	Special use areas, partially developed
Columbia Playfield (includes George Prout Pool)	28.89	Special use areas, developed
Columbia Point Golf Course	170	Special use areas, developed
Columbia Point Marina Park	13.2	Special use areas, developed
Horn Rapids Athletic Complex	24	Special use areas, developed
Horn Rapids ORV Park	300	Special use areas, developed
Jeanette Taylor Park	2.02	Developed
John Dam Plaza	3.9	Developed
South Columbia Point	116	Special use areas, partially developed

[1] "Developed" is used for parks using irrigation and landscape at a minimum; "partially developed" describes parks that include both developed and natural open space

[2] US Army Corps of Engineers owned, leased to the City of Richland

Trails and Bicycle Paths

The City has a system of trails, consisting of Class 1 trails, secondary trails, and soft trails as identified in Table CF-3 below. See Figure T-6 for bike and route maps within the City.

Table CF-3: Inventory of Existing Trails

Park Type	Acres
Existing Class 1 Trails	
Richland Riverfront Trail (Horn Rapids Road to I-182 Bridge)	7.22 mi
Leslie Groves Bike Trail	1.6 mi
Bypass Shelterbelt (Wellsian Way to Jadwin Ave)	4.36 mi
Sacagawea Heritage Trail	3.67 mi
Chamna/Coulee Street Trail	0.96 mi
Keene Road/ Gage Boulevard Trail	4.5 mi
Stevens Drive Trail	0.82 mi
Existing Secondary Trails	
Aaron Drive Trail	0.54 mi
Badger Mountain Community Park	0.71 mi
Crested Hills Park	0.34 mi
Desert Rim Park	0.25 mi
Urban Greenbelt Trail	2.68 mi
Lynwood Loop Park	.25 mi
McMurray Park	0.35 mi
Paul Liddell Park	0.14 mi
Sagewood Meadows Open Area	0.56 mi
Claybell Park	0.56 mi
Existing Soft Trails	
W.E. Johnson Park	>5 mi
Badger Mountain Centennial Preserve[1]	6 mi
Trailhead Park canyon trail 0.26/Badger Flats Trail 0.4	0.3
Claybell Park	>2 mi
Tapteal Greenway Trail	2 mi
Badger Mountain Overlook	>1 mi
Riverview Management Unit[2]	2 mi
Chamna Natural Preserve[2]	> 11 mi
Bateman Island[2]	> 2 mi
James Lawless Park	>1 mi
Amon Basin	>2 mi
South Columbia Point	>2 mi
Rivers to Ridges Trail (Falconcrest)	0.36 mi

Park Type	Acres
[1] *Owned and maintained by Benton County; portion of the park is in the City's UGA*	
[2] *US Army Corps of Engineers owned, leased to the City of Richland*	

In addition to facilities mentioned above, the Barker Ranch trail exists as an easement on City property also encumbered by an irrigation main easement. The City is in the process of relocating this trail to City property adjacent to the irrigation main.

Other Recreational Activities

In addition to City-owned park land and indoor recreational facilities, other facilities include the 647-acre Badger Mountain Centennial Preserve owned by Benton County, 1,112 acres of USACE-owned open space, and various Richland School District facilities. The USACE manages two open space preserves in the Yakima River delta area, the Yakima Delta Habitat Management Unit totaling 1,112 acres. Other private entities such as private schools, neighborhood clubs, private health clubs, and employers provide many indoor and outdoor sports, recreational, and health facilities.

Community Center

The Richland Community Center is available to all citizens of Richland. The Center serves as the venue for a wide variety of programs and activities designed for individuals and groups of all ages. The Center is used for City sponsored and administered recreational activities and programs, and for rental. A number of the facility's rooms are designed and used as multi-purpose spaces for a variety of activities.

Hanford Reach Interpretive Center

The Hanford Reach Interpretive Center is located in Columbia Park West. It opened to the public in 2014. This is a center exhibiting local culture and history and it promotes education and tourism. The structure is owned by the Richland Public Facilities District (PFD) on USACE property leased by the City of Richland and subleased to the PFD.

Motor Cross

The Off Road Vehicle Park (ORV Park) has a public motor cross (MX) course, an All-Terrain Vehicle (ATV) course, open trails, mini/pee-wee MX track, and RV camping. Portions of the park are leased for remote controlled airplanes and go-karts.

The Horn Rapids Athletic Complex provides a public Bicycle Motor Cross (BMX) course and four men's softball fields.

Aquatic Facilitates

The George Prout Aquatic Complex provides public swimming and swim classes. The facility has a 25-meter pool with dive tank and a 1,100-square foot wading pool. The Howard Amon Park has a 1,962-square foot wading pool, and Badger Mountain Park has a 6,000-square foot splash and spray park. Both Leslie Groves and Howard Amon Parks have roped off areas for swimming in the Columbia River.

Water-Oriented Facilities on the River

Boat launches and moorage are provided at Leslie Groves Park, Howard Amon Park, Columbia Point Marina Park, and Columbia Park West. A dock for large watercraft is provided at the end of Lee Boulevard in Howard Amon Park. Primitive launch sites are provided at Wye Park, the north end of

Snively Road, Hyde Road, and Duportail Street. Transient moorage is provided at Columbia Point Marina Park and Columbia Park West. Private moorage is available at Columbia Park West.

Sports Facilities

Columbia Playfield provides five game-ready lit softball fields. Badger Mountain Community Park and Jefferson Park provide five additional game-ready little league fields. Many City Parks and School District facilities contain backstops for informal ballfield practice.

Jeannette Taylor Park contains a 22,000-square foot concrete skate park for skateboards and BMX bicycles. Many of the City parks provide shared areas or dedicated practice fields for soccer, baseball, and basketball. Football fields are mostly provided within the school facilities. Columbia Point provides a golf course; James Lawless Park includes one 18-hole disc golf course. Table CF-4 indicates current facilities within the City.

Private Recreational Facilities

Several neighborhoods, apartment complexes, private businesses, and churches throughout Richland have built private facilities, such as swimming pools, tennis courts, gymnasiums, golf courses, and playgrounds for their residents, members, and employees. While these amenities are not considered in the inventory of available public facilities, private facilities reduce the demand on public facilities.

LEVEL OF SERVICE

Parks

City of Richland level of service standards have been established for the location of neighborhood and community Parks. Neighborhood parks should be available within a one-mile radius from any dwelling unit. The level of service for community parks is a two-mile radius from any dwelling unit. For the purpose of establishing level of service standards, community and regional parks are considered to provide Neighborhood Park service. Park area level of service standards have not been established for the other park types, as they are developed based upon specific activity needs of the City.

Trails

There are no established national standards for trails. The City of Richland has chosen not to identify a level of service standard for trails. Currently, Richland has 30 miles of paved Class 1 trails, or 0.49 miles per 1,000 population.

Natural Open Space

There are no established national standards for open space. The City of Richland has chosen not to identify a level of service standard for natural open space. As discussed in Table CF-1, the City has 874 acres of natural open space in seven parks. With additional acres managed by other government agencies within, or adjacent to the City limits, the total natural open space area in the City limits and UGA is 2,476 acres (Table LU-1). This equates to approximately 40 acres per 1,000 population or 1,730 square foot per resident.

Aquatics

The National Recreation and Park Association's (NRPA) Recreation, Park, and Open Space Standards and Guidelines recommend that the City of Richland should provide one swimming pool per 20,000 residents and the pools should be able to accommodate 3-5 percent of the total

population or 1,964 people at a time. The City has no adopted standards for aquatic facilities. Several private, neighborhood pools exist in the City and are not included in this evaluation.

Recreation Programing

The City of Richland Recreation Department provides recreational opportunities on a continuous, year-round basis, with up-to-date event/activity guides and calendars available online for the public. These facilities and programs are intended to enhance residents' health and provide comfortable access to their local government and other community amenities. Listed below is a brief sample of activity categories with categories changing based on demand.

- Aquatics-swim lessons, lap swim, open swim pre-school educational activities
- Arts & Crafts, General Education-chess, juggling, hunter education, first aid and more
- Dog training, park ranger programs, geocaching, hikes and classes
- Home and garden, language, computer and technologies
- Fitness
- Yoga, martial arts, dance, wellness-check-ups
- Sports: team and individual sports
- Adventure camps-for youth
- Cards, socials trips

FUTURE DEFICIENCIES

Parks

The City is not in need of any additional neighborhood park land. The development of Horn Rapids and Badger Mountain South neighborhood parks will provide adequate park service. New areas near City View re-designated with this Comprehensive Plan update will require one additional community park to serve the area.

The four community parks (Badger Mountain, Claybell, Hanford Legacy, and Trailhead) provide adequate land for development of needed park amenities. There is a need to complete the park amenities at Badger Mountain Park and Hanford Legacy Park. Master plans have been completed for each community park with the exception of Trailhead Park.

Natural Open Space

An analysis on park land in low density cities indicates only eight cities in US have more than 40 acres per 1000 population of park land, which Richland has (The Trust for Public Land, 2015). With the park and natural open space combined, Richland has 79 acres per 1000 people. With the projected 20 years' population, this ratio will be 55 acres per 1000 people. The land use changes indicated in Tables LU-6 and LU-7 will increase the Natural Open Space, and decrease the Developed Open Space. Approximately 38 acres of Urban Reserve land along the Yakima River is re-designated to Natural Open Space (Table LU-6). With these changes, Richland will have about 78.7 acres of open space per 1000 people. For the next 20 years' population, this ratio will remain about 55 acres of open space per 1000 people. The proposed land use changes will result in 54 acres of increase in Natural Open Space and 67 acres of decrease in Development Open Space with a net reduction of 17 acres.

Although Richland includes more open space than communities around the nation, there is a community interest in preserving and expanding open space. The need of open space should be further assessed through stakeholder and public involvement.

Recreation

Table CF-4: Recreational Facilities Inventory and Deficiency

Facility Type	Existing Inventory	Build-out Demand	Additional Need
Youth Baseball Game Fields	10 Fields	10 Fields	0
Youth Baseball Practice Fields	12 Fields	18 Fields	6 Fields
Youth Softball Game Fields	5 Fields	6 Fields	2 Fields
Youth Softball Practice Fields	10 Fields	16 Fields	6 Fields
Adult Softball Fields	4 Fields	6 Fields	2 Fields
Indoor Basketball Practice Courts	7 Courts	16 Courts	9 Courts
Indoor Basketball Game Courts	5 Courts	7 Courts	2 Courts
Indoor Volleyball Courts	21 Courts	14 Courts	4 Courts
Youth Soccer Practice Fields	27 Fields	38 Fields	15 Fields
Youth Lacrosse Game Fields	0 Fields	8 Fields	4 Fields
Youth Lacrosse Practice Fields	0 Fields	2 Fields	2 Fields
Youth Football Game Fields	1 Field	3 Fields	2 Fields
Youth Football Practice Fields	0 Field	0 Fields	0 Fields
Golf Driving Ranges	1 Range	2 Ranges	1 Range
Golf, 18-Hole Courses	1 Course	2 Courses	1 Course
Archery Ranges	1 Course	2 Courses	1 Course
Skateboard Park	22,700 sf	30,000 sf	7,300 sf
Outdoor Tennis Courts	28 Courts	45 Courts	17 Courts
Indoor Swimming Pools	1 Pool	4 Pools	3 Pool

(Based on a 2030 Population 70,000; Source: 2014-2019 Parks, Trails, Open Space and Facilities Master Plan)

RECOMMENDATIONS

Table CF-5: Parks, Trail, Recreation, and Open Space Financing

Facilities	Total Cost[1] ($)	Funding Sources	Time Frame
Badger Mountain Park	1,950,000	Park Reserve Fund Park Districts 5 RCO Grant General Fund	2019 - 2020
Columbia Playfield Improvement	1,096,109	Right-of-way Sale Lodging tax Grant Re Excise tax 1st ¼%	2018
Gateway Entrance Improvement	361,000	Re Excise tax 1st ¼%	2012 - 2017
Hanford Legacy Park	7,600,000	Lodging tax Fund RCO Grant	2013 - 2030

Facilities	Total Cost[1] ($)	Funding Sources	Time Frame
		Re Excise tax 1st ¼%	
John Dam Plaza Improvements	2,000,000	Business License reserve Fund Private Donations Re Excise tax 1st ¼%	2018
Park, Facilities and Trail Signage	1,70,000	Undesignated Park Reserve Fund Re Excise tax 1st ¼%	2017 - 2030
Park, Facilities Deferred Maintenance	2,140,725	Park Districts 3 Undesignated Park Reserve Fund RCO Tier 1 Big Grant Donation	2013 - 2030
Shoreline Deferred Maintenance	280,000	Undesignated Park Reserve Fund Re Excise tax 1st ¼%	2014 - 2030
Tree Replacement and Deferred Maintenance	120,000	Re Excise tax 1st ¼% WCIA Insurance Settlement Payment	2014 - 2030
West Village Park at Badger Mountain South	250,000	Park District 4	2017
[1]Includes amount that has already been spent in previous years starting in 2012; projects with budget already spent before 2017 is not included in this table.			

Park and recreational facility improvements will be met through proactive long-term planning. Programs and planning shall be done in accordance with the Parks, Trails, Open Space and Facilities Plan. The 2014 – 2019 Parks, Trails, and Open Space Facilities Master Plan indicates major facilities proposed for parks and recreation and their funding sources for a timeframe between 2017 and 2030.

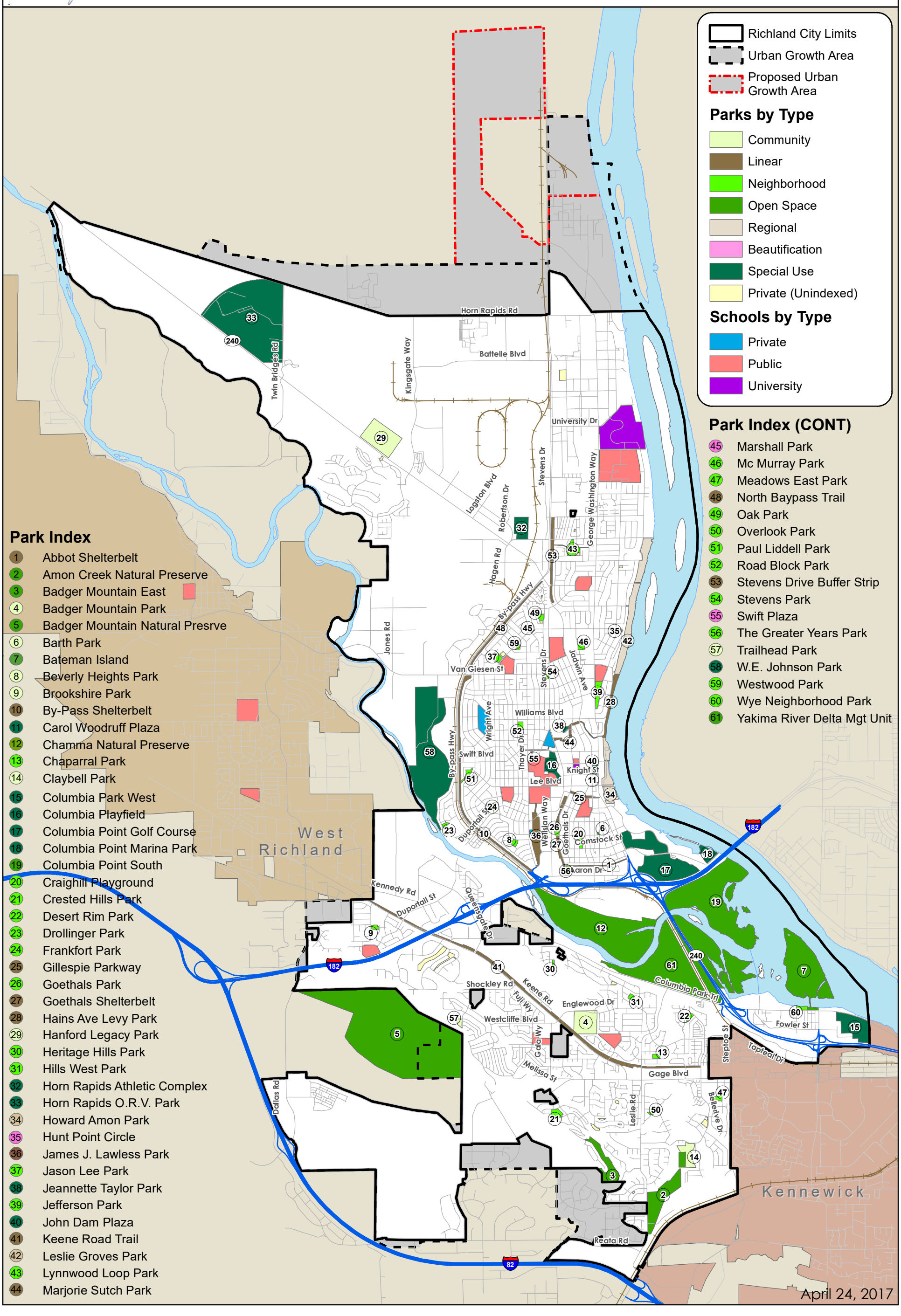
The 2017 Capital Improvement Plan provides a detailed project list for 2017 through 2022. Additional projects in the CIP include:

- Bypass Shelterbelt, budgeted for $1,206,458 in 2020 through 2022
- Conversion of State Funded Recreation Land Mitigation, budgeted for $60,000 in 2017
- Craighill Park, budgeted and spent $50,000 in 2016
- Drollinger Park, budgeted for $120,000; remains $60,000 for 2018
- Gala Park, budgeted for $398,386; remains $70,000 for 2019
- Horn Rapids Athletic Complex, budgeted for $650,000 for 2017 through 2021
- Parks Facilities ongoing maintenance, budgeted for $4,192,000 for 2017 through 2022

Land use change indicated in Tables LU-6 and -7 will result in 50 acres on increase in Natural Open Space and 67 acres of decrease in Development Open Space with a net reduction of 17 acres of Open Space. However, this will increase Commercial Recreational land that will offer water-oriented recreational opportunities.

City of Richland

CF-1 - Parks, Schools and Open Space



SECTION THREE

MUNICIPAL FACILITIES

EXISTING CONDITIONS

The City of Richland provides many services at municipal facilities throughout the City. Many of these services are discussed in detail in other sections of this Capital Facilities Element and in the Utilities Element. This section describes the City of Richland's administrative buildings and civic center municipal facilities, including City Hall, City Hall Annex, Community Center, Development Services Center, and the City Shops and Warehouse Facility.

City Hall in downtown Richland houses the Council Chambers, Finance Division, and Administrative Services. It also houses the Cable Communications and the Public Information Officer. The City Hall Annex, adjacent to City Hall, houses the City Manager's office, Assistant City Manager and City Clerk, City Attorney, and Hanford Communities.

The Community Center, a 13,000-square foot facility built in 2002, serves a dual role as a new senior center and a recreation and meeting facility. The facility has a dividable multi-purpose assembly room, game room, commercial kitchen, meeting rooms, and fitness facility. It also houses the administrative offices of the Parks Department.

The Development Services Center houses the Building and Permit Services Division, the Housing Resource Division, Electrical Administration and Engineering, and Public Works Administration and Engineering groups. The building was acquired from the Federal government as surplus property and renovated to become a one-stop planning and development facility during the City's construction expansion period. The renovated area provides increased space and improved working conditions for existing staff. With these services becoming centralized, productivity and efficiency improvements are being recognized.

Staffing for these operations includes 217 employees. The location of major municipal facilities is shown in Figure CF-3, Facilities Map. No municipal facilities are located in the unincorporated areas of the UGA.

In 1994 the City purchased a 160-acre parcel near the Kennedy Road/I-182 interchange, of which 33 acres are dedicated to the construction of a new city shops complex. This campus-style complex completed in 1999 houses the Information Technology and Human Resource Divisions and the construction and maintenance divisions of the electric, water, and solid waste utilities, parks and facilities, fleet services, as well as purchasing and warehousing. In 2010 the City constructed an addition that houses the Information Technology Data Center. The complex consists of three separate buildings and outdoor storage.

LEVEL OF SERVICE

Planning for municipal facilities is based on employment trends, current occupancy, life cycle of the building, efficiency of use, and expansion requirements. Space plans are also determined based on the program objectives of individual departments. Studies prepared by ALSC Architects in April 1992 and 2003, evaluated municipal buildings and recognized that some municipal facilities within the City of Richland were operating at a substandard level.

Assessment of Facilities

City Hall is a 27,914-square foot two-story building. Apart from a minor cosmetic remodeling of the Council Chambers and addition of technology, minimal improvements have been made since it was

constructed in 1959. A facilities analysis, completed by ALSC Architects in April 1992 and again in 2003, evaluated each building for the adequacy of architectural, structural, mechanical, electrical, and safety qualities. The study identified facility needs for City divisions to remain at the site after relocation of the Service Functions and Senior Center. The study concluded that the City Hall Complex is inadequate in size and flexibility and is not in compliance with basic accessibility and energy code requirements. The HVAC system is well beyond its intended life cycle and consists of an electric steam boiler original to the building and a cooling tower. Currently, the City is undertaking a review of its various administrative facilities.

The 5,600-square foot Administrative Building was built in 1977 and has only had minor cosmetic improvements. The ALSC study concluded that the building is basically sound and, is in compliance with building codes. Minor additional aesthetic improvements to the interior finish and carpeting in part of the building were recommended. The HVAC system is running at half of its design capability and cannot be repaired without significant investment.

FUTURE DEFICIENCIES

Municipal facility needs that are affected by growth include equipment and space needs as well as additional staff time to process building permits, conduct development plan reviews, and perform City administrative functions. Future growth and development will place increased demand on the City's municipal facilities and services. However, many factors that influence the need for municipal facilities space do not correlate directly with population growth. With technological advances that affect space demands and the trend toward the "right-sizing" of government, it cannot be assumed that municipal facility needs will increase proportionally with growth.

RECOMMENDATIONS

Currently a plan is underway for the construction of a new City Hall that will combine the City Hall, the City Hall Annex, and the Development Services Building into one facility, therefore eliminating three aging buildings. Construction of a 46,000-square foot facility will begin in 2017 and be complete in 2018.

The Facilities Matrix below in Table CF-6 evaluates major facilities' lifecycles. The lifecycle of a facility can be measured based on the age of a building and cost of operation and maintenance over time. Efficiency in the building design can reduce the maintenance cost. Maintenance and operation cost rises as the building gets older until it reaches a point when maintenance is no longer cost-effective. The average age of an office building can range from 30 to 50 years. However, a building can reach its lifecycle sooner if it does not meet current code and safety requirements, and the cost of retrofitting outweighs the benefit. Future municipal facilities planning should assess the lifecycle of facilities and plan in advance to maintain desired level of service.

Table CF-6: Municipal Facilities Matrix and Lifecycle Assessment

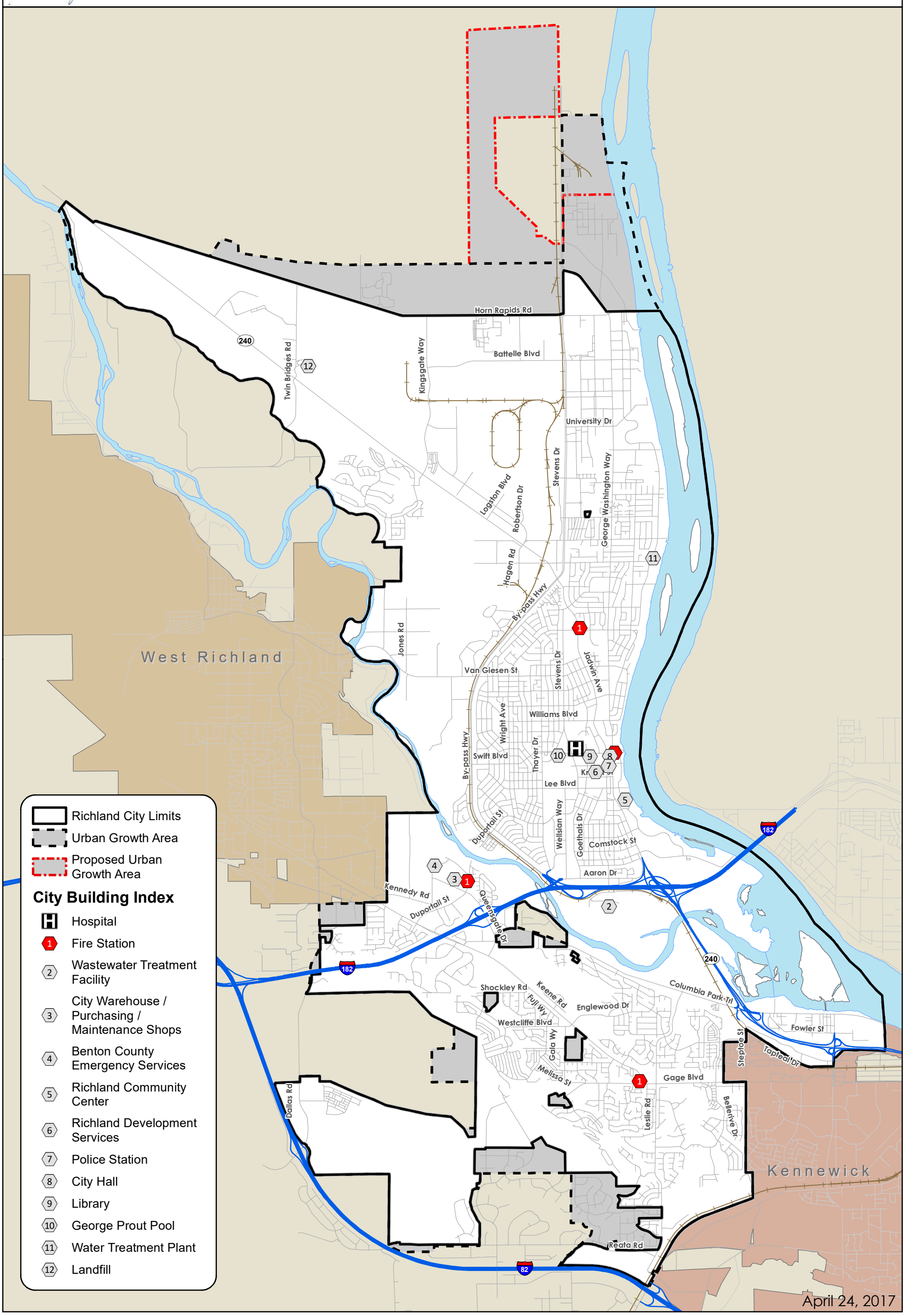
Facilities	Year Built	Status of the Facility	% of the Lifecycle Remaining	Improvement/ Replacement Allocation in CIP ($)
City Hall	1959	Inadequate in size and flexibility; not in compliance with energy code or ADA requirements; major MEP components are failing and the cost of maintenance is increasing every year	The facility has passed its effective lifecycle. The building is in year 59 of a 50 year lifecycle and will be replaced within 2 years.	18,500,000 for new facility to be completed in 2018
City Shops 100, 200, 300	1998	The facility is still functioning very well for its intended purpose. The MEP systems have been well maintained and are performing as expected. The roof material has failed and will need to be replaced in 2018	The facility is on a 50-year lifecycle. If a proactive maintenance program continues, the building should meet its intended lifecycle. The current remaining lifecycle is 60%	
Development Services Building	1944	Major MEP failure throughout the building	The facility has passed its effective lifecycle and will be replaced within 2 years as part of the new City Hall	18,500,000 for new facility to be completed in 2018
Fire Station 71	1953	Even though the facility was remodeled in 1992, it is not performing well. The MEP systems are failing	The facility is currently on year 64 of a 50 year lifecycle. The facility is well past its effective lifecycle and is requiring significant maintenance to keep it functioning properly	$5, 000,000
Fire Station 72	1991	The facility has sustained water damage over the years based on a poor roof and parapet design. The facility will require a significant remodel in 2017 to address the	The facility was intended for a 50 year lifecycle. Based on the current status, its actual lifecycle has been reduced based on	

Facilities	Year Built	Status of the Facility	% of the Lifecycle Remaining	Improvement/ Replacement Allocation in CIP ($)
		water damage. Overall, the major MEP components are functioning properly	water damage. The remaining lifecycle is approximately 40%	
Fire Station 73	1958	The facility is not performing well and requires significant maintenance to sustain operations. The MEP systems are at the end of their life	The facility is currently on year 59 of a 50-year lifecycle. It is well past its effective lifecycle	$4,100,000
Fire Station 74	2015	The facility is performing extremely well	98% lifecycle remaining	
Landfill	1977, additions and updates 2001, 2003, 2008	Customer areas such as transfer station and administrative offices scheduled for update or relocation as part of capacity improvements 2018-2019	5% - 10%	$8,003,512
Police Station	2001	The facility has performed well other than normal MEP and building maintenance	70% lifecycle remaining	
Richland Community Center	2001	The facility has performed well other than normal MEP and building maintenance. The roof is an area of concern and will require significant maintenance	70% lifecycle remaining	
Richland Library	2009	The facility has performed well other than normal MEP and building maintenance. The roof has been a concern and will require replacement well before its intended lifecycle	80% lifecycle remaining	Money is being held in the library reserve fund to replace the roof
Water Treatment Plant	2005	Renewal/Replacement projects scheduled for 2017-2021		$4,382,770

Facilities	Year Built	Status of the Facility	% of the Lifecycle Remaining	Improvement/ Replacement Allocation in CIP ($)
Waste Water Treatment Plant	1985/1986	Repair/Replacement of influent building and treatment facility are scheduled for update in 2017-2018		$2,283,000 – Influent Upgrades $6,611,369 – Treatment Facility

City of Richland

CF-2 - Municipal Facilities



SECTION FOUR

FIRE AND EMERGENCY SERVICES AND FACILITIES

EXISTING CONDITIONS

Fire and emergency medical services are a key part of public safety services for the citizens of Richland and the thousands of visitors and workers who pass through the City. The City of Richland has a professional fire department, which provides fire and life safety protection, emergency medical services (EMS), technical rescue, and hazardous materials response to citizens, visitors and the business community.

The Richland Fire & Emergency Services Department also provides Advanced Life Support EMS through Interlocal Agreements to segments of unincorporated areas of Benton County.

Existing Fire Stations are located as follows:

- Fire Station 71 at 1000 George Washington Way.
- Fire Station 72 at 710 Gage Blvd.
- Fire Station 73 at 1900 Jadwin Avenue.
- Fire Station 74 at 2710 Duportail Street.

The map indicates existing and future Fire Stations serving the City.

LEVEL OF SERVICE

Emergency Response Standard

Richland Fire & Emergency Service historic LOS dates back prior to 2000. Minimum level of service goal is a response time of 5 minutes to 90% of all emergency calls within the City of Richland. The 5-minute response time is defined from time of dispatch to arrival on scene.

Professional Industry Standard

Richland Fire & Emergency Services was given an Insurance Service Office (ISO) rating of 3 following an evaluation conducted in 1994 and again in 2016. ISO ratings range from 1 to 10, with lower numbers being better.

FUTURE DEFICIENCIES

- Inability to meet the City's historic minimum level of service in the northern and southern perimeters of the City as outlined in CFPS Goal 1 policies 1, 2 & 3.
- Enhanced difficulties maintaining WAC training compliance without having access to a training complex.

RECOMMENDATIONS

The following facility recommendations are based on the Comprehensive Plan goals and desire to maintain a level of service standard for the time period of 2017 to 2037.

Short Term 2017-2021 Capital Cost Estimate $12.9 to $14.1 million

1. Relocation of the north station (Jadwin & McMurray) further north near the intersection of SR 240 and Stevens Drive (Capital cost estimate: $4.1 million). Optimal timing for relocation of north station is simultaneous with the completion of the Duportail Bridge. Historic note:

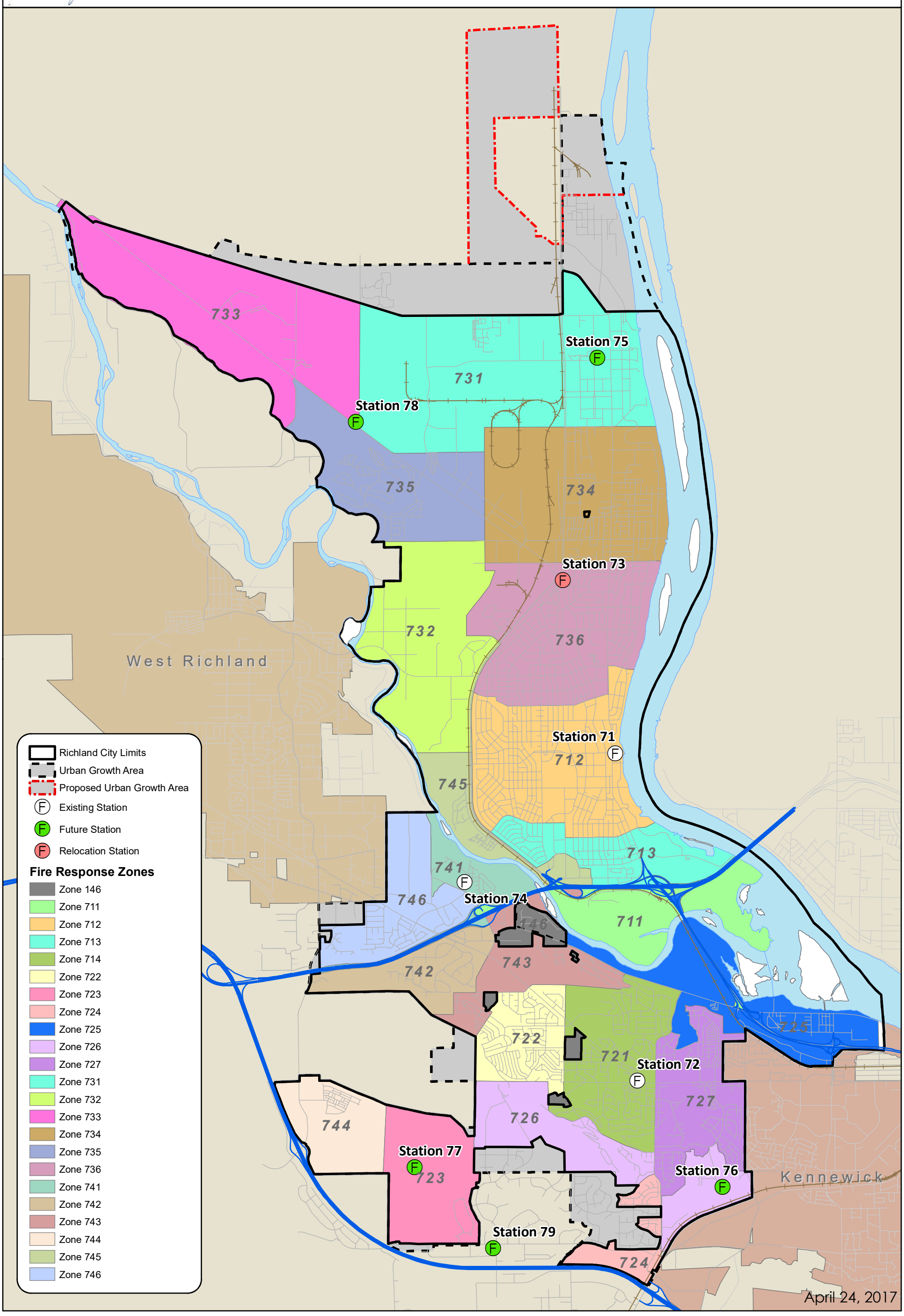
earlier comprehensive plans from the 1990s identified the replacement of station 73 (Jadwin & McMurray) in 2004.

   a. Secure property and change zone and land use designation.
   b. Construct emergency response facility

2. Construct a satellite/decentralized fire and emergency services facility in north Richland (Capital cost estimate: for facility $1.8 to $3 million based on existing or new construction plus $1 million for apparatus).
   a. Secure property in appropriate geographic area in North Richland for future facility (Science/tech Park)
   b. Construct emergency response facility
   c. Include cost of apparatus: Fire Engine and Ambulance
3. Secure property in appropriate geographic area in northwest Richland for future facility (Horn Rapids Golf Community). City currently owns land in targeted area. Need to confirm zoning and land use change (Capital cost estimate: $5.7 million).
4. Relocation of Central Fire Station #71 located at George Washington Way & Swift Boulevard to an area near the Richland Police Station (Capital cost estimate: $5 million).
5. Construct a decentralized fire and emergency services facility in southeast Richland.
   a. Secure property in appropriate geographic area in southeast Richland for future facility (Capital/property cost estimate: $500,000).
6. Construct a satellite/decentralized fire and emergency services facility in Badger South area of Richland.
   a. Secure properties in appropriate geographic areas in South Badger for future facilities (Capital/property cost estimate: $500,000; total cost: 4.5 million).

City of Richland

CF-3 - Emergency Service Zones



SECTION FIVE

POLICE SERVICE FACILITIES

EXISTING CONDITIONS

The City of Richland has its own Police Department to provide law enforcement services within the City limits. Law enforcement within the unincorporated UGA is currently provided by the Benton County Sheriff's office. The Police Department is located at 871 George Washington Way. The Department employed commissioned officers and civilian employees.

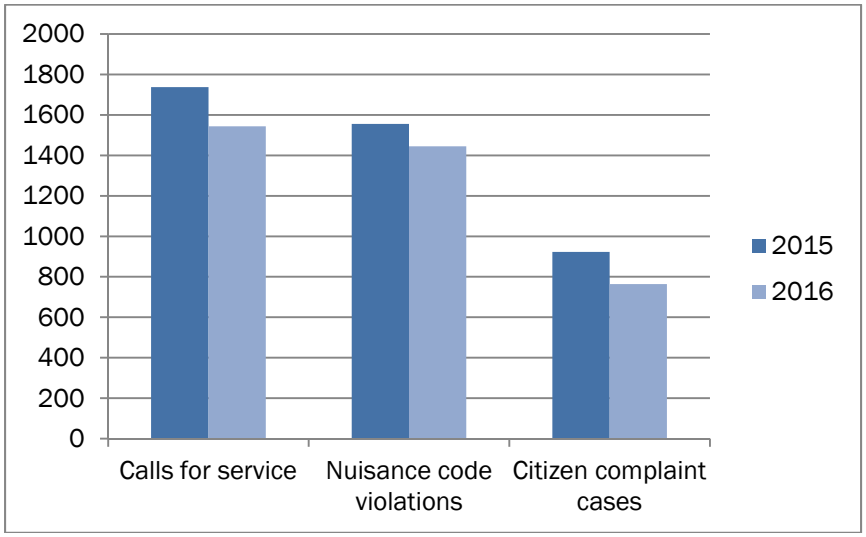
The Richland Police Department established a partnership with the Washington State Department of Corrections (DOC) in 2002 to better monitor criminals who are under active DOC supervision and living in Richland. At present, Richland Police is also leading the Benton County Emergency Management Agency's activities.

Crime rates are decreasing in some categories, while increasing in other categories, based on 2015 and 2016 National Incident-Based Reporting System (NIBRS) data for Richland. Robbery, motor vehicle theft, and stolen property offences have increased slightly, but kidnapping and burglary have decreased. For code enforcement cases, calls for service, code violations, and citizen complaints have decreased as shown in the Table CR-7 below.

Table CF-7: NIBRS Crime Statistics for Richland

Crime Categories	Total Crimes 2015	Total Crimes 2016
Robbery	6	11
Aggravated Assault	53	69
Simple assault	337	313
Kidnapping	15	5
Burglary	217	178
Arson	6	6
Larceny	1111	1100
Motor vehicle theft	48	80
Fraud	190	179
Stolen property offences	29	42
Destruction/ vandalism	461	444
Drug/ Narcotic offences	175	201

Figure CF-4: Code Enforcement Incidents



Current average response times to high priority calls range from one to seven minutes, depending on the type of call and location. The priority categories of police response to calls for service are as follows:

1. Priority I calls are where the safety of people is involved and in progress calls, officers will respond with all urgency, using emergency response equipment when justified.
2. Priority II calls are calls that just occurred. These calls do receive a high-priority response, again using emergency equipment when justified.
3. Priority III calls do not require an emergency response. These calls will be handled as soon as practical but will have lower priority than Category I or II calls. Officers answer Priority III calls when time allows.

Law enforcement within Richland's unincorporated UGA is provided by the Benton County Sheriff's Office. The City of Richland and Benton County have signed a Consent Agreement for Mutual Aid Peace Officers Powers in accordance with the Washington Mutual Aid Peace Officers Powers Act (Chapter 10.93 RCW). By signing this agreement, the jurisdictions agree to provide cooperative enforcement of the law beyond their territorial boundaries as requested by the jurisdiction in need of assistance.

The Police Services Division occupies a police station constructed in 2001.

LEVEL OF SERVICE

Richland Police provides a value-based service. Instead of measuring levels of service by officers per population, Richland measures its levels of service for public safety based on the committed and uncommitted time of the officers and support staff. A balance of committed vs. uncommitted time allows for an efficient response to citizen's calls for service while allocating uncommitted time to allow for proactive police work throughout the community. This balance generally needs to stay at 60 percent committed time and 40 percent uncommitted time.

FUTURE DEFICIENCIES

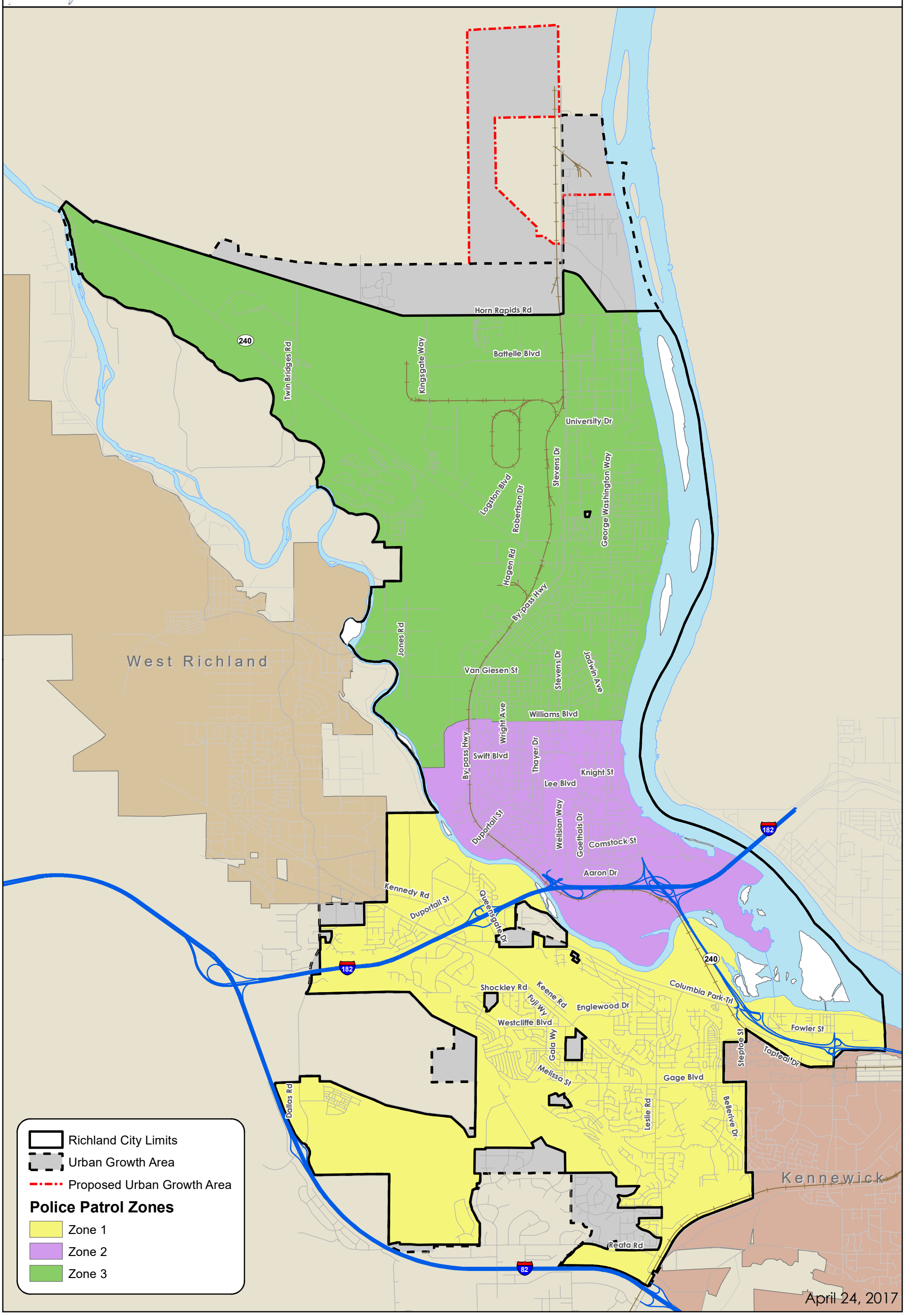
Future growth will increase demand for police protection services and police department community programs. This may result in a need for additional police officers, equipment, and support staff in the long term.

RECOMMENDATIONS

The Police Department is currently not seeking an increase in the number of police officers as it aims to meet its demand through an efficient allocation of committed time. It continues its current programs of community services and crime prevention programs.

City of Richland

CF-5 - Police Patrol Zones



SECTION SIX

LIBRARY FACILITIES

EXISTING CONDITIONS

Library services for Richland residents are provided primarily by the Richland Public Library, operated by the City of Richland Parks and Public Facilities Department. Additional library services are available at the Washington State University (WSU) Consolidated Information Center (CIC), Columbia Basin College in Pasco, and the Mid-Columbia Library System in the adjacent jurisdictions. The Kadlec Neurological Resource Center has a specialized library on neurological disorders that is open to public. The PNNL campus master plan also indicates an on-campus library that is available only to PNNL staff and visiting officials. The Richland Public Library and the WSU CIC are both located within Richland City limits. In addition to those listed above, other library facilities in Richland include school libraries at each school in the Richland School District except Rivers Edge High School.

The Richland Public Library is located at 955 Northgate Drive, is a single facility with no bookmobile or branch outlets. The library serves all of Richland's population and the population in the region. The current library facility was expanded and remodeled in 2009 with state of the art facilities, such as two 19 feet x 24 feet meeting rooms with adjustable lighting and dividers. Each room can accommodate 32 people and the rooms can be combined into a single 38 feet x 24 feet room accommodating 64 people. A 62 feet x 32 feet room seating 132 people was also added. This room features a projector, retractable movie screen, retractable black-out shades as well as conventional shades, a sound system, and DVD player.

The remodel also included the addition of a second floor, which allowed for the expansion of the library's collection as well as the addition of multiple study tables, a fire place, and upholstered seating.

The remodeled lobby features exhibit space that is highly sought after for the display of paintings and sculptures. Glass display cases, a vendor kiosk, and a bookstore were also a part of the building's expansion. During an average week, the library is open 69 hours. Hours of operation vary from winter to summer months. During winter months the library is open from 9:30 a.m. to 9:00 p.m. on Monday through Thursday, 9:30 a.m. to 5:00 p.m. on Friday and Saturday, and 1:00 p.m. to 5:00 p.m. on Sunday. During summer months, the library is closed on Sundays.

LEVEL OF SERVICE

The library facilities are currently operating to serve the population within the City and the UGA. Its service and capacity level is adequate to serve its existing population.

FUTURE DEFICIENCIES

With the future growth of the City, there may be a need for additional library facilities on the south side of the City.

RECOMMENDATIONS

Based on the current Urban Growth Boundary and population growth projections, the City of Richland should look forward to one or more branches or explore other ways to expand service.

SECTION SEVEN

SCHOOLS

EXISTING CONDITIONS

Richland is mostly served by the Richland School District. Table CF-8 describes all facilities that serve residents within the UGA although some schools are located outside the UGA. Table CF-9 lists the special purpose facilities, such as gymnasiums and libraries, in those schools.

Table CF-8: School Buildings

	Building Area (square feet)	Grounds (acres)	Main Buildings	Classrooms
Richland School District				
Elementary Schools				
Badger Mountain	48,371	15	1	25
Jason Lee	78,905	17	1	28
Jefferson	50,882	12	2	24
Lewis and Clark	43,412	15	1	20
Marcus Whitman	43,312	13	1	20
Orchard	72,000	12.33	1	27
Sacajawea	44,100	16	1	21
Tapteal	48,371	15	1	25
White Bluffs	72,626	15	1	
William Wiley	49,138	13.5	1	25
Middle Schools				
Carmichael	107,066	26	1	31
Chief Joseph	116,837	22	1	31
Enterprise	91,300	40	1	36
High Schools				
Richland High	271,536	35	6	69
Hanford High	243,031	72	8	75
Rivers Edge	8,811	1	1	6
Three Rivers HomeLink (located on Jason Lee Elementary)	16,780	N/A	1	8
Kennewick School District				
Elementary School				
Vista	38,026	11.5	1	20
Middle School				
Desert Hills	88,362	20	4	37
High School				

	Building Area (square feet)	Grounds (acres)	Main Buildings	Classrooms
Kamiakin	192,841	30	5	67
Special Schools Outside Richland				
Delta High School (Science, Technology, Engineering, Math) [2]	44,013	6	1	20
Tri-Tech Skills Center[1]				

[1] Serves the region and operated by multiple school districts.

[2] Located in Pasco. Serves the region and operated by multiple school districts. Students are selected by lottery. Richland has a lottery allocation of 133 students accepted per year.

Table CF-9: Special Purpose Facilities

School	Gymnasiums	Auditoriums	Cafeterias	Libraries
Badger Mountain	1	0	0	1
Jason Lee	1	1	1	1
Jefferson	1	0	0	1
Lewis and Clark	1	0	0	1
Marcus Whitman	1	0	0	1
Orchard	1	0	1	1
Sacajawea	1	0	0	1
Tapteal	1	0	0	1
White Bluffs	1	0	1	1
William Wiley	1	0	0	1
Carmichael	2	1	1	1
Chief Joseph	2	1	1	1
Richland High	3	1	1	1
Hanford High	3	1	1	1
Rivers Edge (Alternative)	0	0	0	0

Source: Richland School District, 2017.

LEVEL OF SERVICE

Schools will be designed to accommodate the following:

- Elementary: 500 to 600 students per school;
- Middle: 650 to 800 students per school; and
- High: 1,500 to 1,750 students per school.

DEFICIENCIES AND RECOMMENDATIONS

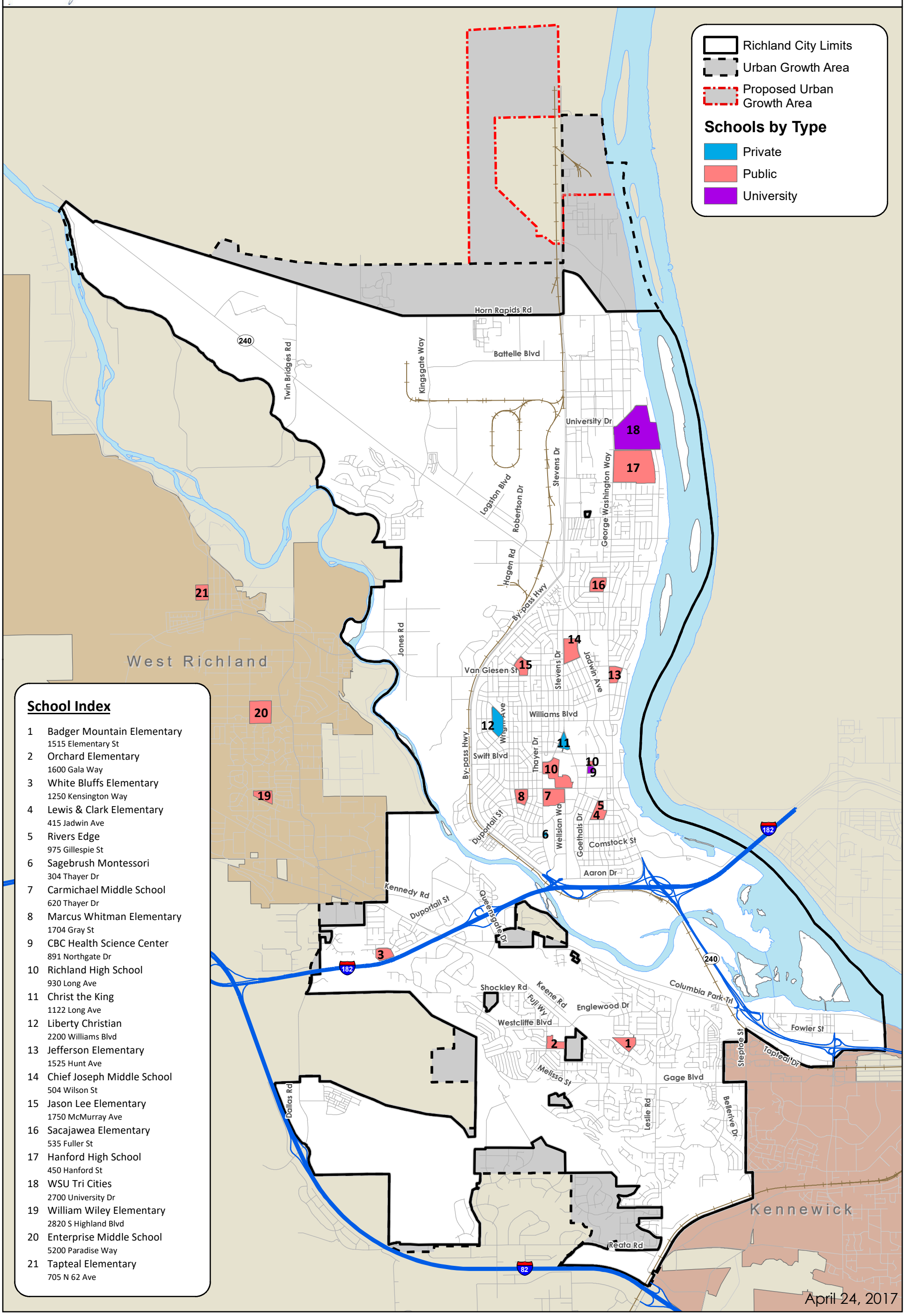
The Richland School District is required by the State of Washington to provide annual enrollment projections. The District uses the Cohort Survival Method, with consideration of other factors, as the basis for these projections. The Cohort Survival Method uses a five-year average of the percent of students progressing from grade to grade. The average over the most recently completed five-year period is used to project enrollment for the next five years.

A long range planning study, done for the school district by E.D. Hovee & Company in 2011, developed projections and long range enrollment trends in four areas of the school district: north Richland, central Richland, south Richland, and West Richland. These planning projections, summarized below, were used to develop the bond issue in 2013.

The planned growth of the Badger Mountain South area (BMS) is creating the need for future schools in that area of the city. The school district owns approximately 54 acres in BMS for schools. Improved transportation to meet the access needs of the new schools will also need to be planned. Construction of a middle school (Leona Libby Middle School) is underway and is expected to open in 2017 near Belmont Boulevard and Keene Road, West Richland. The Richland School District purchased 72 acres for a potential high school near the Leona Libby Middle School site. An elementary school is also being planned in this area.

City of Richland

CF-6 - Schools



School Index

1 Badger Mountain Elementary
1515 Elementary St
2 Orchard Elementary
1600 Gala Way
3 White Bluffs Elementary
1250 Kensington Way
4 Lewis & Clark Elementary
415 Jadwin Ave
5 Rivers Edge
975 Gillespie St
6 Sagebrush Montessori
304 Thayer Dr
7 Carmichael Middle School
620 Thayer Dr
8 Marcus Whitman Elementary
1704 Gray St
9 CBC Health Science Center
891 Northgate Dr
10 Richland High School
930 Long Ave
11 Christ the King
1122 Long Ave
12 Liberty Christian
2200 Williams Blvd
13 Jefferson Elementary
1525 Hunt Ave
14 Chief Joseph Middle School
504 Wilson St
15 Jason Lee Elementary
1750 McMurray Ave
16 Sacajawea Elementary
535 Fuller St
17 Hanford High School
450 Hanford St
18 WSU Tri Cities
2700 University Dr
19 William Wiley Elementary
2820 S Highland Blvd
20 Enterprise Middle School
5200 Paradise Way
21 Tapteal Elementary
705 N 62 Ave

SECTION EIGHT

ESSENTIAL PUBLIC FACILITIES

According to the GMA, Essential Public Facilities (EPF) include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities as defined in RCW 47.06.140; regional transit authority facilities as defined in RCW 81.112.020; state and local correctional facilities, solid waste handling facilities, and inpatient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.

EXISTING FACILITIES

The City provided essential public facilities are already identified under the Utility Elements. This includes Richland's landfill in the Horn Rapids area. Other facilities within the City but operated by the state or other public agency include the existing airport, Interstate Highway I-182, interregional State principal arterials of SR 240 and SR 224, and the freight railroad system (BNSF, Union Pacific, Port of Benton). The Columbia-Snake River System is also identified as an EPF as it provides an important inter-modal commercial transportation network for the state extending to the Pacific Ocean. Other EPF provided by institutions in Richland include mental health facilities associated with Kadlec and the Lourdes Counseling Center.

SITING

The siting process should be consistent with the Benton CWPP. Policy 11 of the CWPP indicates that the County and Cities, along with public participation, shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.

At the Countywide and multi-county level, the following action should be accomplished:

1. Develop a uniform siting procedure which enables selection of optimum project sites and appropriate size and scale relative to intended benefit area.

Richland's Capital Facilities Goal 2 Policy 3 states to locate capital facilities identified as essential public facilities so as to provide the necessary service to the intended users with the least impact on surrounding land uses.

The City establishes the siting criteria with the understanding that some EPF may not pose any siting difficulties beyond those associated with commercial or public developments. Richland reviews the siting of essential public facilities with a process established in the Richland Municipal Code (RMC 23.42.060, Essential Public Facilities). This process first identifies criteria for determining if the facility is to be reviewed as an EPF. The process reviews and addresses mitigation of potential impacts.

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City of Richland
Comprehensive Plan:

Integrated Non-project Draft Environmental Impact Statement

May 2, 2017

Prepared for:

City of Richland

Prepared by:

Oneza & Associates

With assistance from:

Anchor QEA

Integrated Non-project Draft Environmental Impact Statement

Factsheet

Project Title:

Integrated Non-Project Draft Environmental Impact Statement for the City of Richland 10-year Comprehensive Plan

Project Proponent:

City of Richland

Location:

The area represented by this Integrated Non-Project Draft Environmental Impact Statement (EIS) is the City of Richland (Richland). The City is in east Benton County, which is in the southeast portion of Washington State. Three areas are being considered under the action alternatives, including Horn Rapids Northwest, City View West, and Columbia Point South. Horn Rapids Northwest is in the northwest corner of the City adjacent to State Route (SR) 240. City View West is in the southwest corner of the City near the intersection of SR 240 and Interstate (I-182). Columbia Point South is in south Richland near the SR 240 and I-182 interchange at the confluence of the Yakima and Columbia rivers.

Proposed Action:

The City is updating its Comprehensive Plan based on projected growth projections. The Draft EIS considers three alternatives, including a No Action Alternative and two Action Alternatives. The Urban Growth Area (UGA) boundaries would remain the same under all alternatives.

<u>No Action Alternative</u>
The No Action Alternative growth will occur based on the past trends. No land use change will occur to affect the growth pattern.

<u>Alternative 2: Recommended Growth Target</u>
Alternative 2 proposes changes in the Comprehensive Plan land use designations to accommodate Richland's 20-year population growth and capitalize on other development opportunities at Horn Rapids Northwest, City View West, and Columbia Point South.

<u>Alternative 3: Recommended Growth Target High Density, Preferred Alternative</u>
Alternative 3, the Preferred Alternative, proposes changes in the Comprehensive Plan land use designations similar to Alternative 2, with higher density land use designations proposed at Horn Rapids Northwest and City View West.

Lead Agency:

City of Richland Community Development Services
840 Northgate Drive
Richland, Washington 99352

State Environmental Policy Act Responsible Official:

Kerwin Jensen, Director
City of Richland Community Development Services

505 Swift Blvd., MS-02
Richland, Washington 99352

EIS Contact Person:

Lynne Follett, Executive Assistant
City of Richland Community Development Services
505 Swift Blvd., MS-02
Richland, Washington 99352
Phone: (509) 942-7583
E-mail: lfollett@ci.richland.wa.us

Required Permits and/or Approvals:

The following actions would be required for adoption of the Comprehensive Plan Update:

- Identification and approval of the Preferred Alternative
- Finalized maps and policy language

Authors and Principal Contributors:

This Integrated Non-Project Draft EIS was prepared under the direction of the City of Richland Community Development Services. Research and analysis was provided by:

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Final Action:

Council Adoption of the Comprehensive Plan Update is August 15, 2017 (subject to change)

Related Plans and Documents

- City of Richland Draft Comprehensive Plan 2017 (March 24, 2017)

- City of Richland Draft Comprehensive Plan Supporting Analysis (March 24, 2017)

A limited number of CD and hard copy EIS documents are available at the City of Richland Community Development Services at 840 Northgate Drive Richland, Washington 99352. The EIS is also available online at:

https://www.ci.richland.wa.us/departments/community-development-services/2017-comprehensive-plan-update

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Chapter 1. Overview

1.1. Introduction

The City of Richland (City) is updating its Comprehensive Plan (Plan) consistent with the Growth Management Act (GMA; Revised Code of Washington [RCW] 36.70A). Every 10 years, the City is required to update its Plan. Pursuant to the GMA, the City is required to complete the update by June 30, 2017. The Plan consists of goals, policies, and analyses of the following elements: economic, land use, transportation, utilities, capital facilities, and housing. It also includes parks and recreation, schools, municipal facilities, fire and emergency services, police services, telecommunications, and Irrigation District Facilities. The Plan guides decisions about development and growth within the City limits and in the Urban Growth Area (UGA). It is designed to help the City meet its long-term vision for growth. The updated document contains visions, goals and policies, and analyses. The Plan is also required to be consistent with the County-wide Planning Policies established for Benton County (Benton County 2017).

The City has determined this proposal is likely to have significant adverse impact of the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. Materials indicating likely environmental impacts can be reviewed at our office and at the project website at: www.ci.richland.wa.us/compplan.

1.2. What is an Integrated SEPA/GMA document?

In 1995, the Department of Ecology (Ecology) adopted amendments to the Washington State Environmental Policy Act (SEPA; Washington Administrative Code [WAC] 197-11-210) to authorize cities and counties planning under GMA to integrate the requirements of SEPA and GMA. These new rules (WAC 197-11-210 through 235) allow the environmental analysis required under SEPA to occur concurrently with and as an integral part of the planning and decision making under GMA. The City has decided to follow this course and incorporate the EIS discussion of the impacts of the Plan by SEPA into the Plan itself.

The integration of SEPA and GMA results in improved planning and project decisions from the environmental prospective. Just as GMA goals cannot be addressed without consideration of environmental factors, the goals of SEPA are benefited by the examination of the "big picture" and identification of mitigation to address cumulative impacts of development that occurs during GMA planning.

1.3. What is an EIS

An EIS is a document required under the SEPA that evaluates the possible impacts of a proposed action. Several different ways of achieving the goal must be explored and contrasted before a final option/alternative is chosen. The EIS alternatives provide a framework for analyzing impacts and making comparisons among different land use options.

This document discusses the current state of the City, presents two action and one no-action alternative for the future of the City, and analyzes expected changes under each alternative. No alternative should be considered definitive. This will allow decision makers, with input from residents, the opportunity to incorporate the better features of each alternative (if appropriate) into a recommended Plan.

1.4. What is this Process

First, the Responsible Official of the City determined an EIS was required. Once that occurred, the City issued a Scoping Notice to request public input on the scope of the document, including issues to be addressed, alternatives to be evaluated, and the level of detail to be provided. Once a final scope of work had been determined based on public comment, this Draft EIS was prepared for public review. The public is being requested to comment on this Draft EIS. A public hearing will also be held to solicit public input. Once comments from the public have been received, a Final EIS will be prepared. This document will contain all the corrections, responses and public comments received.

1.5. Background information on GMA

In 1990, the Washington State Legislature recognized that uncoordinated and unplanned growth was reducing the quality of the environment and of life in many areas of the State, and so adopted the GMA. The overall goal of this legislation is to provide a managed framework for growth and development throughout Washington State. There are 14 goals in GMA as follows:

- Urban growth: Encourage development in urban areas where adequate public facilities exist or can be provided.
- Reduce Sprawl: Reduce inappropriate conversion of undeveloped land into sprawling, low-density development.
- Transportation: Encourage efficient multimodal transportation systems based on regional priorities.
- Housing: Encourage the availability of affordable housing to all economic segments of the population.
- Economic Development: Encourage economic development consistent with adopted Plans, promote economic opportunity for all citizens, especially for the unemployed and the disadvantaged, and encourage growth in areas experiencing insufficient economic growth, all within the capacity of the state's natural resources, public services and public facilities.
- Property Rights: Protect property rights from arbitrary or discriminatory actions.
- Permits: Process permits in a timely and predictable manner.
- Natural Resource Industries: Conserve timber, agricultural, and mineral resource lands.
- Open Space and Recreation: Retain open space and enhance recreational opportunities.
- Environment: Protect the environment and enhance air quality and availability of water.
- Citizen Participation and Coordination: Foster early and continuous public participation in the planning process.
- Public Facilities and Services: Provide adequate public facilities and services to serve new growth.
- Historic Preservation: Encourage historic preservation.

Shoreline Management: Incorporate the goals and policies of the Shoreline Master Program (SMP) into the Plan.

In order to attain these goals, cities and counties planning under GMA are required to develop Plans addressing land use, transportation, housing, utilities, and capital facilities for the next 20 years. Plans are required to be updated every 10 years.

1.6. Location

The proposal includes the City limits and UGA boundary. The City of Richland, Washington, is in Benton County at the confluence of the Yakima and Columbia rivers, in the geographic region known as the Mid-Columbia Basin. Richland and the nearby communities of Pasco and Kennewick are commonly called the Tri-Cities. The planning area is bordered on the north side by Hanford Nuclear Reservation, on the south by the City of Kennewick and Benton County, on the east by the Columbia River, and on the west by the Yakima River and the City of West Richland. The Yakima River delta has shaped the City's growth into two areas, north and south sides of the City.

The Tri-Cities area is the largest metropolitan area between Spokane, 145 miles to the northeast, and Seattle, 220 miles to the northwest. Boise, Idaho, is situated 300 miles southeast of Tri-Cities. Because of its location, the Tri-Cities metro has become a major transportation and commercial hub for travelers, and commodities in the Pacific Northwest. Figure 1-1 shows the City regional context.

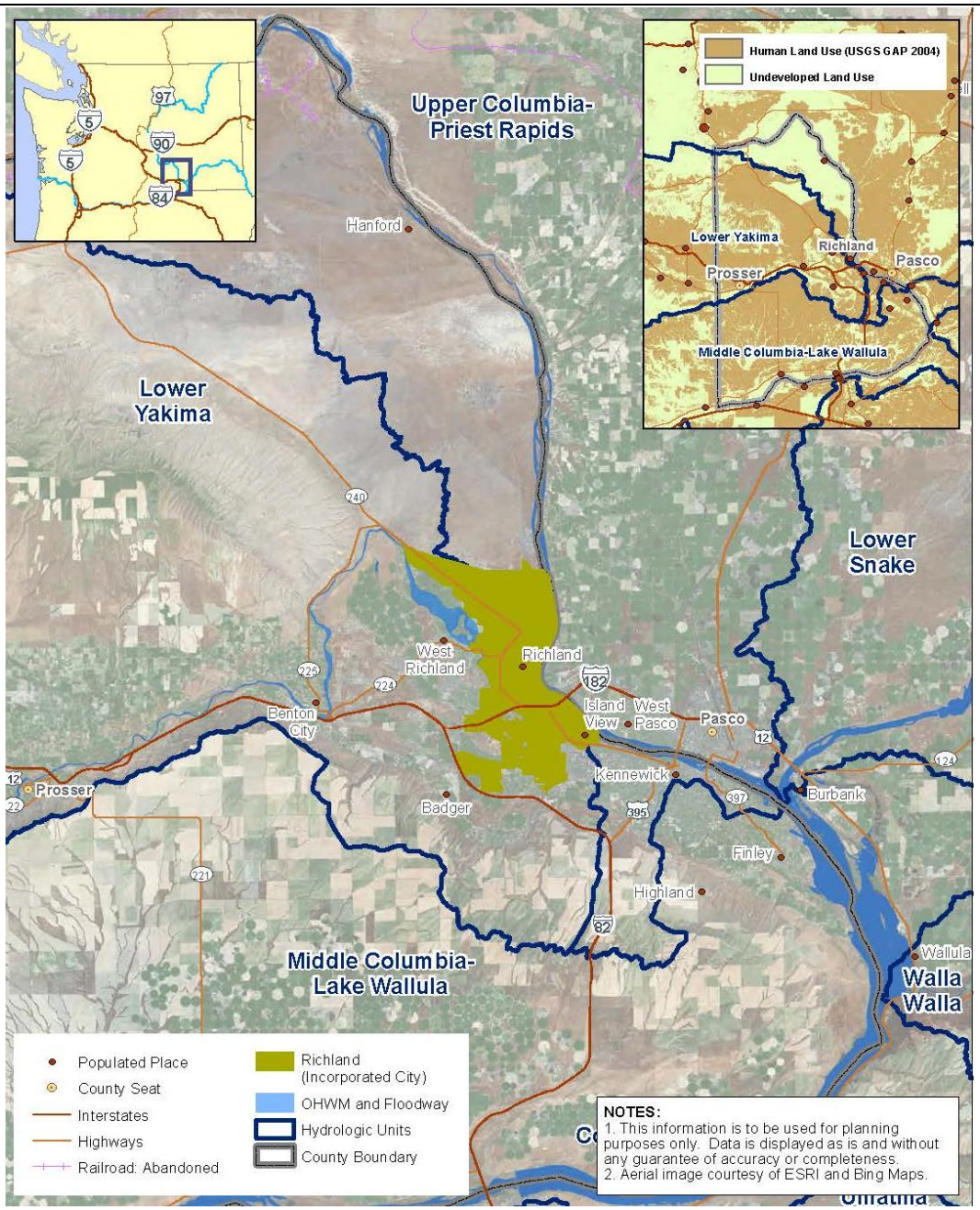


Figure 1-1. Regional Context

1.7. Summary of the Proposal

Richland's Plan includes major planning components, visions, goals, policies, and analyses. A vision is a collective value and target of a community; it is what a community wants to become. Goals are like individual points on the targeted vision. They articulate what we hope to achieve. Policies define how we accomplish the goals. Regulations are codes and ordinances that implement policies. There are six key elements in the Plan: 1) economic development; 2) land use; 3) housing; 4) transportation; 5) utilities; and 6) capital facilities. The Capital Facilities Element includes parks and recreation, schools, municipal facilities, fire and emergency services, police services, telecommunications, and Irrigation District Facilities. The Plan guides decisions about development and growth within the City's UGA. It is designed to help the City meet its long-term vision for growth. Goals and policies are included in relevant elements in order to ensure they carry out the vision of the community.

A Public Participation Plan was adopted by the City. The City provided multiple opportunities for public involvement in the form of public workshops, topic group discussions, open houses, citizen surveys, etc. The City established a Plan webpage to disseminate information to, and gather input from, the public. The City reached out to agencies such as Pacific Northwest National Lab, Richland School District, Columbia Basin College, and Benton Franklin Council of Government. The City also held Planning Commission and Council workshops. The Plan's goals and policies reflect the input received from the public.

1.8. Scope of Review

This Integrated EIS analyzes, at a programmatic level, the potential impacts on the following elements of the environment identified through the scoping process.

- Earth
- Surface Water
- Plants and Animals
- Land Use
- Shoreline Use
- Population, Housing, and Employment
- Parks and Recreation
- Transportation
- Public Services and Utilities
- Heritage Conservation

Chapter 2: Alternatives

2.1. Description of EIS Alternatives

The City is proposing three alternatives based on projected future growth patterns. Alternative 1, No Action, calls for keeping the City's existing Plan without modifications. Alternative 2, Recommended Growth Target, allows for changes in the Plan to accommodate the 20-year population growth projection for Richland allocated by the Office of Financial Management (OFM). Alternative 3, Recommended Growth Target High Density, is similar to Alternative 2, with consideration for a growth pattern of higher density.

2.2. How the Alternatives Were Developed

The City conducted multiple visioning workshops with the public, Planning Commission, and City Council. An online survey was also available to offer input on multiple issues. Public input was gathered in accordance with the adopted Public Participation Plan. Multiple ways of outreach include:

- Online, television, and mail
- Public meetings
- Council and Commission workshops
- Online survey
- Topic group discussion
- Other agency coordination

Key topics to address in the Plan were gathered during the outreach process. These include community and neighborhood character, economic development, land use and growth, housing and neighborhood, transportation, open space and natural areas, public participation/communication, urban design and culture, sustainability, parks and recreation, facilities, utilities, public safety, and education.

2.3. The Alternatives

2.3.1. Alternative 1: No Action

SEPA requires an EIS study to contain a "no action" alternative. This alternative would maintain the City's existing Plan without modifications. This means growth will occur based on the past trends. No land use change will occur to affect the growth pattern. The UGA will remain the same. Limited policy changes may be needed to maintain consistency with the GMA and the Countywide Planning Policies.

Under the No Action Alternative, the Housing Element and future housing development will largely follow the current trends and will not have adequate capacity within the City's current residential land uses in meeting the future needs.

The Transportation Element in this Alternative of the Plan will continue making preferred improvements in corridors where congestion is occurring today. Significant improvements identified in the short term include the Duportail Bridge over the Yakima River, the widening and extension of Queensgate Drive, South George Washington Way safety and mobility improvements, and the Center Parkway Extension west of Steptoe Street. Long-range improvements include the extension of Gage Boulevard and Queensgate Drive to serve the Badger South sub-area, interchange

improvements on Interstate-182 (I-182) and SR 240, as well as other collector road improvements to serve currently developing areas such as Badger Mountain South, south Richland, and industrial areas in Horn Rapids.

The Utilities Element of the City Plan will address utility service within the City based on the existing land use. The utility system plans (e.g., water, sewer, stormwater) will continue to serve developments identified in the current land use plan.

The Capital Facilities Element addresses facilities that are important for the City's growth in the next 20 years. In this alternative, no accommodation will be made of the additional growth within the City's available land area, and the provision of adequate services for the expected growth. The capital facilities such as parks and recreation will remain largely unchanged. Municipal facilities, fire and emergency services, and police services will provide services on the existing developing areas.

The existing land use distribution in the City is shown in Figure 2-1 and described in the Table 1.

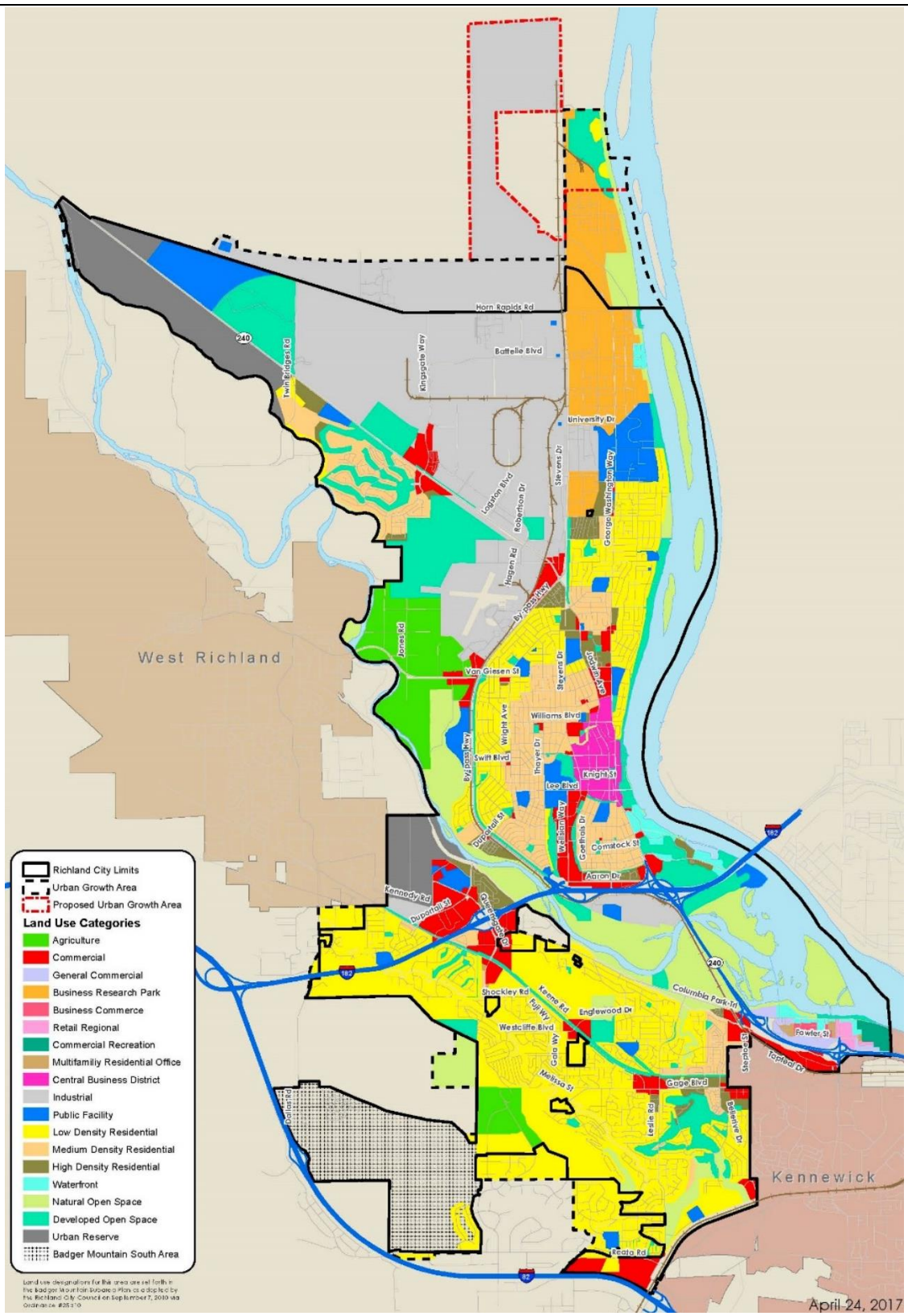


Figure 2-1. No Action Alternative

Table 1: No Action Land Use Acreage

Land Use Designation	City Limits (acres)	Area within UGA (acres)	Total Acreage[1]	% of Total
Residential				
Low Density Residential	4,598	689	5,266	18.15
Medium Density Residential	1,427		1,427	4.90
High Density Residential	530		530	1.82
Badger Mountain South	1,431		1,431	4.91
Commercial				
Business Commerce	28		28	0.10
Central Business District	222		222	0.77
Commercial	1,046	16	1,062	3.70
General Commercial	79		79	0.28
Regional Retail	31		31	0.11
Waterfront	140		140	0.49
Commercial Recreation	50		50	0.17
Public Lands/Open Space				
Developed Open Space	2,170	144	2,314	7.62
Natural Open Space	2,154	322	2,476	8.52
Public Lands/Facilities				
Public Facility[2]	1,014	27	1,041	3.63
Industrial				
Business Research Park	750	437	1,084	3.78
Industrial[3]	5,374	1,050	6,424	22.39
Mixed Use Designations			0	
Agricultural	903		903	3.15
Residential Office	21		21	0.07
Urban Reserve	1,214		1,214	4.23
Public Service Lands				
Rights of Way	2,947	163	3,110	10.84
Total	**25,846**	**2,848**	**28,694**	**100.00%**

[1] Does not include water area.

[2] Public facilities lands include public school sites, Washington State University (WSU) campus, City-owned facilities, and cemeteries.

[3] Includes proposed UGA expansion area related to Department of Energy land transfer

Based on the 2016 estimate of the OFM, Richland and its UGA contain a population of 54,733, with 53,410 within City limits and 1,323 in the UGA. Benton County's allocation and projected

population for Richland are 76,533 for the year 2035, 78,431 for 2037 (the "20-year" projected population) and 81,366 for the year 2040.

The 20-year projected population increase is 23,699, based on the difference between the projected 2037 population and the current population. The City's infill and vacant residential land will be able to accommodate some of this population growth. Under the No Action Alternative, there is still a need to accommodate 1,391 persons. Based on land needed in each land use category, there will be a deficit of approximately 178 acres to meet the future residential demand. See the analysis in the Supporting Document of the Plan, subsection Future Land Capacity.

The amount of vacant commercial land is anticipated to be sufficient to meet the needs of the projected population expected during the 20-year planning period. Re-development of underutilized lands within the Central Business District (CBD) will also help to satisfy the demands for commercial lands created by an expanding population.

The City's industrial land base has recently been expanded significantly by an act of Congress that transferred 1,641 acres from the Department of Energy (DOE) to the City, the Port of Benton, and Energy Northwest. This land is located north of Horn Rapids Road and is specifically set aside for industrial development. The City and Port plan to market the property to industrial developers as "mega-sites" of 200 acres or larger. The proximity of this land to highways, rail, and utility services together with the large acreages available provide development opportunities for industries that exist in very few places throughout the Pacific Northwest.

Industrial lands located south of Horn Rapids Road will continue to be developed with industrial developments of a more typical scale. The available industrial lands within these two areas will ensure the City has an adequate industrial land base throughout the planning period.

2.3.2. Alternative 2: Recommended Growth Target

This alternative allows for changes in the Plan to accommodate the Richland 20-year population growth and to capitalize on other development opportunities.

It includes considering land use, transportation, and policy changes in the Plan to gain an increase in development capacity within the undeveloped and infill areas of the City. The updated vision, goals, and policies will reflect the City's current and future objectives.

Under the Land Use Element, Alternative 2 will also consider new development in the City's underutilized Urban Reserve land adjoining State Route (SR) 240 in north Richland, northwest of the Horn Rapids development, west of City View in south Richland, and Columbia Point South. It will consider land use and policy change in order to maintain consistency with the GMA and the Countywide Planning Policies and to accommodate growth.

In this alternative, the Horn Rapids Northwest area will change 272 acres of existing Urban Reserve land to Low Density Residential land. The City View West area will change 330 acres of existing Urban Reserve land, and 10 acres of right-of-way land, to a mix of Low, Medium and High Density Residential, Commercial, Public Facility, and Developed and Natural Open Space land uses. This will meet the target growth by adding 486 acres of residential land (various densities), 40 acres of Public Facility land and 41 acres of Commercial Land. It will add 38 acres of Natural Open Space and 5 acres of park land under Developed Open Space.

In the Columbia Point South area, about 33 acres of Public Facility land, and 72 acres of Developed Open Space land will change to 100 acres of Commercial Recreation, and the remaining area to Natural Open Space land (5 acres). Natural Open Space land will be added along the shoreline.

No additional changes are anticipated in the UGA. The land use distribution in Alternative 2 is shown in Table 2.

Table 2: Alternative 2 Land Use Acreage

Land Use Designation	City Limits (acres)	Area within UGA (acres)	Total Acreage[1]	% of Total
Residential				
Low Density Residential	5,004	689	5,693	19.84
Medium Density Residential	1,468		1,468	5.12
High Density Residential	548		548	1.91
Badger Mountain South	1,431		1,431	4.99
Commercial				
Business Commerce	28		28	0.10
Central Business District	222		222	0.76
Commercial	1,087	16	1,103	3.85
General Commercial	79		79	0.28
Regional Retail	31		31	0.11
Waterfront	140		140	0.49
Commercial Recreation	150.2		150.2	0.52
Public Lands/Open Space				
Developed Open Space	1,977	144	2,121	7.39
Natural Open Space	2,166	322	2,488	8.669
Public Lands/Facilities				
Public Facility[2]	1,021	27	1,048	3.60
Industrial				
Business Research Park	647	437	1,084	3.78
Industrial[3]	5,374	1,050	6,424	22.39
Mixed Use Designations			0	
Agricultural	903		903	3.10
Residential Office	21		21	0.07
Urban Reserve	612		612	2.13
Public Service Lands				
Rights of Way	2,937	163	3,100	10.80
Total	**25,846**	**2,848**	**28,694**	**100.00%**

[1] Does not include water area.

[2] Public facilities lands include public school sites, WSU campus, City-owned facilities and cemeteries.

[3] Includes proposed UGA expansion area related to Department of Energy land transfer

Plan elements are described for this alternative. The Housing Element is intended to provide policy background and broad direction for housing programs and decisions toward meeting the City's

goals. Similar to the other elements of the Plan, the Housing Element provides a framework for future planning decisions and outlines goals and objectives the City plans to implement in meeting its housing needs.

The Transportation Element in this Alternative of the Plan identifies preferred improvements in corridors where congestion is occurring today. Significant improvements identified in the short term include the Duportail Bridge over the Yakima River, the widening and extension of Queensgate Drive, South George Washington Way safety and mobility improvements, and the Center Parkway Extension west of Steptoe Street. Long-range improvements include the extension of Gage Boulevard and Queensgate Drive to serve the Badger South sub-area, interchange improvements on I-182 and SR 240, as well as other collector road improvements to serve developing areas.

In this Alternative, a new arterial route is proposed to connect the existing north end of Queensgate Drive to SR 224 (with a Yakima River crossing) as well as an extension south from Kingsgate Way to connect to SR 224. Additional traffic signals or roundabouts are anticipated at several locations as well.

The Utilities Element of the City Plan describes utility policies and regulations to implement the goals of the Plan. It was developed in accordance with Section 36.70A070 of the GMA to address utility service within the City during the next 20 years. It consists of the general location, proposed location, and capacity of all existing utilities in the UGA.

The Capital Facilities Element addresses facilities that are important for the City's growth in the next 20 years. Accommodation of the additional growth within the City's available land area and the provision of adequate services for the expected growth are two key aspects to be addressed in this alternative. The Capital Facilities Element includes City-provided facilities such as parks and recreation, schools, municipal facilities, fire and emergency services, police services, and facilities provided by outside providers, such as telecommunications, and Irrigation District Facilities.

Goals and policies are developed based on the Community's vision and are integrated with each element.

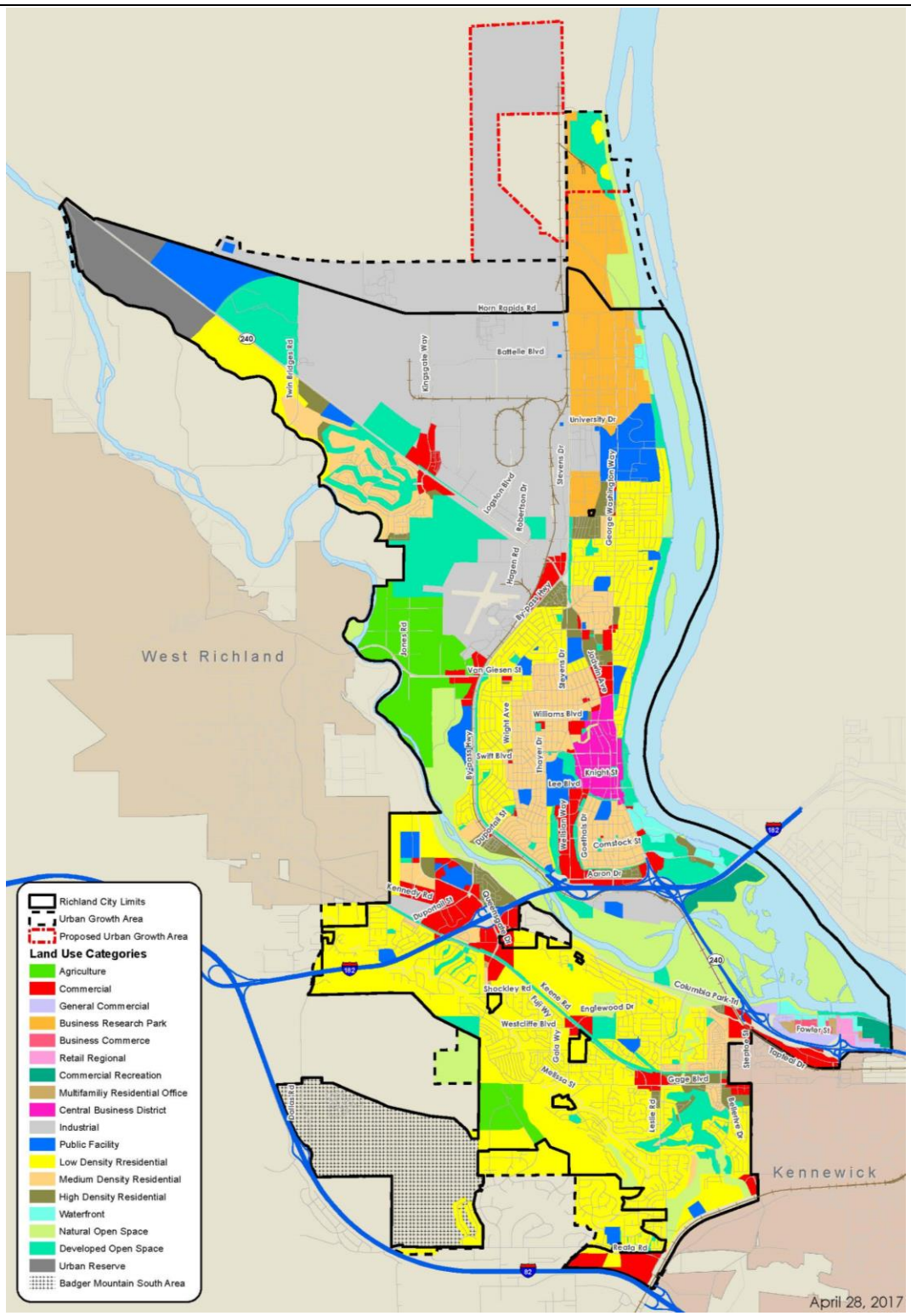
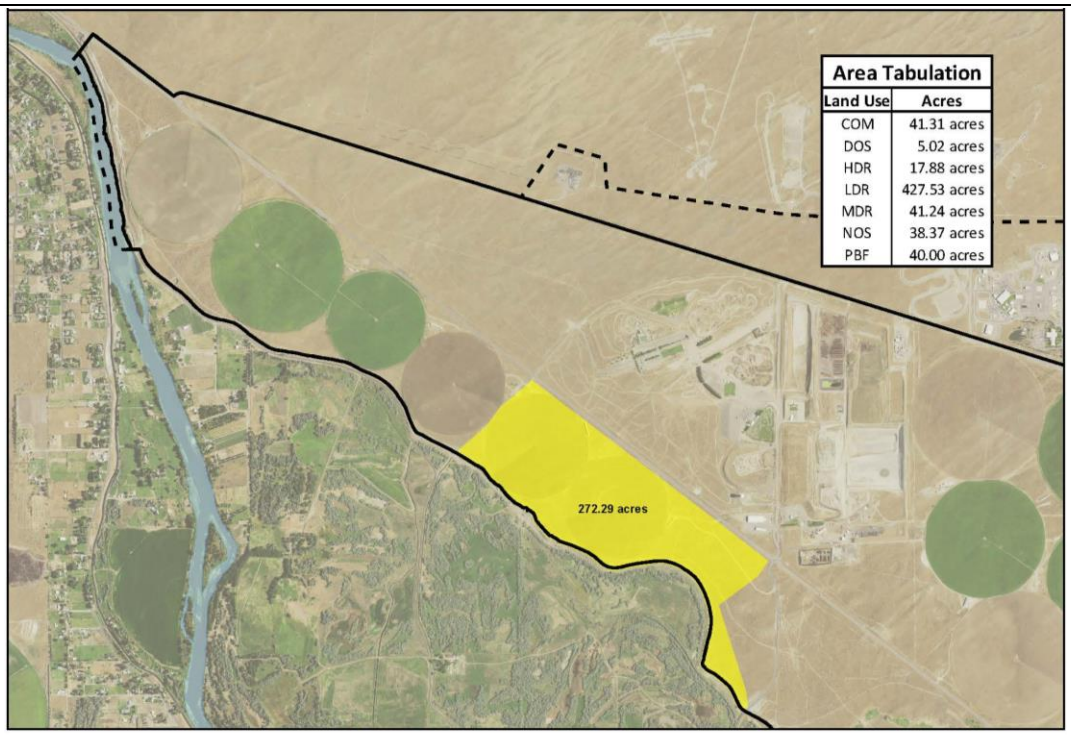


Figure 2-2. Alternative 2: Recommended Growth Target



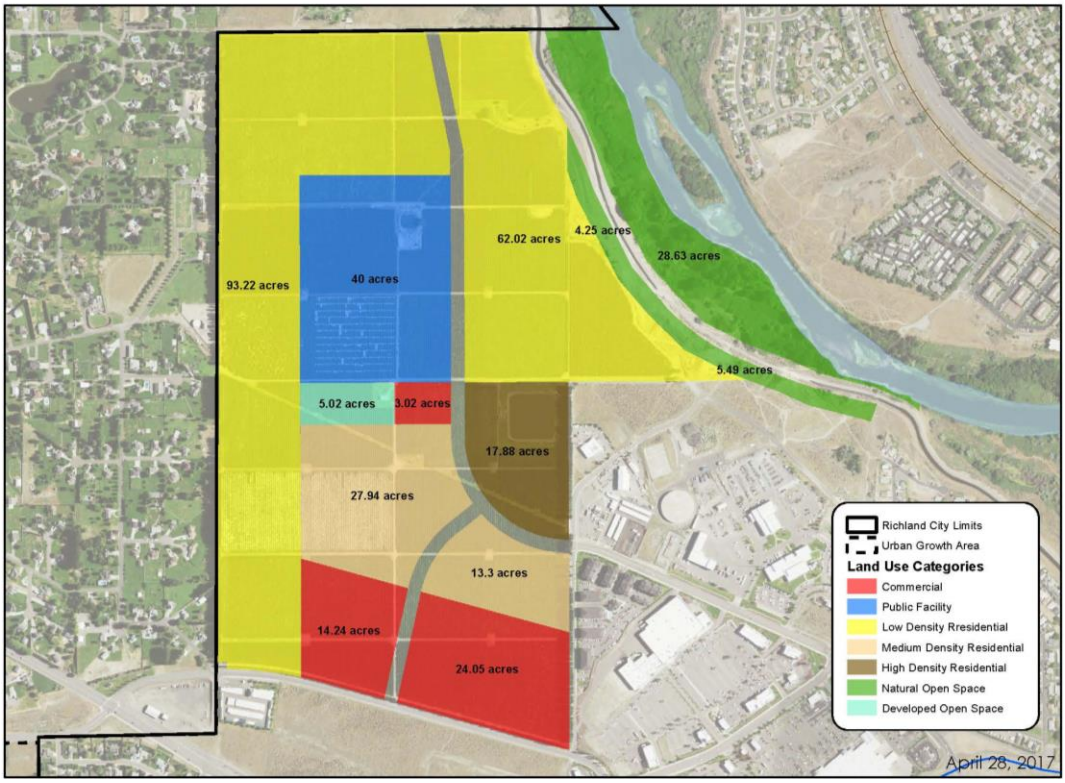


Figure 2-3. Alternative 2: Horn Rapids Northwest and City View West

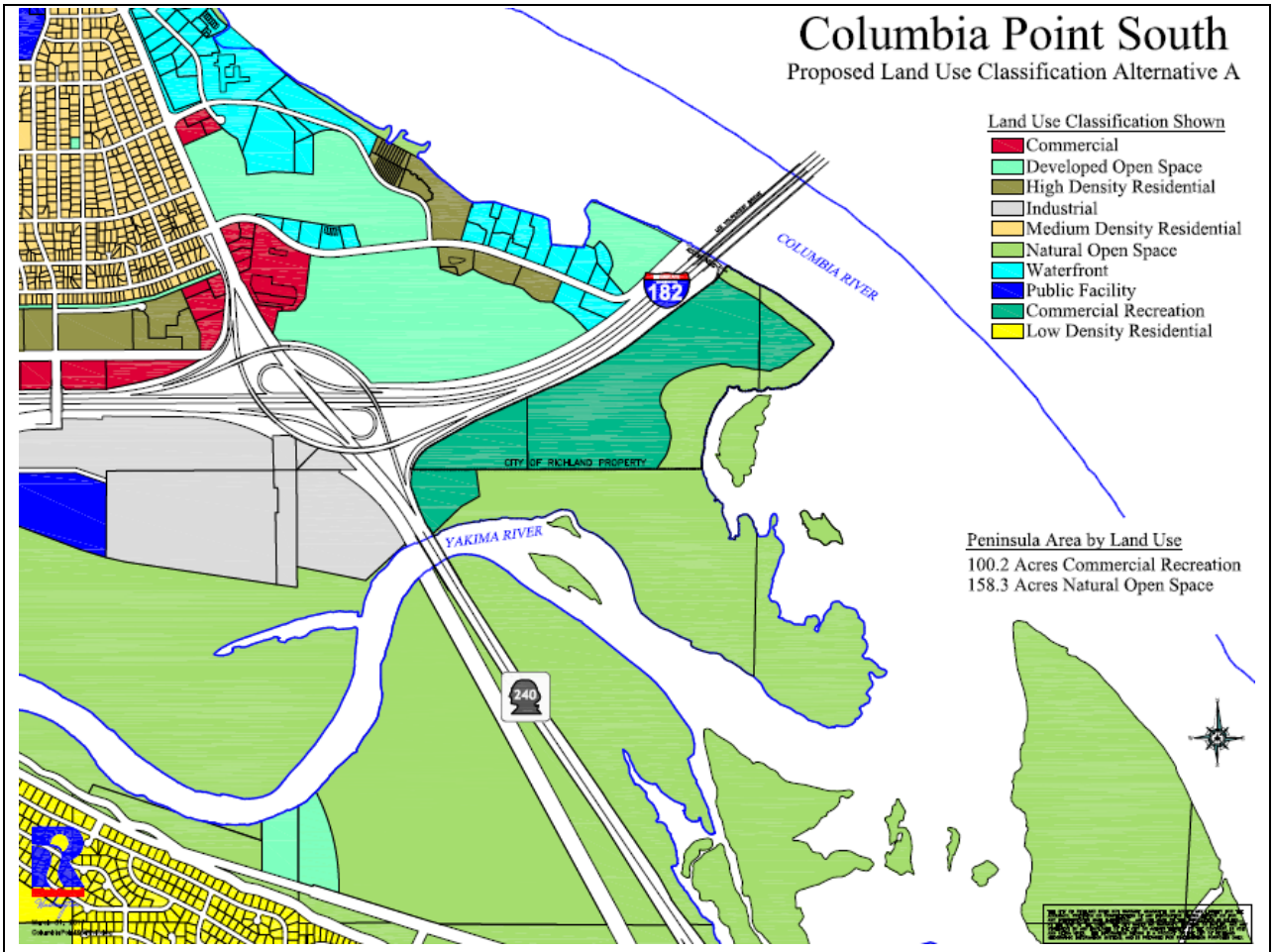


Figure 2-4. Alternative 2: Columbia Point South

2.3.3. Alternative 3: Recommended Growth Target High Density, Preferred Alternative

This alternative allows for changes in the Plan to accommodate the Richland 20-year population growth projection, and to capitalize on other development opportunities. It includes considering land use, transportation, and policy changes in the Plan to gain an increase in development capacity within the undeveloped and infill areas of the City. It will also consider new development in the City's Urban Reserve land adjoining SR 240 in north Richland, west of City View in south Richland and in Columbia Point South. It will consider land use and policy change in order to maintain consistency with the GMA and the Countywide Planning Policies and to accommodate growth.

Under the Land Use Element in this Alternative, the Horn Rapids Northwest area will change 230 acres of existing Urban Reserve land to Low Density Residential land, and 42 acres of existing Urban Reserve land to Medium Density Residential land. The City View West area will change 330 acres of existing Urban Reserve land, and 10 acres of right-of-way land, to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, and Developed and Natural Open Space land uses. This alternative meets the target growth at a higher density by adding 486 acres of

residential land, 40 acres of Public Facility land, and 41 acres of Commercial Land. It will add 38 acres of Natural Open Space and 5 acres of park land under Developed Open Space. This alternative will have more High and Medium Density Residential land uses compared to Alternative 2.

In the Columbia Point South area, about 33 acres of Public Facility land, and 72 acres of Developed Open Space land use will change to 89 acres of Commercial Recreation and the remainder of the area to Natural Open Space land use (16 acres). Natural Open Space land will be added along the shoreline.

The land use distribution in Alternative 3 is shown in Table 3. No additional changes are anticipated in the UGA. No changes are anticipated in the UGA.

Table 3: Alternative 3 Land Use Acreage

Land Use Designation	City Limits (acres)	Area within UGA (acres)	Total Acreage[1]	% of Total
Residential				
Low Density Residential	4,962	689	5,651	19.69
Medium Density Residential	1,497		1,497	5.22
High Density Residential	561.2		561.2	1.96
Badger Mountain South	1,431		1,431	4.99
Commercial				
Business Commerce	28		28	0.10
Central Business District	222		222	0.77
Commercial	1,087	16	1,103	3.85
General Commercial	79		79	0.28
Regional Retail	31		31	0.11
Waterfront	140		140	0.49
Commercial Recreation	89.1		89.1	0.48
Public Lands/Open Space				
Developed Open Space	1,977	144	2,121	7.39
Natural Open Space	2,177	322	2,499	8.70
Public Lands/Facilities				
Public Facility[2]	1,021	27	1,048	3.65
Industrial				
Business Research Park	646.5	437	1,084	3.78
Industrial[3]	5,374	1,050	6,424	22.39
Mixed Use Designations			0	
Agricultural	903		903	3.15
Residential Office	21		21	0.07
Urban Reserve	612		612	2.13
Public Service Lands				
Rights of Way	2,937	163	3,100	10.80
Total	**25,846**	**2,848**	**28,694**	**100.00%**

[1] Does not include water area.
[2] Public facilities lands include public school sites, WSU campus, City-owned facilities, and cemeteries.
[3] Includes proposed UGA expansion area related to Department of Energy land transfer

All other elements in this alternative remain the same as Alternative 2, except for the Housing Element. A variety of housing opportunities are provided through higher density residential land use in this alternative for Horn Rapids Northwest and City View West areas.

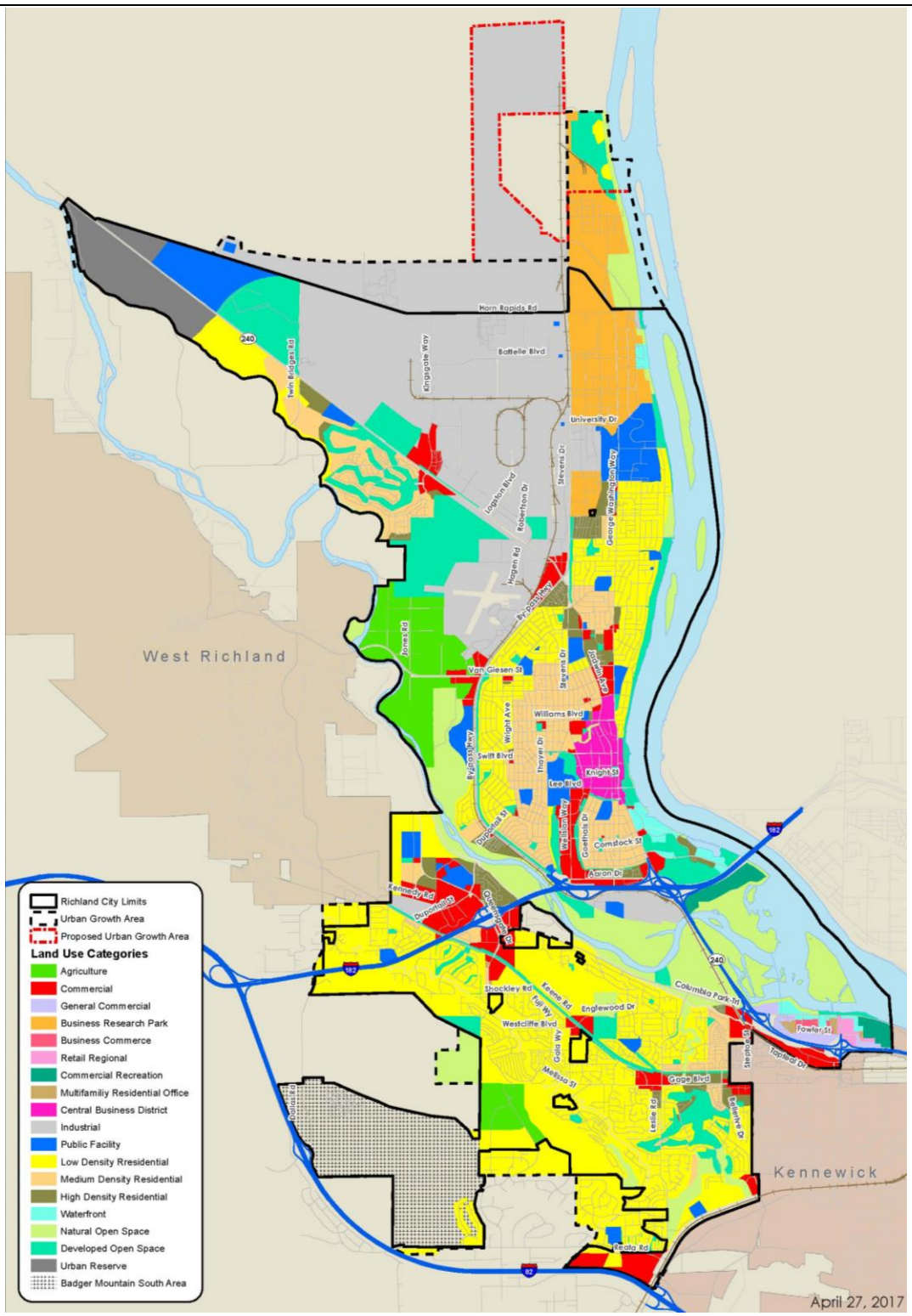
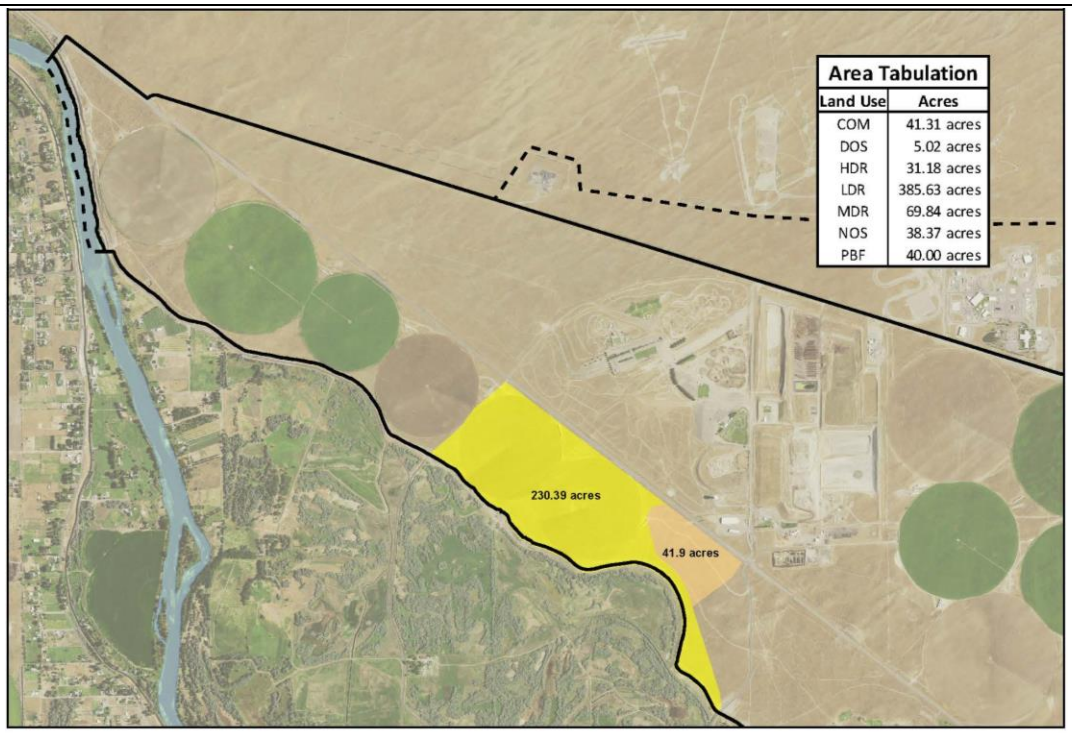


Figure 2-5. Alternative 3: Recommended Growth Target High Density



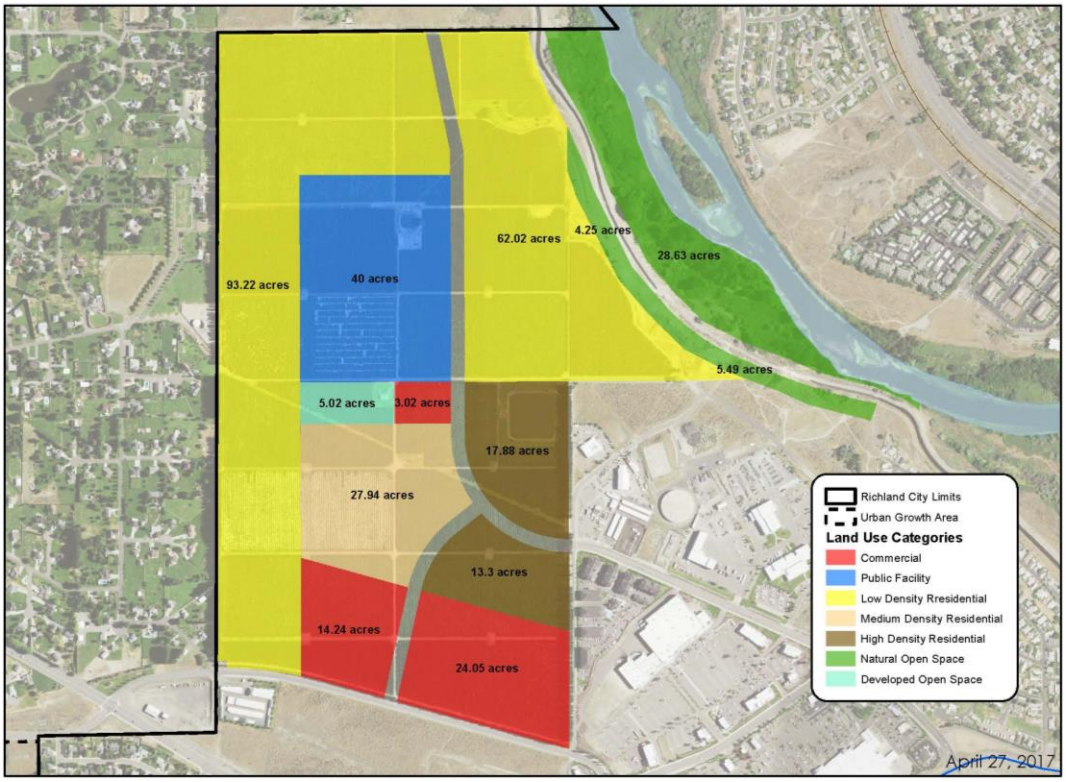


Figure 2-6. Alternative 3: Horn Rapids Northwest and City View West

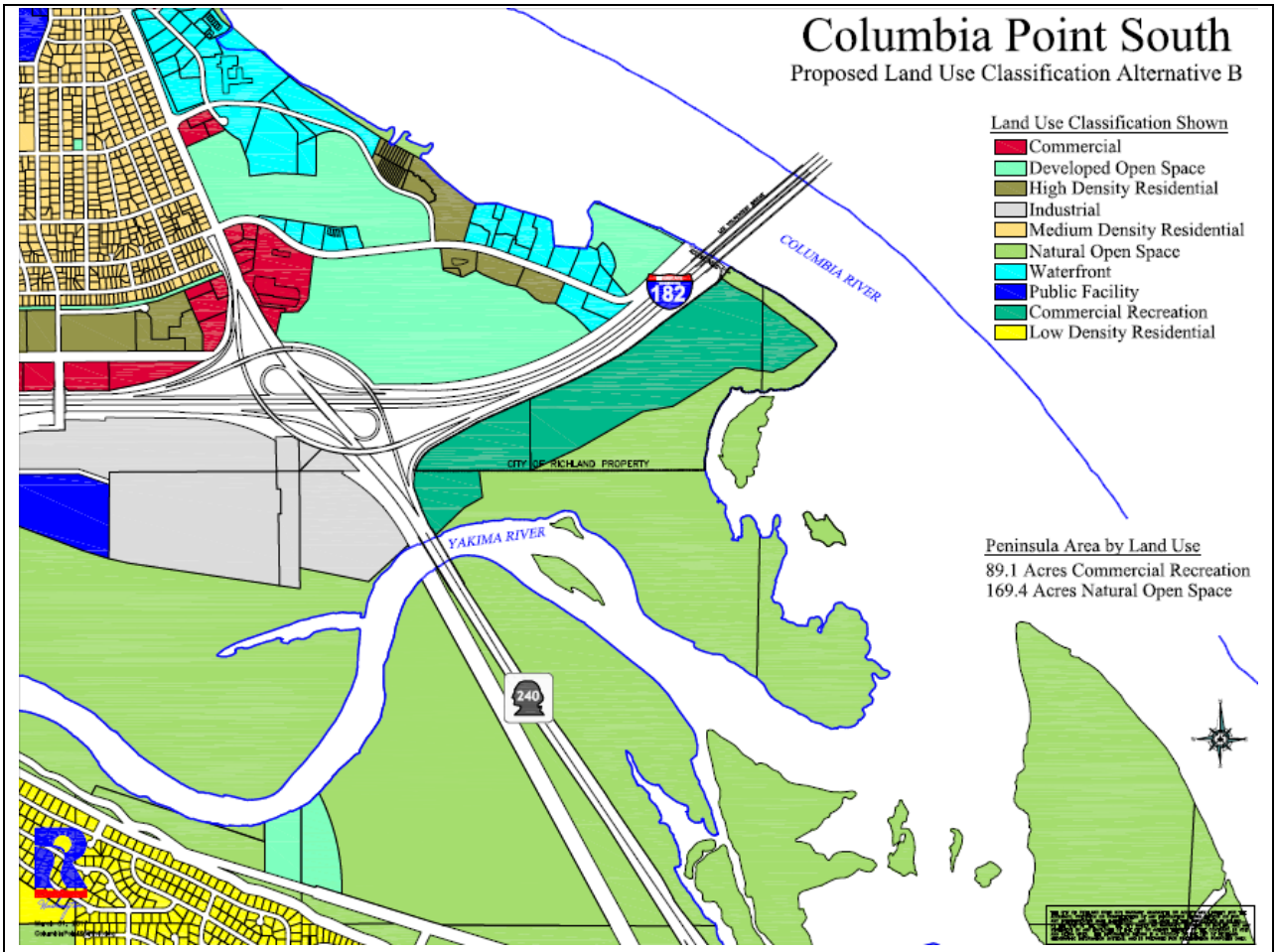


Figure 2-7. Alternative 3: Columbia Point South

Chapter 3: Major Issues and Summary of Environmental Impacts

3.1. Major Issues and Areas

3.1.1. Increased Density and Development

Densities will be increased under both alternatives, which may significantly impact the character of the City, especially in the City View West, and Horn Rapids Northwest areas under Alternatives 2 and 3. Some areas in existing single-family neighborhoods may have increased densities.

Future development under both action alternatives will change the character of the primarily undeveloped areas of the City. Alternative 3 will have a variety of housing styles, including cluster and multi-family housing.

At multiple public meetings, the Richland community has largely expressed support for higher density development and a variety of housing choices.

3.1.2. Traffic

The additional traffic generated by the increased housing densities, and commercial, and public facilities land uses could impact existing traffic pattern. Both action alternatives would result in a substantial increase in traffic volume, although proposed mitigation could reduce transportation impacts sufficiently under either alternative to meet the City's current Level-of-Service requirements. Additionally, the City View Area West in both alternatives will retain more traffic internally due to the increase of mix land uses.

On Columbia Point South, only one access to the area has been a concern expressed by the community. Uses in this area will be limited due to traffic volume and capacity.

3.1.3. Open Space and Natural Areas

Preserving the City's open space and natural areas has been one of the priorities as expressed by the community. The community has also expressed interest in developing more water-oriented recreational opportunities. Although, these two notions might seem contradicting to each other, a balanced plan can preserve the open space to meet the City's need and add water-oriented opportunities at the same time. The Community has expressed maintaining the Columbia Point South as Natural Open Space and/or allowing very limited developments in the area. The City's existing environmental protection regulations should protect wetlands, habitats, and other critical areas. The state and federal regulations will guide the preservation of cultural resources in this area.

3.1.4. Healthy Community

As the growth occurs in the City, there has been concern about the planning for a walkable, bike-friendly and a more active community that promotes a healthy lifestyle. The City's zoning code currently allows mixed uses in most of the commercial zones. Both alternatives would promote mixed-use developments as future development in anticipated in some of the City's infill mixed use areas (e.g. Waterfront zone). Both alternatives' goals and policies include streetscape and traffic improvement, along with pedestrian- and bike-friendly options. The City View West area in both alternatives includes a mix of residential, commercial, park, and public facilities land uses that would promote life and work environments and increase physical activity.

3.2. Comparison of Alternatives to GMA Goals

Table 4: Summary of Alternatives Compared to GMA Goals

Goals	Alternative No Action	Alternative 1	Alternative 2
Urban Growth: Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.	Least future growth in the City. Most dispersed and low rise pattern.	Focused growth within the UGA.	Focused growth within the UGA with higher density.
Reduce Sprawl: Reduce inappropriate conversion of undeveloped land into sprawling, low-density development.	Disbursed and low rise pattern, would go beyond the UGA to accommodate growth, thus creating sprawl.	Growth within the UGA, planned areas would reduce sprawl.	Growth within the UGA, planned areas would reduce sprawl.

Goals	Alternative No Action	Alternative 1	Alternative 2
Transportation: Encourage efficient multi-modal transportation systems based on regional priorities and coordinated with the City Plan.	Retains current transportation plans with certain improvements.	Adds new transportation improvements to improve connectivity and street design that supports urban environment.	Adds new transportation improvements to improve connectivity and street design that supports urban environment.
Housing: Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.	Housing not adequate to meet the 20-year demand. Disbursed and low rise pattern of housing development.	Housing meets the 20-year demand.	Housing meets the 20-year demand with a variety of housing types and residential densities.
Economic Development: Encourage economic development consistent with adopted Plans, promote economic opportunity for all citizens, especially for the unemployed and the disadvantaged, and encourage growth in areas experiencing insufficient economic growth, all within the capacity of the state's natural resources, public services and public facilities.	Current economic development trends continue. Employment to occur in the existing commercial and industrial areas.	Economic opportunities are identified in the plan. Additional commercial areas will accommodate more employment.	Economic opportunities are identified in the plan. Additional commercial areas will accommodate more employment.
Open Space and Recreation: Encourage the retention of open space and development of recreation opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.	Maintains existing parks and Natural Open Space. Recreation opportunities will be provided based on the Parks and Recreation's adopted Level of Service.	Decreased park area and increased Natural Open Space results in a net decrease of 28 acres of open space. Increases the recreational opportunities.	Decreased park area and increased Natural Open Space results in a net decrease of 17 acres of open space. Increases the recreational opportunities.
Environment: Protect the environment and enhance the City's high quality of life, including air and water quality, and the	Environmental qualities are protected based on the current regulations and development pattern.	Environmental qualities are protected based on the current regulations and	Environmental qualities are protected based on the current regulations and

Goals	Alternative No Action	Alternative 1	Alternative 2
availability of water.		development pattern.	development pattern.
Public Facilities and Service. Adequate public facilities to serve the development.	Public facilities continue to serve the current development pattern.	Additional public facilities will be required in certain areas for urban development.	Additional public facilities will be required in certain areas for urban development.
Historic Preservation. Identify and encourage the preservation of lands, sites and structures that have historical or archaeological significance.	Historical or archaeologically significant sites or structures are protected under the current regulations during construction phase.	Historical or archaeologically significant sites or structures are protected in the planning phase, and also under the current regulations during construction phase.	Historical or archaeologically significant sites or structures are protected in the planning phase, and also under the current regulations during construction phase.

Chapter 4. Affected Environment, Impacts, and Mitigation Measures

4.1. Earth

4.1.1. Affected Environment

The geology, soils, and topography of the Richland area are primarily dictated by glacial outburst flooding that occurred near the end of the last major glacial period, approximately 18,000 to 20,000 years ago. This event is referred to as the Missoula Floods. The geologic makeup is the result of erosion of pre-floods geologic units, deposition of sediments carried by the floodwaters, and the formation of the unique topographic features that influence present-day hydrology. Prior to the Missoula Floods, the geology of the County consisted primarily of Miocene-aged Columbia River Basalt (CRB) flows that were in some places (e.g., plateaus) capped with varying thicknesses of windblown fine sands and silt known as loess (Grolier and Bingham 1978). The segments of the Yakima and Columbia rivers around Richland are located in a wide valley primarily comprising alluvial soils with relatively high infiltration rates. Within upland areas, particularly areas away from the confluence of the river, outburst flood deposits of gravel occur as well. Figure 4-1 shows the geologic formations that occur near the City.

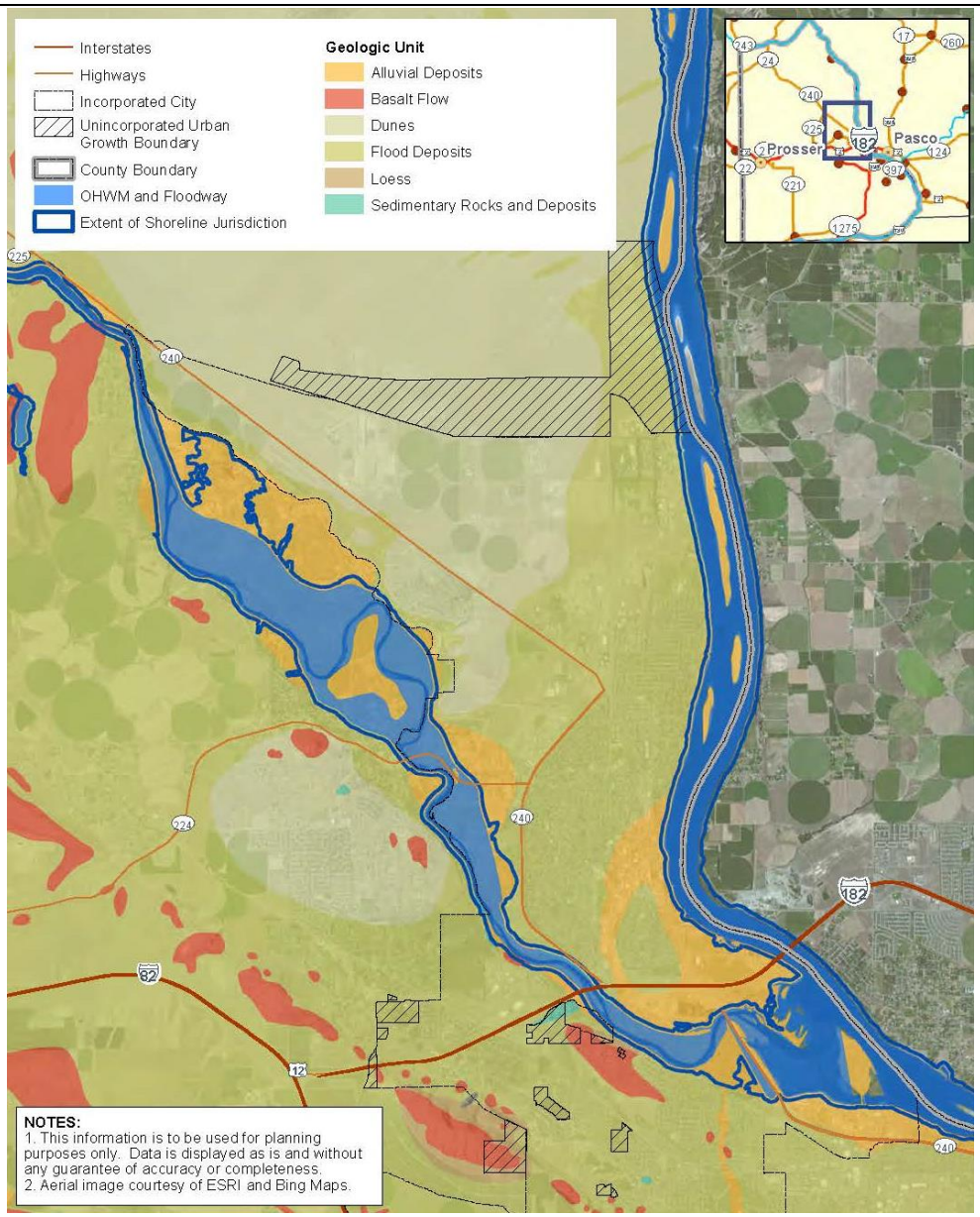


Figure 4-1. Geologic Formations

Geologic hazard areas are regulated under the Sensitive Areas Ordinance in Richland Municipal Code (RMC) Title 22, Chapter 22.1. These areas are defined as those lands susceptible to erosion, landslides, seismic, or mine hazard events. The City Community Development Services (CDS) Department manages an online Geographical Information Systems (GIS) iMap program that identifies the location of geologic hazard areas in proximity to parcels and other jurisdictional features (CDS 2017).

Horn Rapids Northwest is located on the east side of the Yakima River with underlying geologic units, including flood deposits and dunes as shown in Figure 4-1. No geologic hazard areas located in proximity to the site (CDS 2017).

City View West is adjacent to the west side of the Yakima River. The underlying geologic units in this area include flood deposits and dunes with small deposits of basalt flow as shown in Figure 4-1. Geologic hazard areas include steep slopes adjacent to the Yakima River and in the northwest corner of the area (CDS 2017).

Columbia Point South is located at the confluence of the Yakima and Columbia Rivers. The underlying geologic units in this area include alluvial deposits as shown in Figure 4-1. No geologic hazard areas are documented on the site, though steep slopes (greater than 15%) exist along the south side of Columbia Point South, extending to the west (CDS 2017).

4.1.2. Impacts

Earth-related impacts would occur during development activities and operation that may cause any of the following disturbance mechanisms: clearing, grading, erosion and sedimentation, impervious area expansion, increased chemical contamination, or other site-disturbing activities. Such activities have the potential to increase erosion, compaction, or contamination of earth resources.

Alternative 1: No Action Alternative

The No Action Alternative would result in continued use of 717 acres of land under the existing Plan land use designations. Earth-related impacts under the No Action Alternative would scale with the intensity of future activities occurring within the planning areas, which are expected to be less intensive compared to future uses proposed under the two action alternatives. Future population growth would not be fully accommodated under the No Action Alternative and could potentially result in increased and more diffuse impacts to earth resources from future sprawl-type development in other parts of the City and neighboring rural areas.

Alternative 2: Recommended Growth Target

Alternative 2 proposes to change land use designations to allow development to occur within currently undeveloped or infill areas of the City. Compared to the No Action Alternative, disturbance mechanisms associated with more intensive development under Alternatives 2 and 3 would result in increased erosion, compaction, or contamination of earth resources within the planning areas.

Alternatives 2 and 3 propose similar acreages; therefore, the extent of impacts to earth resources within the undeveloped or infill areas would be similar for both alternatives. A limited potential for earth slides or slope sloughing exists within the steeper sloped areas along the eastern edge of City View West and the edges of the Columbia Point South property. At the Columbia Point South property, the steep slope areas would be designated as Natural Open Space under Alternative 3. Because of the fine sandy soils at Horn Rapids Northwest, a potential does exist for siltation, particularly during construction. The Loess soils are windblown and extremely fine. Thus, these soils compact well but may be subject to some erosion. Because of the low rainfall in the Tri-Cities area, siltation from runoff after construction is not typically an issue. However, windblown siltation can impact surrounding areas if not watered during construction.

Alternative 2 proposes lower density land use designations than Alternative 3. Under the 20-year population growth projection for the Richland area, Alternative 2 would accommodate less people which could result in future development occurring in other parts of the City and nearby rural areas. By not proposing higher density land use designations, people will move to other areas,

potentially resulting in increased or more diffuse impacts to earth resources from future development outside of the designated planning areas.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 proposes to change land use designations to allow development to occur within currently undeveloped or infill areas of the City. Compared to Alternative 2, Alternative 3 proposes denser residential development to occur in portions of Horn Rapids Northwest and City View West. In Alternative 3, the denser development would result in higher population density per acre and reduce the need for sprawl-type development in the City and nearby rural areas to accommodate future population growth. This would concentrate development to planning areas and potentially reduce impacts to earth resources in other areas compared to Alternatives 1 and 2. At Columbia Point South, more area would remain designated as Natural Open Space along the south side of the property. Compared to Alternative 2, this could reduce impacts from development to earth resources, including steep slopes.

4.1.3. Mitigation Measures

For Alternatives 2 and 3, the following mitigation measures should be employed to reduce siltation and slides:

- Maintain compliance with local air-quality agency requirements by watering exposed areas during construction.
- Avoid disturbing Columbia Irrigation District Canal slope adjacent to City View property and slope along southern edge of Columbia Point South.
- Compact soils at densities appropriate for planned land uses.
- Provide vegetative cover or soil cement on exposed surfaces.
- Designating Natural Open Space on the Yakima River bluff area would preserve the sloped area.
- At Columbia Point South, minimize grading activities by building on fill that would be brought in to support proposed development where these activities could impact earth resources and potentially impact archaeological resources as described in Section 4.10.

Other Mitigation Measures

The City is in the process of updating the Sensitive Areas Ordinance in the RMC Chapter 22.10. The regulations will be known as the Critical Areas Ordinance (CAO) and will reflect updates to the GMA and SMP at a state and local level. RMC 22.10 Article IV addresses geologic hazard areas that occur in the County and provides parameters for development in and near geologic hazard areas through regulatory, review, and permitting processes. It also provides the identification and definition of geologic hazard areas (RMC 22.10.240), applicability (RMC 22.10.250), and assessment requirements (RMC 22.10.270 and 22.10.280) for activities that occur in or near geologic hazard areas. Development that is consistent with the CAO would avoid, minimize, or mitigate potential impacts to earth resources under the three alternatives.

The current draft *City of Richland Draft Comprehensive Plan* (City of Richland 2017a) encourages consistency with the CAO and provides goals and policies related to natural resources, including protection goals for property and people near geologic hazard areas. The following goals and policies should be considered for future development:

- Natural Element Goal 1: Protect, conserve, and restore natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use without degradation.
- Natural Element Goal 1, Policy 1: In cooperation with appropriate agencies, identify and regulate the use of wetlands, essential habitat areas, and other critical lands within the UGA. Use the CAO, SMP, the SEPA, and other ordinances, as applicable, to designate and protect the critical areas and natural environment.
- Natural Element Goal 1, Policy 5: Encourage the preservation of the ridges and hillside areas through applicable development regulations.
- Urban Design Goal 3, Policy 1: Development should be sensitive to existing topography and landscape.

For consistency with the Plan, future urban design under Alternatives 2 and 3 should be sensitive to existing topography and landscaping and utilize design strategies and building techniques that minimize environmental impact, particularly near sensitive areas.

4.2. Surface Water

4.2.1. Affected Environment

The City is located within two watershed planning areas, known as Watershed Resource Inventory Areas (WRIAs). The two watersheds include the Lower Yakima (WRIA 37) and the Alkali-Squilchuck (WRIA 40). These watershed planning units define the boundaries of watershed management areas located in Washington State. WRIA 37 is defined by the Lower Yakima River watershed. Total Maximum Daily Loads (TMDLs) with associated management plans, are in place or under development for the Yakima River for fecal coliform, temperature, toxics, DDT, and turbidity (Ecology 2013). WRIA 40 is defined by the Squilchuck River to the north and follows the Columbia River south to its confluence with the Yakima River. No TMDLs are currently in place or under development for WRIA 40 (Ecology 2015).

The confluence of the Columbia and Yakima Rivers is in the southeast portion of the City. The segments of the Yakima and Columbia rivers around the City are in a wide valley primarily comprising alluvial soils with relatively high infiltration rates. Within upland areas, particularly areas farther from the confluence of the river, outburst flood deposits of gravel occur as well.

Wetland features in the City are generally located immediately adjacent to the Columbia and Yakima Rivers as shown on the critical areas map on Figure 4-2. As also shown on Figure 4-2, floodplains associated with the Columbia and Yakima Rivers are also generally located immediately adjacent to the rivers, apart from the Federal Emergency Management Agency (FEMA) high-risk flood area located to the north of the City along the Hanford Reach of the Columbia River, which is the last free-flowing stretch of the Columbia River.

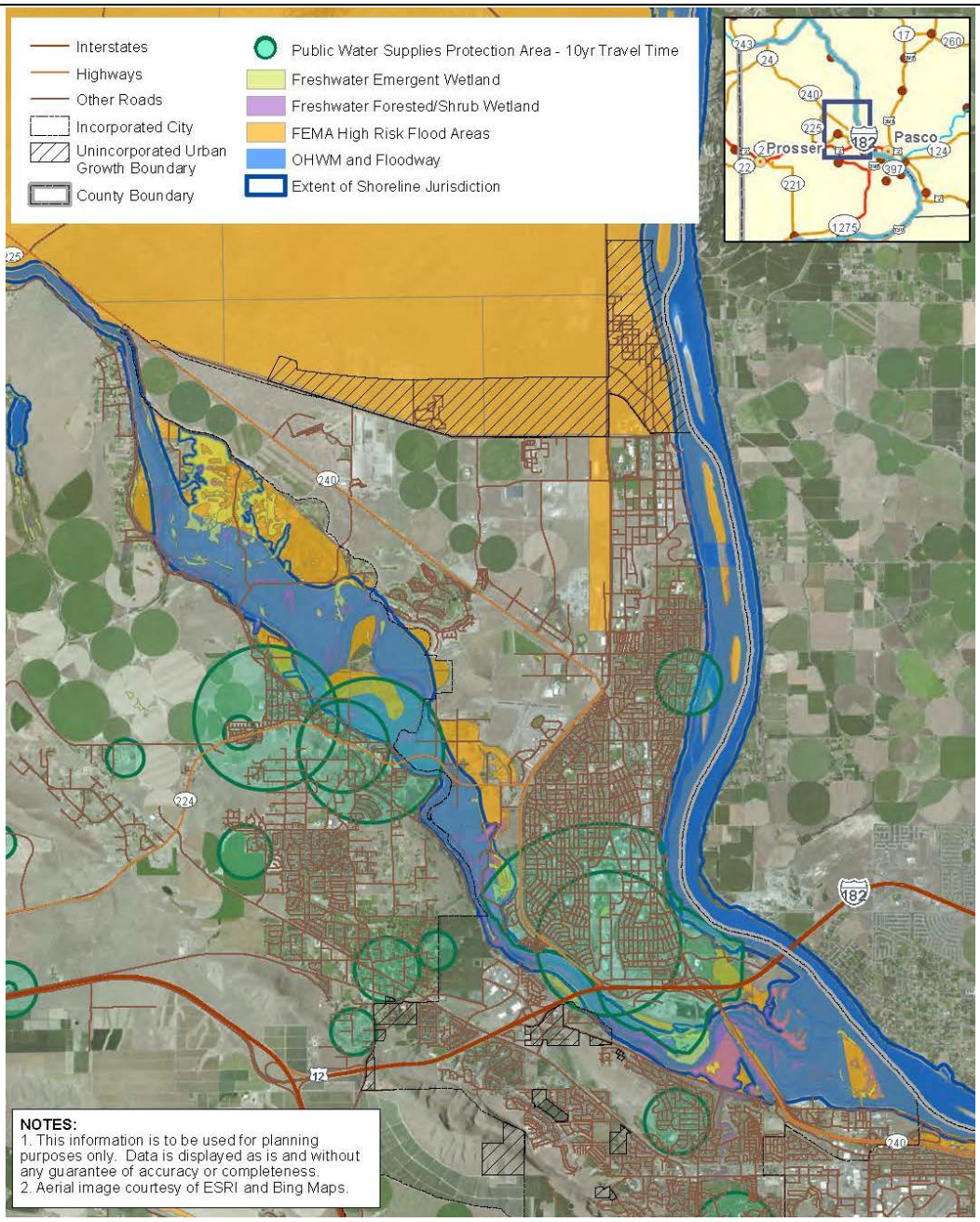


Figure 4-2. Critical Areas

The Yakima River is a major surface water resource for the planning area; the river's hydrology in the City is affected by the U.S. Bureau of Reclamation Yakima Project and other irrigation water withdrawals.

The Columbia River is the other major surface water resource in the City. A portion of the Columbia River within the City is part of the upstream portion of Lake Wallula. Lake Wallula was created from the impoundment of the Columbia River by McNary Dam. Because the City is largely within the Lake Wallula portion of the Columbia River, water levels are generally stable within an

operating elevation range as controlled at McNary Dam. Columbia River floodplain levels are also confined due to river regulation.

Most of the population within the corporate limits of the City is served by the City of Richland Water Utility. The utility serves approximately 18,689 connections (as of 2016), which include residential, commercial, and industrial users. The Utility is managed by the City as part of the Public Works Department. Water supply for the City comes from the Columbia River. The water system is located on the Columbia River, downstream of the Hanford Site, and serves an area of approximately 44 square miles.

Irrigation is not typically considered an urban service, nor is it a public service or utility typically provided by the City. Irrigation services provided by the City are limited to the Horn Rapids Golf Course Community and from some wells in South Richland. Irrigation water is used for lawns and landscaping by public facilities and grounds, schools, and residential subdivisions. Irrigation water lessens the demand on public drinking water supplies for these urban irrigation purposes. Only portions of the City currently have irrigation services. The southern part of the City is served by the Columbia and Kennewick Irrigation Districts. The Columbia Irrigation District serves a portion of the City located south of the Yakima River and operates an irrigation canal and a pump station in that area.

Overall, the City appears to have adequate water rights for future growth. The City's potable water sources include a wellfield and the Columbia River Water Treatment Plant (WTP). The wellfield has a total capacity of 15 million gallons per day (MGD), and the WTP has a capacity of 36 MGD. Source capacity is adequate for future growth, and water supplied to the City is of high quality, meeting federal and state drinking water standards.

All flows collected by the Richland sanitary sewer collection system are transported to and treated at the City of Richland Wastewater Treatment Plant. The plant provides primary sedimentation, followed by secondary treatment using an activated sludge process. Plant effluent is disinfected with chlorine prior to discharge back to the Columbia River.

Horn Rapids Northwest is located on the east side of the Yakima River and an adjacent wetland complex, Barker Ranch, is managed for wildlife and recreation. This area is served by the City of Richland Water Utility, which draws water from the Columbia River. There are no surface waters or wetlands within the Horn Rapids Northwest planning area (CDS 2017). The stretch of the Yakima River near Horn Rapids Northwest is listed on the Ecology 303(d) List as Category 5 for three fish tissue contamination parameters, including 4,4'-Dichlorodiphenyldichloroethylene (DDE), polychlorinated biphenyls (PCBs), and Dieldrin (Ecology 2016).

City View West is located adjacent to the west side of the Yakima River. There are no surface waters or wetlands within the City View West planning area (CDS 2017). This area is served by the Columbia Irrigation District, which draws water from the Yakima River. The stretch of the Yakima River near City View West is listed on the Ecology 303(d) List as Category 5 for two water quality parameters, including dissolved oxygen and pH (Ecology 2016).

Columbia Point South is located at the confluence of the Yakima and Columbia Rivers. This area would be served by the City of Richland Water Utility, which draws water from the Columbia River. There are freshwater forested/shrub wetlands documented in the lower elevation areas along the south side of the property adjacent to the confluence of the Yakima and Columbia rivers (U.S. Fish and Wildlife Service [USFWS] 2017). These wetlands occur just outside of the land use designation change area. The western portion of the property is also located within a floodplain (CDS 2017). The stretch of the Columbia River near Columbia Point South is listed on the Ecology 303(d) List as Category 5 for one water quality parameter, temperature (Ecology 2016). Additionally, this area is

located at the confluence of the Yakima River with the Columbia River, and flows and surface water temperatures in this area are important for returning adult salmon migration and downstream juvenile salmon outmigration.

4.2.2. Impacts

Impacts to surface water resources could occur from development activities that may cause erosion or increase impervious surfaces that could discharge contaminated or sediment-laden water to nearby surface waters. This point-source and non-point source pollution is a major sources of water quality impacts resulting from changes in development. Point-source and non-point source pollution can be exacerbated by development if not properly managed or mitigated (U.S. Environmental Protection Agency [USEPA] 2012). Additionally, increased impervious surface and erosion from development could impact infiltration and increase the amount of impacted stormwater runoff into nearby surface waters and groundwater. Stormwater is generally collected by storm drains and discharged to stormwater handling facilities. Current state and City regulations require the inclusion of stormwater treatment facilities for projects that create significant new impervious surface area.

Developing currently undeveloped or infill areas that are irrigated could also change the stormwater recharge dynamics from new impervious surfaces, soil compaction, or other soil-disturbing activities. In the undeveloped condition, groundwater recharge would either return to streams as baseflow or recharge deeper portions of the underlying aquifer. Reducing groundwater recharge can result in lower water tables and reduced baseflow to streams, lakes, and wetlands.

The same factors that impact groundwater and surface water quality and availability can also affect water supply. As described previously, changes in land use that reduce groundwater recharge have the potential to prevent precipitation from recharging groundwater aquifers. Additionally, changes in population can increase demand for water for public water supplies, domestic use, irrigation, industrial processing, energy production, or other needs. This can limit the availability of water supplies in various parts of the City, particularly during drought conditions.

Alternative 1: No Action Alternative

The No Action Alternative would result in continued use of 717 acres of land under the existing Plan land use designations. Surface water-related impacts under the No Action Alternative would scale with the intensity of future activities and population growth occurring within the planning areas, which is expected to be less intensive compared to future uses proposed under the two action alternatives. Because the properties would continue as undeveloped or infill areas, the No Action Alternative would result in the least amount of construction-related impacts to surface waters within the planning areas.

The rate of water supply demand would generally be proportionate to the rate of growth anticipated for each alternative. The impacts of Alternative 1 on water supply demand could be less with lower expected population growth and associated development, compared to other alternatives.

Alternative 2: Recommended Growth Target

Alternatives 2 and 3 would provide the capacity to develop existing undeveloped or infill lands to accommodate future population growth. Recent studies indicate that land use intensity, land cover composition, landscape configuration (i.e., patterns or distributions), and the connectivity of

impervious surface areas have complex but direct influences on the ecology and water quality of the surface waters within a watershed (Alberti et al. 2004). Consequently, these alternatives could indirectly affect surface water resources, scaled to the intensity of development.

The change in development patterns under Alternatives 2 and 3 at Horn Rapids Northwest and City View West from irrigated to developed lands would also change groundwater and stormwater recharge dynamics from new impervious surfaces, soil compaction, or other soil-disturbing activities. This change would concentrate where stormwater recharges compared to existing conditions where rain currently falls and dispersed across agricultural fields and orchards and seeps into groundwater aquifers. Alternative 2 could have less potential for impacts to surface water resources due to the proposed lower density development with associated less impervious surface, compared to Alternative 3.

Without mitigation, surface waters within the City would be at greatest risk of degradation because of the intensity of development. Water quality impacts would be greatest in those surface waters that marginally meet State Water Quality Standards, and potentially put them below standards. However, it should be noted that existing policies for the environmental protection of surface water and groundwater resources, and the protection of public health and safety from flood hazards, would apply.

Development at Columbia Point South under Alternatives 2 and 3 could impact wetlands or wetland buffers located along the south side of the property adjacent to the confluence of the Yakima and Columbia rivers. Impacts could include increased sedimentation from erosion and increased runoff from impervious surfaces. Irrigation at Columbia Point South would likely increase surface water use for any landscaped areas.

As described above, the rate of water supply demand would generally be proportionate to the rate of growth anticipated for each alternative. The impacts of Alternatives 2 and 3 on water supply demand could be greater than the No Action Alternative due to higher expected population growth.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 proposes to change land use designations to allow development to occur within currently undeveloped or infill areas of the City. Compared to Alternative 2, Alternative 3 proposes denser residential development to occur in portions of Horn Rapids Northwest and City View West. Due to increased density and land area covered by Alternative 3, this alternative would increase new impervious surface area and development-related impacts to surface water within the planning areas. However, Alternative 3 would focus development within the City and could potentially result in decreased and less diffuse impacts to surface water resources from future development in other parts of the City and nearby rural areas compared to Alternatives 1 and 2. At Columbia Point South, more area would be designated as Natural Open Space along the south side of the property along the shoreline. Compared to Alternative 2, this could reduce potential impacts to wetlands and wetland buffers from future development.

4.2.3. Mitigation Measures

For Alternatives 2 and 3, the mitigation measures described in Section 4.1.3. for reducing impacts to earth resources should also be employed to reduce potential impacts to nearby surface waters from erosion and runoff. The following mitigation measures should also be employed:

- The RMC 22.10.110 establishes wetland buffers ranging from 25 to 150 feet from wetlands based on their category and land use impact category (low to high impact). Impacts to

wetlands or wetland buffers near Columbia Point South should be avoided, minimized, or mitigated in accordance with the CAO and SMP.

- Under both development alternatives, detention ponds will reduce peak runoff flows to natural state conditions. Detention ponds will also provide settlement for silt. Oil/water separators can reduce impacts from automobiles.
- Additional mitigation measures include bio-filtration, either before or after entry into the various detention ponds, and buffers around wetlands in Columbia Point South, within the bottoms of ravines and around wetlands in accordance with the CAO.

Stormwater improvements are planned to manage stormwater and protect water quality.

Other Mitigation Measures

The current draft *City of Richland Draft Comprehensive Plan* (2017a) goals and policies encourage the protection of critical areas, including surface waters. Alternatives 2 and 3 should identify and regulate the use of wetlands, essential habitat areas, and other critical lands within and adjacent to the planning areas, in coordination with the appropriate agencies. Public access opportunities to the shoreline and other natural features should be considered through integration with the City's trail system to the extent practicable. The following goals and policies should be considered for future development:

- Natural Environment Goal 1, Policy 1: In cooperation with appropriate agencies, identify and regulate the use of wetlands, essential habitat areas, and other critical lands within the UGA. Use the CAO, SMP, the SEPA, and other ordinances, as applicable, to designate and protect the critical areas and natural environment.
- Transportation Element Goal 4, Policy 4: Plan new streets and consider modifying existing streets to include stormwater management best practices to reduce pollution from stormwater runoff.
- Utility Element Goal 3: Provide utility facilities that ensure environmentally sensitive, safe, and reliable service.

The City of Richland 2017 Capital Improvement Plan also identifies the priority projects. Improvements include citywide rehabilitation and replacement that address system deficiencies and make repairs in areas of street resurfacing. Water quality improvement features on the existing storm drainage system are also planned to be constructed. Water-capacity improvements are also planned throughout the City.

Existing federal, state, and county policies regulate land use activities near, and within, surface waters such as the Yakima and Columbia rivers and wetlands. The City CAO in RMC 22.10, Article 2 addresses and provides protections for the wetlands and provides parameters for development in and near these resources through regulatory, review, and permitting processes. Similarly, CAO in RMC 22.10, Article 3 addresses and provides protections for fish and wildlife habitat areas, including surface waters that provide habitat to native fish. Development that is consistent with the CAO would avoid, minimize, or mitigate potential impacts to earth resources under the three alternatives.

The following regulations and commitments are relevant to protecting County surface water resources:

- Federal National Pollutant Discharge Elimination System (NPDES) regulations as well as City stormwater regulations require stormwater quantity and quality controls. The City has adopted the Ecology Stormwater Management Manual for Eastern Washington (Ecology 2004).
- The U.S. Army Corps of Engineers (USACE) promotes wetland avoidance and regulates the filling of wetlands via Section 404 of the Clean Water Act of 1972.
- The City uses its SEPA authority in RMC 22.09 to require mitigation for impacts on drainage, habitat, and water quality and ensure mitigation is appropriate and sufficient.

4.3. Plants and Animals

4.3.1. Affected Environment

This section reviews plant species and habitat, and fish and wildlife.

Plants and Habitat

Habitat such as riparian, floodplain, and wetlands areas are primarily associated with the mainstem and tributaries of the Yakima and Columbia rivers, although they are also present in seep areas in shrub-steppe areas. Black cottonwood is the dominant plant species in lowland riparian areas and plays a key role in the integrity of riparian systems (U.S. Bureau of Reclamation [USBR] 2008). Other species include a variety of willow species, red-osier dogwood, aspen, water birch, serviceberry, chokecherry, rose, hawthorn, and snowberry, as well as invasive species such as Russian olive. Riparian areas are prevalent within the City, and this habitat has greater structural diversity and productivity in terms of organic material than adjacent upland areas. Habitat characteristics of healthy riparian areas include a connected corridor for fish and wildlife travel, vegetation types adapted to wetter soils, occasional flooding, and natural disturbance regimes. Riparian areas also offer important functions for species that inhabit the shrub-steppe, as well as species more limited in range to the riparian zone.

The City is also dominated by developed land cover (42 percent of total area) and shrub-steppe vegetation (31 percent of total area). Agriculture areas make up approximately 18 percent of the total land cover, and croplands are largely located in former shrub-steppe, riparian, and floodplain habitat. The shrub-steppe habitat provides many ecosystem services, including soil stabilization, wildfire moderation, and overall biodiversity. The displacement of shrub-steppe plant species by the invasive cheat-grass, Russian thistle, and other invasive species increases fire intensity and frequency, which, in addition to the hazards this creates for humans and wildlife, also impacts the dominant shrub-steppe plant species big sagebrush, an important species for rare birds such as the sage grouse (Link et al. 2006).

Although undisturbed shrub-steppe habitat is rare, moderately disturbed shrub-steppe communities are common. Such areas have been affected to various degrees by grazing, exotic plant infestations, and other disturbances. Approximately 26 percent of the relatively undisturbed shrub-steppe habitat is dominated by native grasses and sagebrush, with an intact cryptogam crust (a thin layer of moss and lichen that indicates an undisturbed community), and contains mostly native shrubs (e.g., big sagebrush and bitterbrush) with a predominantly native grass understory. This habitat type, although damaged by grazing, off-road vehicle use, and other disturbances, still provides cover, food, and nesting habitat for many species of wildlife. These moderately disturbed shrub-steppe areas are particularly important during winter months, when nearby and adjacent

cultivated fields provide no vegetative cover for wildlife (Yakima Subbasin Fish and Wildlife Planning Board [YSFWPB] 2004).

For City shorelines, several factors affect the suitability of wildlife habitat. Local shoreline habitat is connected to the biological reservoir of native species in large public land holdings to the north in the Hanford Reach National Monument and Hanford Site. Currently, there are few barriers to wildlife movement down the Columbia River to North Richland. Connections from the Arid Lands Ecology Preserve are provided over federal, state, and City-owned lands in the Horn Rapids Northwest area. Wildlife connections also are provided along much of the Yakima River floodplain where agricultural activities and low-intensity residential use provide relatively few barriers to wildlife movement.

The quality and size of habitat areas in floodplains in the Yakima River Delta and the extent of human disturbance in those areas determines the range of native and introduced populations. These areas among the most productive habitat areas in the Lower Yakima Basin. They are large enough to provide a range of breeding, forage, and shelter for small species, including reptiles, amphibians, small mammals, and birds. These areas, however, are not large enough to provide all the resources that would support year-round use by large mammals, although animals such as deer may pass through the area and use these areas as corridors to connect with other habitat areas.

Washington Department of Fish and Wildlife (WDFW) priority habitat types are those the department has determined to be crucial or important to many species. WDFW identifies fish and wildlife resources that are a priority for management and conservation and maps areas where these habitats are known to occur through the Priority Habitats and Species (PHS) program (WDFW 2008). WDFW designation of priority habitat types is advisory only and carries no legal protection; although, such designation may increase the significance of impacts as evaluated through the National Environmental Policy Act (NEPA) and the SEPA process. Figure 4-3 shows the extent of listed PHS occurrence within the City, including floodways, wetlands, and priority species and habitats.

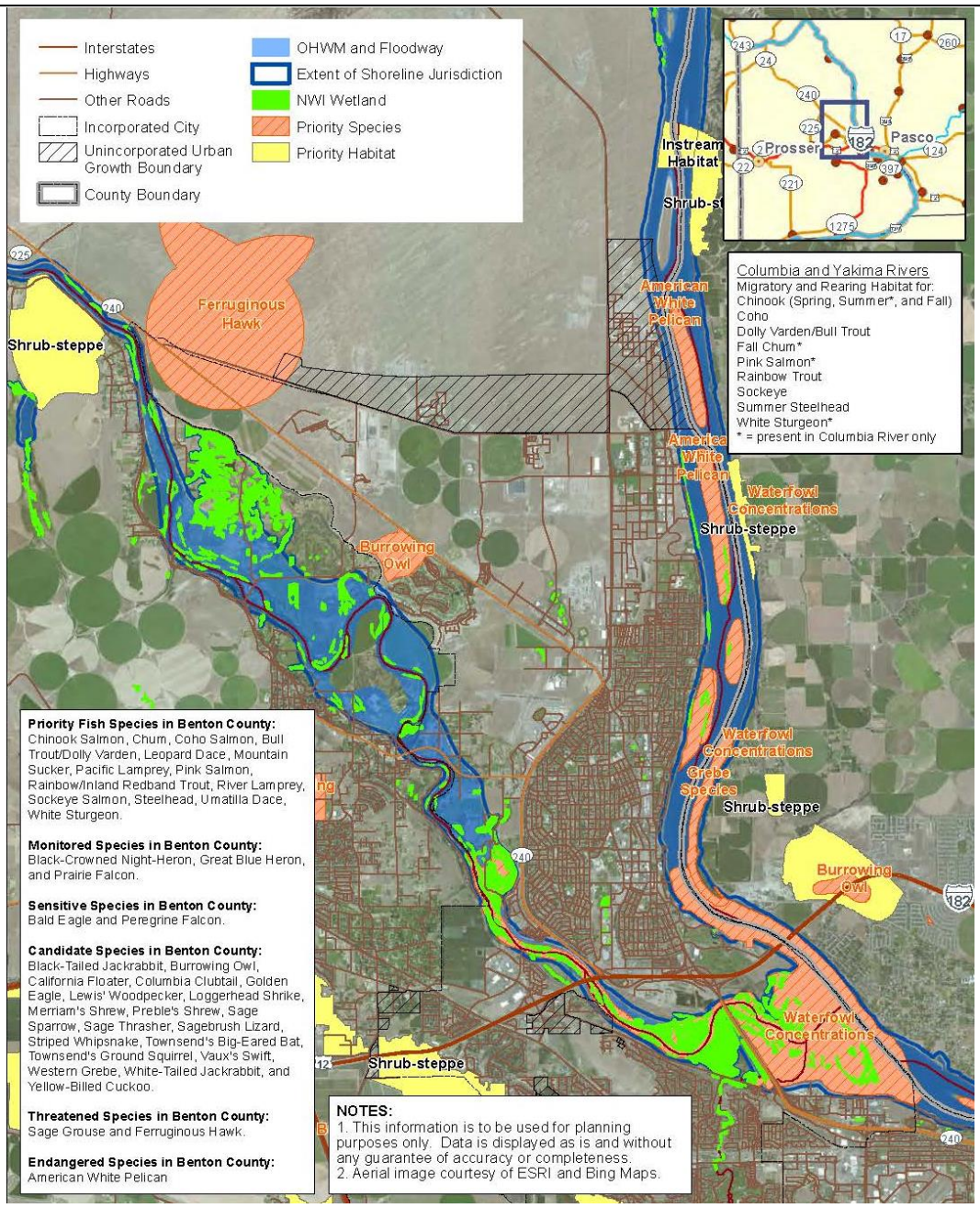


Figure 4-3. Priority Habitats and Species

Fish and Aquatic Species

Several fish species populate the Yakima and Columbia rivers within Richland. Salmonid fish include steelhead, chum, pink, sockeye, and spring and fall Chinook salmon. Coho salmon were historically present here, and a coho salmon reintroduction program is currently underway in the Yakima River Basin. Bull trout were historically present and abundant in upper tributaries of the Yakima River basin and may now occur in this portion of the river in low numbers. Pacific lamprey are present, but they have experienced population decline in recent years.

Resident fish include white sturgeon, mountain sucker, Umatilla dace, and other species. Shellfish include the Columbia River limpet, spire snail, and California floater. Invasive species found in the Yakima and Columbia rivers include bluegill, bass, crappie, shad, carp, channel catfish, perch, and walleye.

Wildlife

The Lower Yakima Basin and the Pasco Basin within the Pacific Flyway serve as a resting area for neotropical migrant birds, migratory waterfowl, and shorebirds such as the western grebe. The aquatic areas of the Yakima River throughout Richland support concentrations of wintering migratory waterfowl, primarily as a resting and feeding areas. Some nesting likely occurs in areas with wider riparian buffers. The Columbia River also provides a breeding area for some species, as well as a resting area with limited nesting for species such as the great blue heron and egret. The Columbia River Islands in Richland and along the Hanford Reach support large migratory populations as well.

An abundant and diverse community of wildlife inhabits and utilizes shrub-steppe communities in the area. These include a variety of reptiles such as snakes, toads, and lizards; raptors such as the golden eagle, ferruginous hawk, burrowing owl, and prairie falcon; a variety of other birds such as the Lewis' woodpecker, loggerhead shrike, sage sparrow, sage thrasher, greater sage-grouse, Vaux's swift, yellow-billed cuckoo, and other species; small mammals such as the black-tailed jackrabbit, white-tailed jackrabbit, Merriam's shrew, Preble's shrew, and others; and large mammals such as the coyote, badger, bighorn sheep, mule and white-tailed deer, and elk. Small mammals include beaver, river otter, muskrat, mink, porcupines, a variety of bat species, and others. River otters are occasionally observed in the Hanford Reach.

Planning Areas

Horn Rapids Northwest is located on the east side of the Yakima River and an adjacent wetland complex as shown in Figure 4-3. There is no PHS habitat or species documented within the Horn Rapids Northwest planning area. The Yakima River provides habitat for a variety of salmonid and migratory bird species as described above. Additionally, Ferruginous hawk and burrowing owl habitat are in the vicinity of the Horn Rapids Northwest planning area.

City View West is located adjacent to the west side of the Yakima River, which includes wetland and priority species habitat located along the shoreline as shown in Figure 4-3. The Yakima River provides habitat for a variety of salmonid and migratory bird species as described above. There is no PHS habitat or species documented within the City View West planning area. Approximately 2 miles east, there is a large waterfowl concentration area at the confluence of the Yakima and Columbia rivers.

Columbia Point South is located at the confluence of the Yakima and Columbia rivers. There are no PHS habitat or species documented within the Columbia Point South planning area. However, immediately adjacent to the planning area are several wetlands and a large waterfowl concentration area as shown in Figure 4-3. The Yakima and Columbia rivers provide habitat for a variety of salmonid and migratory bird species as described above.

4.3.2. Impacts

Under all three alternatives, development would continue to occur throughout the City and neighboring rural areas for urban uses and activities of varying intensity. Data from May et al.

(1997), Friedrichsen (1998), and Booth et al. (2002) suggest the greatest cumulative threat to watersheds may be urbanization. Development puts greater pressure on the aquatic ecosystems that support fish populations by potentially having a negative effect on water temperatures, sedimentation rates, peak flows, low flows, groundwater recharge rates, erosion patterns, channel and bank scour, water quality, stream bank armoring, channelization, and riparian and wetland areas. Streamside and aquatic buffers and mature riparian forest cover can lessen some of the adverse effects of watershed development on fish and fish habitat.

Construction activities can cause noise and activity that can disturb wildlife or cause avoidance behavior. The effects of construction on nesting birds and other wildlife would depend on project-specific factors, including the timing of construction, background noise levels, and the type and duration of construction activities. Impacts to surface waters from increased impervious surface and erosion from development, as described in Section 4.2, can also impact fish and wildlife habitat. Fish breeding and rearing areas are particularly sensitive to siltation caused by erosion.

Development activities could have direct and indirect impacts on vegetation and habitat for listed- and non-listed species in the County, with direct impacts primarily involving the physical removal of vegetation. This can lead to impacts on riparian, wetland, and shrub-steppe habitat. Development of currently vacant or underdeveloped parcels could lead to fragmentation of wildlife habitat, potentially altering habitat connectivity, and potentially causing some species to migrate into remaining undeveloped areas. Indirect effects common to all alternatives could include a reduction in wildlife habitat quality and function because of increased human disturbance and associated factors in areas adjacent to wildlife habitat. Additionally, operational impacts include light from buildings, streetlamps, and vehicles, traffic noise, and other urban activities, causing sensitive wildlife species to avoid the area. Traffic would also continue to cause mortality to wildlife crossing roadways. These impacts would increase with the intensity of development and population growth.

Alternative 1: No Action Alternative

The No Action Alternative would result in continued use of 717 acres of land under the existing Plan land use designations. Impacts to plants and animals under the No Action Alternative would scale with the intensity of future activities and population growth occurring within the planning areas, which are expected to be less-intensive compared to future uses proposed under the two action alternatives.

Under Alternative 1, the least amount of development would occur as it has the least projected population growth of all alternatives and would be expected to have the least impact on plants and animals. However, population growth would not be accommodated under the No Action Alternative and could potentially result in increased and more diffuse impacts to plants and animals from future development in other parts of the City and neighboring rural areas. For example, the infill of the residential neighborhoods in the southwest adjacent to I-82 could potentially affect shrub-steppe habitat. Similarly, infill in the mixed-use area southeast of Horn Rapids Northwest between SR 240 and the Yakima River could potentially affect burrowing owl habitat. Development in other areas of the City, particularly those near the Yakima or Columbia rivers, could potentially impact wetlands or riparian vegetation that provide important habitat for fish and wildlife species as described above.

Alternative 2: Recommended Growth Target

Alternative 2 proposes to change land use designations to allow development to occur within currently undeveloped or infill areas of the City. Alternative 2 proposes lower density land use

designations than Alternative 3. Under the 20-year population growth projection for the City, Alternative 2 would accommodate fewer people within the planning areas, which could increase development in other infill areas in the City and nearby rural areas, resulting in greater impacts to plants and animals in those areas compared to Alternative 3.

The change in development patterns under Alternatives 2 and 3 at Horn Rapids Northwest and City View West from irrigated to developed lands would alter the landscape, potentially reducing habitat provided by open tracts of land. Although agriculture practices impact historical habitats with a more intensely managed landscape, they can provide tracts of semi-natural habitat. However, species biodiversity is typically higher in the remnant natural areas of the City (Weibull et al. 2003).

Development at Columbia Point South under Alternatives 2 and 3 could impact wetlands or wetland buffers located along the south side of the property adjacent to the confluence of the Yakima and Columbia rivers and near the I-182 bridge. Wetlands provide habitat for species such as waterfowl, which are concentrated at the confluence of the Yakima and Columbia rivers, and also provide water filtration and storage that improve water quality and temperatures for salmonid species.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 proposes to change land use designations to allow development to occur within currently undeveloped or infill areas of the City. Alternative 3 would focus development in these areas to a greater density than proposed in Alternative 2. Similar to Alternative 2, vegetation and wildlife habitat would be within the planning areas. However, by focusing most development in these areas, fewer impacts on terrestrial plants and animals would occur outside of the planning areas than under Alternatives 1 and 2. At Columbia Point South, 16 acres would be designated as Natural Open Space along the south side of the property along the shoreline. Compared to Alternative 2, this could reduce potential impacts to wetlands and wetland buffers from future development.

4.3.3. Mitigation Measures

For Alternatives 2 and 3, the following mitigation measures should be employed to reduce impacts to plants and animals:

- Provide erosion and stormwater control measures during construction, particularly in areas adjacent to surface waters that provide fish and wildlife habitat such as Columbia Point South.
- Consider landscaping with native plants to provide vegetation of habitat significance in streetscapes, buffers for stormwater swales, rain gardens, and other habitat features.
- Avoided, minimize, or mitigate impacts to wetlands or wetland buffers near Columbia Point South, in accordance with the CAO and SMP.

Alternatives 2 and 3 will provide a Natural Open Space buffer along the Yakima River shoreline in the City View West planning area, providing fish and wildlife habitat protections from future development. At Columbia Point South, Alternative 3 designates more area as Natural Open Space along the south side of the property. Compared to Alternative 2, this would provide additional fish and wildlife habitat protections from future development.

Other Mitigation Measures

The *City of Richland Draft Comprehensive Plan* (2017a) goals and policies encourage the protection of critical areas, including surface waters. Alternatives 2 and 3 should identify and regulate the use of wetlands, essential habitat areas, and other critical lands within and adjacent to the planning areas, in coordination with the appropriate agencies. Public access opportunities to the shoreline and other natural features should be considered through integration with the City's trail system to the extent practicable. The following goals and policies should be considered for future development:

- Natural Environment Goal 1: Protect, conserve, and restore natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use without degradation.
- Natural Environment Goal 1, Policy 1: In cooperation with appropriate agencies, identify and regulate the use of wetlands, essential habitat areas, and other critical lands within the UGA. Use the CAO, SMP, the SEPA, and other ordinances, as applicable, to designate and protect the critical areas and natural environment.
- Natural Environment Goal 1, Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.
- Natural Environment Goal 1, Policy 4: Manage the City's shorelines as identified in the SMP.
- Natural Environment Goal 1, Policy 5: Encourage the public and/or private acquisition of the prominent ridges in the south Richland area to facilitate the protection of the land form, preserve views, protect shrub-steppe habitat, and to provide public access. Encourage the preservation of the ridges and hillside areas through applicable development regulations.

The City CAO in RMC 22.10, Article 3 addresses and provides protections for fish and wildlife habitat areas, including surface waters that provide habitat to native fish. Development that is consistent with the CAO would avoid, minimize, or mitigate potential impacts to earth resources under the three alternatives.

According to the *City of Richland Draft Shoreline Inventory, Analysis, and Characterization Report* (Anchor QEA 2013), limitations to aquatic habitat in Richland are the elevated water temperatures and low flow common to the lower Yakima River. Fish passage is impeded by conditions at the mouth of the Yakima River. The following aquatic restoration opportunities are common to the lower Yakima River in this area:

- Improve migration conditions in the lower Yakima River by changing hydrograph through groundwater storage and opening flow pathways at the Columbia River in and around Bateman Island.
- Reconnect floodplain/side channels and oxbows near this reach, and investigate leasing/purchasing floodplain areas.
- Reduce influence of predatory fishes such as smallmouth bass and northern pikeminnow.
- Increase spawning habitat for salmon by reducing water stargrass, an invasive plant that leads to fine sedimentation.
- Retain and recruit large woody debris or engineered logjams into the lower Yakima River to restore and enhance fish habitat, taking into consideration the risk of possible predation issues on juvenile salmonids.
- Restore riparian buffers where possible.

- Update irrigation intakes, as applicable, for protection of salmon from uptake and impingement.

Other mitigation measures may include:

- Reduce impervious surface area by adopting implementing applicable low-impact development (LID) requirements per the Stormwater Management Manual for Eastern Washington (Ecology 2004).
- Promote the preservation of on-site native vegetation, particularly riparian vegetation near surface waters and upland shrub-steppe communities.
- Publicize and encourage the preservation of native soils and protect the natural processes of soil maintenance and on-site hydrology. Leaving areas/tracts ("belts") of native vegetation undisturbed in commercial and residential developments can be shown to provide long-term benefits regarding stormwater management, on-site "landscaping" maintenance, microclimate, and general aesthetics/sense of well-being in a developed landscape.
- Sponsor or encourage public education about the benefits of native vegetation.
- Promote LID, with emphasis on native plant retention in greenbelts between and within areas of proposed development to retain a portion of the wildlife habitat on the site and to preserve a measure of connectivity between areas of wildlife habitat.
- Encourage buffer enhancement. Where stream and/or wetland buffers to be left are in a degraded condition, encourage enhancement of the buffer through means such as establishment of native vegetation and control of non-native invasive plant species.

4.4. Land Use

4.4.1. Affected Environment

The City is part of the Tri-Cities Metropolitan Area in southeast Washington State and includes approximately 27,000 acres in the current incorporated limits and additional 3,000 acres in the UGA. As described in the *City of Richland Draft Comprehensive Plan Supporting Analysis* (Oneza & Associates 2017), residential use comprises about 31 percent of the land area, industrial about 23 percent, commercial use about 6 percent, public lands/open space about 16 percent, and agricultural about 3 percent.

Strong population growth in the Tri-Cities occurred between 1973 and 1981. During this time, there was a boom in nuclear power plant production as part of the Washington Public Power Supply System (Oneza & Associates 2017). In the 1980s, this work subsided, along with the Hanford Nuclear Reserve production of nuclear material, resulting in economic hardships in the region. Population spiked again in the 2000s with environmental restoration and cleanup programs in the area. During this time, population grew approximately 14 percent in 2000 and another 24 percent in 2010 (Oneza & Associates 2017). Based on 2016 OFM population estimates totaling 54,733, future population growth is expected to reach 76,533 in 2035 and 81,366 in 2040 (Oneza & Associates 2017). Based on these numbers, it is estimated 23,699 people will be added to the City's population in the next 20 years.

The Horn Rapids Northwest and City View West planning areas are currently zoned as Agricultural with associated land uses of agricultural production (City of Richland 2017b). These planning areas include undeveloped and infill areas planned for future development by the City.

Horn Rapids Northwest is a 272-acre City-owned parcel that is currently used for irrigated agriculture. The property to the south is not an incorporated part of the City and includes a wetland complex, Barker Ranch, which is managed for wildlife and recreation. The properties to the east and west are also zoned as Agriculture and used for irrigated and dryland agricultural practices. The agricultural properties to the east are bordered by mixed land-uses, primarily consisting of Residential zoned properties. George Washington Way (SR 240) runs along the north side of the property in a southeast-northwest orientation. North of SR 240 is the Horn Rapids Off-road Vehicle Park, the Horn Rapids Sanitary Landfill, and Tri-City Kart Club.

City View West is a 330-acre Washington State-owned parcel and 10-acre right-of-way that is currently used for orchard production. The properties to the south and east include mixed-use properties such as business, retail, and residential. The Yakima River and residential properties along Riverside Drive border the northeast side of the property. The properties to the north and west of City View West are part of West Richland and include a mix of residential land uses.

Columbia Point South is a 230-acre City-owned property that is currently zoned as Public Facility (adjacent to the Columbia River shoreline) and Developed Open Space (landward of the Public Facility zoning; City of Richland 2017b). The property is currently undeveloped and includes a bike and pedestrian trail that connects to Sacagawea Heritage Trail, and other less developed trails throughout the property. Surrounding the south, west, and east sides of the property area the confluence of the Yakima and Columbia rivers and Riverview Natural Preserve area. The interchange between I-182 and WA-240 and the Interstate-182 bridge borders the north and west sides of the property. Across Interstate-182 to the north is Columbia Point Marina Park, Columbia Point Golf Course, and mixed-use properties including Waterfront, Retail Business, and residential.

4.4.2. Impacts

Future development resulting from adoption of the Plan update could convert undeveloped and infill areas to more intensive uses. Impacts associated with land use conversions could include construction-related and operational impacts. General land use impacts that are likely to be associated with future population growth. Associated development activities would include increased noise, light and glare, and traffic delays; changes in views or the aesthetic character of the area; and increased pressure to develop or redevelop adjacent vacant or underutilized areas. Construction and operational noise is regulated by the RMC 9.16 – Public Nuisance Noise – Prohibited.

Alternative 1: No Action Alternative

The No Action Alternative would result in continued use of the properties as currently zoned by the City. Current land uses would continue to predominate, including residential and industrial uses. Future population growth would not be accommodated in the planning areas under the No Action Alternative and could potentially result in increased and more diffuse impacts to land use from future sprawl type development in other parts of the City and neighboring rural areas.

At Columbia Point South, the current land use designation would remain as Public Facility and Developed Open Space. The Public Facility land use allows a range of uses, such as schools, churches, public agency buildings, passive open space, golf courses, campgrounds, parks, and public gathering spaces. It also allows recreational uses such as art galleries and boat moorages; retail uses such as concessionaire and parking lots; and other uses such as hazardous waste treatment and storage and cemetery. The Developed Open Space land use designation allows for golf courses, federal power transmission and irrigation wasteway easements, private open space, riverfront

parks, undeveloped parks, and parks intended for long-term open space. Maintaining these use designations could result in

Alternative 2: Recommended Growth Target

Under Alternatives 2 and 3, the land use in Horn Rapids Northwest and City View West is re-designated from underutilized Urban Reserve to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, and Developed and Natural Open Space. Compared to the No Action Alternative, land use patterns would increase significantly in intensity from the current agricultural land uses. Land use patterns would change from agriculture to mixed-use and predominantly residential uses.

New development and redevelopment would involve demolition of some existing structures, site preparation, infrastructure installation, and construction of new buildings. Such development and construction activities would affect surrounding land uses in terms of dust, construction traffic, and noise throughout the duration of the construction. Throughout the full buildout timeframe, these impacts would shift from one development location to another within the planning areas. Construction of infrastructure, housing, and business facilities is usually accompanied by temporary increases in noise and vibration due to the use of heavy equipment and hauling of construction materials. Noise impacts depend on the background sound levels, the type of construction equipment being used, and the amount of time it is in use. Operational noise (including construction-related noise) in the City is regulated by RMC 09.16.045, addressing public nuisance noise.

The Horn Rapids Northwest area would increase to a low-density residential use, which is commensurate with uses to the south of the property which are currently zoned as Multiple Family Residential (City of Richland 2017b). The change from agricultural land uses in Horn Rapids Northwest and City View West would increase the intensity of development in these areas under Alternatives 2 and 3.

The City View West area would increase to a mixed-use area, primarily consisting of low-density residential and commercial uses bordering the west and north portions of the planning area, with more intense uses such as high-density residential and commercial uses to the south near similar commercial uses (City of Richland 2017b). The 34 acres adjacent to the Yakima River would remain Natural Open Space, protecting the area from future development. The change in land uses in this area would provide a variety of land use designations to accommodate mixed uses consistent with the draft *City of Richland Draft Comprehensive Plan* Land Use Goal 1, Policy 1 (2017a). Additionally, the 40-acre Public Facility land use designation and 5-acre Developed Open Space land use designation would co-locate a school and public park, respectively, consistent with Land Use Goal 7, Policy 3.

Alternatives 2 and 3 would change the Columbia Point South area land use designation from Public Facility and Developed Open Space to Natural Open Space along the shoreline and Commercial Recreation further upland, adjacent to I-182. The land use change from Public Facility to Natural Open Space along the shoreline would reduce the impact of future development compared to the existing use designation which would be maintained under Alternative 1. Additionally, the change to Commercial Recreation would promote recreational and water-oriented uses in Columbia Point South, reducing the impact of future development compared to Alternative 1. The Commercial Recreation land use designation change area is 11 acres larger in Alternative 2 and could result in greater impacts compared to Alternative 3. These land use designation changes would maintain public access to this area. However, future use of this area by the public could increase from existing conditions.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 includes the highest density residential land use allocation. Alternative 3 includes similar land use designations as Alternative 2, but in the Horn Rapids Northwest planning area, 42 acres adjacent to SR 240 would be changed from Low Density Residential to Medium Density Residential. Similarly, in the City View West planning area, 13 acres of the south portion of the planning area would be changed from Medium Density Residential to High Density Residential. Alternative 3 will have higher density and more concentrated development and less need for development in low-density land use designated areas compared to Alternative 2. The higher density will help the City to meet the 20-year population growth target. At Columbia Point South, the Natural Open Space land use designation change area is 11 acres smaller than Alternative 2, protecting a larger area along the shoreline, and reducing potential future impacts from development in that area.

4.4.3. Mitigation Measures

For Alternatives 2 and 3, the following mitigation measures should be employed to reduce impacts to land uses in and adjacent to the planning areas:

- Meet population growth targets and housing demand through developing existing planned areas, infill developments, and re-designating Horn Rapids Northwest and City View West to accommodate mixed-uses.
- Improve the built environment through designing new structures and development per RMC.
- Reduce local traffic volumes by creating a live-work environment in City View West
- Reduce urbanization and provide recreational opportunities at City View West through Developed Open Space land use designation.
- Natural Open Space designation in the City View West area will preserve the shoreline and the sloped area to the east along the Yakima River.
- Commercial Recreation land use is limited to recreational and water-oriented facilities, thus preventing a whole range of commercial uses in Columbia Point South. Additional restrictions on future land uses may be applied through zoning changes for this area.

Other Mitigation Measures

The current draft *City of Richland Draft Comprehensive Plan* (2017a) goals and policies are intended to plan for future population growth within the UGA while promoting compatible land uses and community objectives. The following goals and policies should be considered for future development under the three alternatives:

- Community Goal 7: Develop a vibrant CBD planned on a high-density land use.
- Community Goal 10: Achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy.
- Land Use Goal 1, Policy 2: Facilitate planned growth and infill developments within the City.
- Land Use Goal 1, Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, and recreational uses that will take advantage of the existing infrastructure network.
- Land Use Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.

- Land Use Goal 6, Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the CBD.
- Land Use Goal 7, Policy 3: Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.
- Natural Environment Goal 1: Protect, conserve, and restore natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use without degradation.
- Urban Design Goal 1: Create a physically attractive and culturally vibrant pedestrian-friendly environment in the City.
- Urban Design Goal 1 Policy 1: Establish and enhance the positive attributes of residential, commercial, central business, and other districts with appropriate transition between them.

The City of Richland Zoning Regulations in RMC Title 23 regulate development in various zoning districts, and a zoning change could be made to further restrict the type and density of development in Columbia Point South. Similarly, the City CAO in RMC 22.10 addresses and provides protections for critical areas. Development that is consistent with these regulations would avoid, minimize, or mitigate potential impacts to land use under the three alternatives.

Another mitigation measure to consider is implementing rural land protection measures and incentives to make UGAs and planning areas more attractive (e.g., density incentives and infrastructure investment), which could be applied to direct growth to urban areas under all alternatives.

4.5. Shoreline Use

4.5.1. Affected Environment

The City is located at the confluence of the Columbia and Yakima rivers. Water-dependent uses in the City include largely recreation marinas at Columbia Park West and Columbia Point, and boat launches on the Columbia and Yakima rivers. Two port facilities are located in North Richland near Horn Rapids Road and consist of barge offloading piers and ramps.

Water-related uses, including water-enjoyment uses, include much of the park and open space areas along the shorelines that provide for recreational use, including water-related beach and swimming access, as well as aesthetic enjoyment of the shoreline on trail systems and passive recreation areas. Some mixed-use development on Columbia Point provides opportunities for public access, but the public access component is generally on public land adjacent to the trail corridor.

Non-water-related uses directly adjacent to the water are largely limited to a small area of large lot single-family/rural use along the Yakima River near Van Giesen Street, a single-family residential area along the Columbia River between Ferry Road and Sprout Street, and the WSU Tri-Cities campus north of Sprout Road.

Horn Rapids Northwest is located approximately 1 mile north of the Yakima River and is not within a designated shoreline area.

City View West is located adjacent to the Yakima River and is separate from the river by a steep slope and an irrigation canal facility that runs along the river. Between the river and the canal is an undeveloped wetland complex that provides habitat to priority species, and low-intensity recreation opportunities.

Columbia Point South is located at the confluence of the Yakima and Columbia rivers. There are freshwater forested/shrub wetlands documented in the lower elevation areas along the south side of the property adjacent to the confluence. Shoreline recreation includes a waterfront bike and pedestrian trail that connects to Sacagawea Heritage Trail, and other less developed trails and paths.

4.5.2. Impacts

Increased population growth in the City, including growth in rural areas, has the potential to change shoreline uses. Shoreline areas often attract development due to the scenic values that they provide. Increased development in or adjacent to these areas may change the existing character or degrade the shoreline environment. Additionally, development could potentially alter surrounding land use patterns sufficiently to reduce the value of shoreline areas as recreational opportunities or wildlife habitat. The SMP sets requirements for land uses, densities, setbacks, and open space that can only be changed through a state and local amendment to the SMP (Anchor QEA 2014).

Alternative 1: No Action Alternative

Under the No Action Alternative, impacts to the shoreline are anticipated to be similar to current development patterns. Future population growth would not be fully accommodated under the No Action Alternative and could potentially result in increased and more diffuse impacts to shoreline areas from future sprawl-type development in other parts of the City and neighboring rural areas. In these cases, development in shoreline areas would be required to comply with the SMP and other rules and regulations, and avoid or minimize potential impacts to the shoreline environment. At Columbia Point South, the land use designation would remain Public Facility adjacent to the shoreline, which would allow for a variety of uses to occur as described in the Land Use Section 4.4.

Alternative 2: Recommended Growth Target

Alternative 2 proposes to change land use designations to allow development to occur within currently undeveloped or infill areas of the City, primarily located outside of the shoreline. Directing development into these areas would minimize potential impacts sensitive shoreline environments in other parts of the City or nearby rural areas. The Natural Open Space buffer provided as part of the City View West planning area would alleviate pressure associated with shoreline development and maintain the public path along the levee system adjacent to the Yakima River shoreline.

At Columbia Point South, the land use designation under Alternatives 2 and 3 would change to Natural Open Space along the shoreline and Commercial Recreation further upland, adjacent to I-182. The change to Natural Open Space along the shoreline would provide a buffer between the shoreline and future development, which would allow recreational and water-oriented uses to occur. The land use designation change would maintain public access to the area and support future recreational uses in and adjacent to the shoreline. Future use of this area by the public could increase from existing conditions. Alternative 2 includes 11 more acres of Commercial Recreation land use designation along the south side of the property which would result in more intensive use of the area compared to Alternative 3.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 proposes to change land use designations to allow development to occur within currently undeveloped or infill areas of the City. Similar to Alternative 2, directing development into these areas would minimize potential impacts sensitive shoreline environments in other parts of the City or rural areas. The Natural Open Space buffer provided as part of the City View West planning area would alleviate pressure associated with shoreline development. At Columbia Point South, impacts would be similar to Alternative 2; however, 11 more acres would be designated as Natural Open Space along the south side of the property, protecting additional area from future development near the shoreline.

4.5.3. Mitigation Measures

For Alternatives 2 and 3, the following mitigation measures should be employed to reduce impacts to shoreline:

- Provide a development buffer at City View West along the Yakima River shoreline using Natural Open Space land use designation.
- Natural Environment Goal 1, Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife. At the Columbia Point South planning area, the City should consider improvements to the existing recreational trail system and public access from Columbia Point Drive.
- No net loss of shoreline ecological functions as a result of new development shall be allowed, consistent with the provisions of the SMP.
- Natural Open Space designation in the City View West area, and the Columbia Point South shoreline area will preserve the Yakima River shoreline.

Other Mitigation Measures

The current draft *City of Richland Draft Comprehensive Plan* (2017a) provides goals and policies encouraging the protection, conservation, and restoration of natural areas, including the shoreline, as assets to the community. Alternatives 2 and 3 should identify and regulate the use of shorelines, in coordination with the appropriate agencies. The following goals and policies should be considered for future development:

- Natural Element Goal 1: Protect, conserve, and restore natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use without degradation.
- Natural Element Goal 1, Policy 1: In cooperation with appropriate agencies, identify and regulate the use of wetlands, essential habitat areas, and other critical lands within the UGA. Use the CAO, SMP, SEPA, and other ordinances, as applicable, to designate and protect the critical areas and natural environment.
- Natural Element Goal 1, Policy 2: Consider the goals and policies of the SMP as part of this Plan. Encourage development of water-oriented recreational, cultural, and commercial facilities in certain Columbia River locations, consistent with the SMP and its criteria of no net loss of ecological functions, to enhance and diversify Richland's community recreational resources and its attractiveness to tourists.
- Natural Element Goal 1, Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.
- Natural Element Goal 1, Policy 4: Manage the City's shorelines as identified in the SMP.

- Natural Element Goal 1, Policy 6: Develop an integrated pedestrian trail system to provide access through the City's important natural features, such as prominent ridges and rivershore areas and provide necessary trail linkages between these natural features.

The City of Richland SMP establishes regulations to protect sensitive shoreline areas from the impacts associated with new development. Any development projects undertaken within the jurisdiction of the SMP would be required to undergo evaluation for consistency.

The City CAO in RMC 22.10, Article 3 addresses and provides protections for sensitive habitats, including the shoreline environment. Additionally, the City of Richland Zoning Regulations in RMC Title 23 regulate development in various zoning districts, including the shoreline environment. Development that is consistent with these standards would avoid, minimize, or mitigate potential impacts to earth resources under the three alternatives.

4.6. Population, Housing, and Employment

4.6.1. Affected Environment

As discussed above, current population estimates for the City are 54,733. Based on these numbers, it is estimated 23,699 people will be added to the City's population in the next 20 years (Oneza & Associates). The 2015 American Community Survey (ACS) data indicate 22,130 housing units in Richland. About 65 percent of the housing units are owner-occupied, and 35 percent renter-occupied. Per the *City of Richland Draft Comprehensive Plan Supporting Analysis*, using the average household size of 2.4 persons per unit, this additional population will require 9,875 housing units. Existing vacant buildable land is estimated to provide 9,295 units in a variety of housing types (e.g., single-family, multi-family, townhome, condo); therefore, an additional 580 housing units will be required to meet the demand of future housing (Oneza & Associates 2017).

The economy of the Tri-Cities region is primarily a service-based economy. Goods-producing industries (such as manufacturing) make up less than 25 percent of the total economic output. Based on 2016 inflation-adjusted dollars, the Tri-Cities economy was less impacted by the recession in 2008 than the rest of the nation due to the increase in employment at the Hanford Site as part of the American Recovery and Reinvestment Act (ARRA) of 2009. From 2010 to 2014, the total output declined from $10.3 billion to $8.6 billion, partly due to the end of ARRA and partly reflecting the national recession trends (Oneza & Associates 2017).

The Tri-Cities area is unique in that its employment base is dominated by a select number of large employers. Roughly one in five of estimated 116,000 jobs in the Benton and Franklin Counties are for large employment firms or agencies, with the top five ranging in type, including research and development, health services, engineering and construction, food processing, and education. Eight of the ten top employers in the Tri-Cities are in Richland, a legacy largely of significant federal investments in the Hanford Site.

Employment in the Tri-Cities region increased from 2006 to 2015 by more than 22,000 jobs, with an average annual growth rate of 2 percent. There are roughly 116,000 jobs in the region. All industries experienced positive employment growth by the end of the 10-year period. However, from 2011 to 2014 employment slightly declined as spending cuts at the Hanford Site impacted the entire regional economy. Additional information on population, housing, and employment can be found in the *City of Richland Draft Comprehensive Plan Supporting Analysis* (Oneza & Associates 2017).

Horn Rapids Northwest and City View West are undeveloped and infill areas that are currently leased by the City and the State of Washington, respectively, for agricultural uses. Columbia Point South is currently undeveloped with a waterfront bike and pedestrian trail that connects to Sacagawea Heritage Trail, and other less-developed trails. No people currently reside in any of these areas.

4.6.2. Impacts

According to current trends, population is expected to grow under all three alternatives. Housing and employment growth is also expected and would be accommodated under each alternative, but at varying levels. Impacts to population, housing, and employment would occur from inadequate existing facilities or insufficient future development opportunities to accommodate growth. An increase in population will require more intensified commercial, business, and other public facilities than would be possible under current development and population conditions. An intensification of urban uses and densities will increase traffic congestion, park requirements, police and fire requirements, and other public service demands and fiscal impacts. Additional urban development could further tax the City's fiscal and public service resources, potentially leading to a dilution of the service levels or capabilities provided current residents. Additionally, inadequately located or designed urban infrastructure, including roads, parking lots, and other improvements that are not properly sited, could create stormwater runoff, erosion, and other environmental hazards affecting neighboring properties and public services. These impacts should be mitigated through consistency with the Plan and other planning documents to ensure compatible development.

Alternative 1: No Action Alternative

The No Action Alternative would result in continued use of the properties as currently zoned by the City. Future population growth would not be accommodated in the planning areas. Compared to the action alternatives, the No Action Alternative would nominally increase housing or employment opportunities in the City, but would not meet the demand for housing based on future population growth trends.

Alternative 2: Recommended Growth Target

Under Alternatives 2 and 3, the land use in Horn Rapids Northwest, City View West, and Columbia Point South would be re-designated to accommodate population growth, and provide housing and employment opportunities. The Horn Rapids land use designation would provide 272 acres of Low Density Residential area. The City View West land use designation would include 214 acres of Low, Medium, and High Density Residential, Commercial, Public Facility, and Developed and Natural Open Space. The addition of housing in these areas is expected to improve the City's economic vitality and support local businesses. Alternatives 2 and 3 would increase housing and employment opportunities in the City consistent with future population growth trends. However, the higher intensity uses that would increase population and employment levels, would include associated traffic, noise, air pollution, public service demands, and other issues related to increased development in urban environments.

At Columbia Point South, the land use designations would change to Natural Open Space and Commercial Recreation. No residential land use designations are proposed in this area. The Natural Open Space designation would preserve recreational opportunities in this area. The Commercial

Recreation designation could also increase employment opportunities, with 11 acres more of this land use designation proposed in Alternative 2 than Alternative 3.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 includes similar land use designations as Alternative 2, but in the Horn Rapids Northwest planning area, 42 acres adjacent to SR 240 would be changed from Low Density Residential to Medium Density Residential. Similarly, in the City View West planning area, 13 acres of the south portion of the planning area would be changed from Medium Density Residential to High Density Residential. Alternative 3 includes the highest density residential land use allocation and would accommodate more population growth and housing than the No Action Alternative or Alternative 2. Higher density and proximity between housing and jobs could attract more employers and businesses. Alternative 3 would allow for more affordable housing opportunities in terms of variety of housing types such as single-family, townhomes, condominiums, and apartments. At Columbia Point South, 11 fewer acres would be designated as Commercial Recreation, potentially reducing the available land that could accommodate employment opportunities in the area.

4.6.3. Mitigation Measures

For Alternatives 2 and 3, the *City of Richland Draft Comprehensive Plan Supporting Analysis* (Oneza & Associates 2017) identifies the following mitigation measures should be employed to reduce impacts to population, housing, and employment:

- To ensure the stability and resiliency of the economy, the City should leverage existing assets but adapt them to a changing economy. These efforts should focus on increasing primary sector, non-Hanford Site-related science and tech employment by creating a business environment that encourages and welcomes local business.
- Encourage innovation and investment through infrastructure investment, streamlined regulation, and "second paycheck" benefits such as livability and access to recreation.
- Leverage the natural landscape as an asset for economic development.
- Concentrate development in areas with existing infrastructure and near jobs centers to optimize the City's funding.
- Meet housing demand through developing existing planned areas, infill developments, and by re-designating Horn Rapids Northwest and City View West to accommodate mixed-uses.

Other Mitigation Measures

The current draft *City of Richland Draft Comprehensive Plan* (2017a) provides goals and policies to accommodate population trends, housing, and employment. The following goals and policies should be considered for future development:

- Community Goal 2: Create a vibrant, progressive, and physically, socially, economically, and culturally diverse community providing choices of jobs, housing, and recreational opportunities to its residents of all ages.
- Community Goal 10: Achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy.
- Land Use Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

- Land Use Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.
- Land Use Goal 5: Ensure connectivity in the land use pattern that enhances community access and promotes physical, social, and mental well-being so residents can live healthier and more active lives.
- Land Use Goal 3, Policy 2: Encourage higher residential densities especially in and near the CBD area.
- Housing Element Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community. Provide a variety of housing types such as single-family, townhomes, condominiums, and apartments.
- Housing Element Goal 5: Ensure compatibility of new residential developments with established neighborhoods and the community.

The GMA requires jurisdictions to allocate population growth to cities when feasible. Housing and employment are maintained and updated by the City as part of required Plan updates.

To accommodate future population growth, the City should consider infill incentives and upzones. Other rural land protection measures and incentives make UGAs and Urban Reserve areas more attractive through infrastructure investment and infill incentives.

4.7. Parks and Recreation

4.7.1. Affected Environment

The City has a total of 2,286 acres of city-owned park land within its corporate limits (Oneza & Associates 2017). The City's park land inventory includes neighborhood, community, regional, linear, Natural Open Space, and special use parks. The Yakima River shoreline has agricultural lands and open spaces along it, with some publicly owned park and recreation facilities along the lower river and at the confluence with the Columbia River. In general, the City has excellent waterfront shoreline access along most portions of the Columbia River, with boating facilities, trails, and active and passive recreation opportunities. The Tapteal Greenway is a 35-mile corridor along the Yakima River. This greenway extends from Kiona Bend at Benton City to the mouth of the river at Bateman Island in Richland. There is a land trail component and water trail component that make up a corridor of various habitats ranging from shrub-steppe to wetlands.

Horn Rapids Northwest does not include any parks and recreation opportunities within the proposed development area. However, the property to the south includes a wetland complex, Barker Ranch, which is managed for wildlife and recreation. North of WA-240 is the Horn Rapids Off-road Vehicle Park and Tri-City Kart Club. The Yakima River is located 1 mile to the south of the property and provides recreational watersport and fishing opportunities.

City View West includes one park and a proposed school location that will provide additional recreation opportunities outside of school operating hours. Additionally, there are public parks interspersed throughout the adjacent mixed-use properties, including Park at the Lakes to the east, Brookstone Park to the south, and the Hills Community Park to the west. The Yakima River and associated low-intensity recreation areas border the northeast side of the property. The Yakima River provides recreational watersport and fishing opportunities.

Columbia Point South is currently undeveloped and includes a bike and pedestrian trail that connects to the Sacagawea Heritage Trail, and other less-developed trails and low-intensity recreation opportunities. The property is located at the confluence of the Yakima and Columbia

rivers. The rivers provide recreational watersport and fishing opportunities. To the north of Columbia Point South are several properties with waterfront and recreational uses, including Columbia Point Marina Park and the Columbia Point Golf Course. There is a boat launch and moorage provided at Columbia Point Marina Park.

4.7.2. Impacts

Regional population growth will result in greater demand for parks and open space. Recreational opportunities will also be in higher demand, commensurate with population growth in the area.

Alternative 1: No Action Alternative

The No Action Alternative would not provide any parks and recreation beyond the land already set aside for public purposes. Therefore, the parks and recreation opportunities would be insufficient to accommodate future population growth.

Alternative 2: Recommended Growth Target

Increased population growth and density projected for Alternatives 2 and 3 would place greater demand on parks and recreation facilities within and near the City. Alternatives 2 and 3 would preserve the Natural Open Space land use in City View West along the Yakima River, preserving waterfront access to the Yakima River and trail along the levee system. Both alternatives would also provide 5 acres of park space in the central portion of the City View West planning area to the south of the 40-acre Public Facility-designated area, which is being reserved for a public school. This is consistent with the *City of Richland Draft Comprehensive Plan* Capital Facilities Goal 4, Policy 2, to coordinate the development of recreational facilities with municipal facilities, where appropriate (City of Richland 2017a).

Alternatives 2 and 3 would also provide recreational opportunities at the Columbia Point South planning area under the new Commercial Recreation land use designation. Additionally, the change in land use designation to Natural Open Space along the shoreline would preserve waterfront access to the public for recreational uses. This is consistent with the *City of Richland Shoreline Master Program Update,* which includes promotes a mix of uses in shoreline areas at Columbia Point South to increase public access to shorelines, particularly on public properties, by developing and implementing parks, recreation, and trails plans (Anchor QEA 2014).

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 includes the highest density residential land use allocation and would place a greater demand on parks and recreation facilities within the planning areas. Alternative 3 includes a similar amount of park and recreation space as Alternative 2 in the Horn Rapids Northwest and City View West planning areas. Alternative 3 would provide an additional 11 acres of Natural Open Space land in Columbia Point South compared to Alternative 2, preserving more waterfront area and access to the public for low-intensity recreational uses.

4.7.3. Mitigation Measures

For Alternatives 2 and 3, the following mitigation measures should be employed to reduce impacts to parks and recreation:

- At the Columbia Point South planning area, the City should maintain public access and the existing recreational trail system.
- Provide for park or recreation opportunities near urban centers through land use designations such as Developed Open Space in City View West should be considered.
- As development occurs in this area, incorporating shoreline access may be appropriate to meet future demand for access created by the development.

Other Mitigation Measures

The current draft *City of Richland Draft Comprehensive Plan* (2017a) Parks, Recreation, and Open Space goals encourage providing an integrated system of parks, recreation facilities, trails, and open spaces. Alternatives 2 and 3 should maintain consistency with the policies under this goal by:

- Capital Facilities Goal 4, Policy 2: Coordinate the development of City of Richland trails, open space, and other recreational facilities and programs with other municipal facilities development, where appropriate.
- Capital Facilities Goal 4, Policy 3: Extend and improve the multi-use trail system to link parks, community activity centers, schools, and employment centers.
- Land Use Goal 5, Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.
- Natural Environment Goal 1, Policy 6: Develop an integrated pedestrian trail system to provide access through the City's important natural features, such as prominent ridges and rivershore areas and provide necessary trail linkages between these natural features.
- Community Goal 5: Encourage the identification, preservation, and restoration of the City's open space and natural areas that will meet educational, health, and outdoor recreational needs with associated economic opportunities to the community.
- Housing Element Goal 6, Policy 2: Improve parks and recreation facilities in targeted neighborhoods by supporting a range of improvements to existing or new parks such as building bicycle and walking paths, improving public restrooms, landscaping, or installing play equipment.

The GMA provides 14 goals for comprehensive planning, including goals to encourage the retention of open space and development of recreation opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks. Development under Alternatives 2 and 3 should consider these goals to the extent practicable in providing parks and recreation opportunities.

The *City of Richland Shoreline Master Program Update* includes policies to work with other jurisdictions, property owners, open space groups, and interested parties to develop and implement regional and City parks, recreation, trails plans, and appropriate implementation strategies (Anchor QEA 2014).

4.8. Transportation

4.8.1. Affected Environment

The Tri-Cities area is the largest metropolitan area between Spokane to the northeast, Seattle to the northwest, Portland to the west, and Boise to the southeast. Because of its location, the Tri-Cities is

a major transportation hub for travelers and commodities in the Pacific Northwest. As part of the Tri-Cities, Richland has easy, direct access to all modes of commercial transportation services (Oneza & Associates 2017). Throughout the next 20 years, Richland is projected to experience a 28 percent annual increase in population. This growth will result in an increase in traffic volumes to, from, through, and within the City.

The Tri-Cities are connected to the interstate highway system. I-82 links the Tri-Cities metropolitan area to I-90 to the north and west, through Yakima, and to I-84 to the south, in northern Oregon. I-182, which passes through Richland, links Richland to these interstates and US 395. US 12 links the Tri-Cities to the interstates and to US 395, and provides access to Walla Walla and other southeastern Washington locales. The limited-access interstates serving the Tri-Cities carry between 40,000 and 60,000 vehicles per day. SR 240, which originates at US 395, links Richland and Kennewick and provides a western bypass route around the City to the Hanford Site, then continues northwest to connect with SR 24. Access to West Richland is via SR 224 (Van Giesen Street) and I-182. The Washington State Department of Transportation is responsible for maintaining an adequate level of service on these highways. Figure 4-4 shows the transportation and utility network in the City.

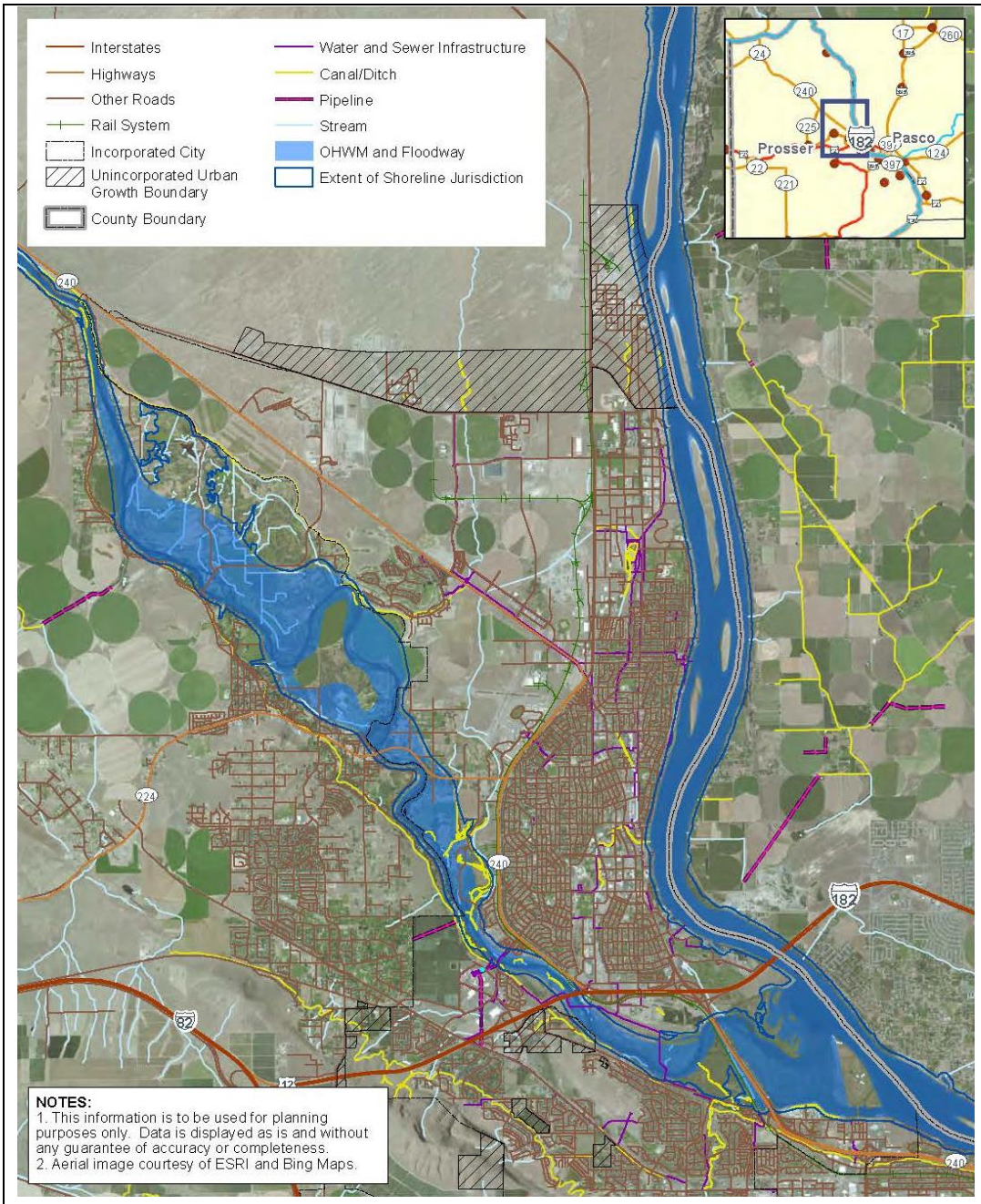


Figure 4-4. Transportation and Utilities.

Horn Rapids Northwest is served by SR 240, which runs northwest from where it turns from the Stevens Road intersection. City View West is served by City arterials, including Kennedy Road to the south and Queensgate Drive, which intersects the middle of the planning area. Columbia Point South is located to the south of I-182 and to the east of SR 240, near the interchange. The property does not include any formal transportation access, but is accessed by Columbia Point Drive or the existing bike and pedestrian trail that runs through the property and connects to the Sacagawea Heritage Trail.

4.8.2. Impacts

Demands on transportation and transit facilities throughout the City would continue to increase due to future population and employment growth. Under all alternatives, continued maintenance of these facilities would occur on a regularly scheduled or as-needed basis. For transit operations, the increases could increase in hours of operations and some capital facilities such as park-and-ride lots. This includes projects under the regional *2016-2021 Transportation Program* developed by the Benton-Franklin Council of Governments for the Tri-Cities Metropolitan Planning Organization (MPO) and Benton-Franklin Regional Transportation Planning Organization (RTPO; 2016).

Increases in population and employment levels would also increase the demand for additional non-motorized facilities such as trails and bikeways. These bicycle and trail facilities may be located along roadways as bike lanes/sidewalks or as separated facilities and would provide opportunities for recreational and commuter users.

Under all alternatives, rail and airport use could also increase. In general, as employment and population increase, the use of these facilities also increases. Rail facilities would be affected by an increase in commerce associated with employment growth. Airport activity would also increase as recreational activities and employment increases.

Alternative 1: No Action Alternative

The No Action Alternative would result in continued use of 717 acres of land under the existing Plan land use designations. Future population and employment growth would not be accommodated under the No Action Alternative and could potentially result in increased and more diffuse impacts to transportation facilities from future development in other parts of the City and nearby rural areas. In turn, maintenance of transportation facilities would also be greater and more widespread across the City rather than focused near infill and urban areas.

Alternative 2: Recommended Growth Target

Under Alternatives 2 and 3, the land use patterns would increase significantly in intensity from the current agricultural land uses to mixed-use and predominantly residential uses. Increased density within the planning areas would in-turn increase demand on transportation and transit facilities. Increased density in urban areas would most efficiently support new or extended bus routes in addition to more frequent service provided by transit facilities. Similarly, non-motorized transit demand would also increase. This increased demand would be more localized than the diffuse impacts anticipated under the No Action Alternative.

Development associated with Alternative 2 would result in potential impacts from construction activities, including increased traffic volumes, increased delays, detour routes, and road closures. During construction, vehicles would be necessary to bring equipment and materials to the planning areas. Large, oversized trucks could require pilot vehicles as they travel to and from the freeway with large loads. These trucks may also require flaggers to manually divert or control traffic as it enters or exits roadways (due to large turning radii). This traffic maintenance would cause delays for motorists.

Transportation access at Columbia Point South is currently limited and may require transportation improvements to provide access under future use scenarios.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 includes a similar level of development as Alternative 2, with increased density expected in portions of the Horn Rapids Northwest and City View West planning areas. This alternative would place the greatest demands on transportation facilities. However, these demands would be more localized rather than the diffuse impacts anticipated under the No Action Alternative.

At Columbia Point South, 11 fewer acres of Commercial Recreation would be re-designated compared to Alternative 2. This could reduce the intensity of commercial recreation uses requiring transportation to the site.

4.8.3. Mitigation Measures

For Alternatives 2 and 3, the following mitigation measures should be employed to reduce impacts to parks and recreation:

- During construction, the City will work with its development applicants to oversee that appropriate coordination with affected agencies and property owners occurs upon future development. This includes providing appropriate public notification and detour routes upon development of its own projects.
- During construction, the City could require construction management plans at the time of development to reduce potential short-term impacts.
- To accommodate future population growth projections, the City has planned a roadway network to serve developing areas, and many of the improvements will be paid for by private development. Identified improvements to transportation networks are described further in the City of Richland Draft Comprehensive Plan Supporting Analysis (Oneza & Associates 2017).
- The City will cooperate with the RTPO and Benton-Franklin Council of Governments for levels of service.
- The City should consider continued investment into additional rail lines to serve the Horn Rapids Industrial Park and surrounding areas.
- The City should consider multi-modal needs in new corridors and in street standards for when new roadway facilities are constructed.
- The City should consider multimodal transportation, including shuttle service at Columbia Point South, along with other transportation options to this area.

Other Mitigation Measures

The current draft *City of Richland Draft Comprehensive Plan* (2017a) transportation goals and policies encourage providing an efficient and multimodal transportation network to support the City's land use vision and existing needs. The following goals and policies should be considered for future development:

- Community Goal 9: Provide and support an efficient, varied, and well-maintained transportation network.
- Land Use Goal 5, Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.

- Natural Environment Goal 1, Policy 6: Develop an integrated pedestrian trail system to provide access through the City's important natural features, such as prominent ridges and rivershore areas and provide necessary trail linkages between these natural features.
- Transportation Element Goal 1: Provide an efficient and multimodal transportation network, including road, trail, rail, water, and air, to support the City's land use vision and existing needs.
- Transportation Element Goal 1, Policy 1: Plan new street segments and consider modifying existing streets to provide comfortable and safe elements for bicyclists, pedestrians, and transit users in addition to vehicles.
- Transportation Element Goal 1, Policy 6: Plan and implement transportation system improvements that meet the needs of all areas and residents.
- Transportation Element Goal 1, Policy 7: Plan transportation facilities that are compatible with adjacent land uses.
- Transportation Element Goal 2: Improve safety, connectivity, and operating efficiency of the transportation system.
- Transportation Element Goal 3: Encourage the use of transportation modes that promote energy conservation, circulation efficiency, and an active lifestyle.
- Transportation Element Goal 4: Ensure the road network is sensitive to the natural and built environment and offers a sense of the community.

4.9. Public Services and Utilities

4.9.1. Affected Environment

The Richland sanitary sewer system was originally developed to serve the area around the CBD and the surrounding residential areas, but has been extended to other areas as they have developed, including north Richland, the Badger Mountain area, and the Horn Rapids community (Oneza & Associates 2017). Figure 4-4 shows the network of utilities, including water and sewer infrastructure, canals and ditches, and pipelines.

Sanitary Sewer Collection System

The existing Richland sanitary sewer collection system serves approximately 40 square miles of area, divided into 17 drainage basins. The collection system consists of more than 262 miles of gravity collection pipes, which range in size from 6 to 54 inches in diameter. Much of the Richland sewer service area is flat, making it difficult to construct sewers with the minimum slopes necessary for sewage flow. Pump stations receive sewage by gravity and augment the flow by pumping it to the treatment facility. The City owns and operates 14 pump stations, ranging in size from 1.5 to 35 horsepower. Because of the cost of operation and maintenance, it is desirable to minimize the number of pump stations, and many have already been eliminated by the interceptor improvements.

The service area for the City sewer system matches the UGA, although not all areas have sewer service. The City's *2015 General Sewer Plan Update* addresses proposed future system improvements based upon current land uses within the UGA (City of Richland 2016).

Wastewater Treatment Facilities

All flows collected by the Richland sanitary sewer collection system are transported to and treated at the Richland Wastewater Treatment Plant. Since its completion in 1985, the plant has consistently achieved the discharge requirements specified in its NPDES permit. The plant provides primary sedimentation, followed by secondary treatment using an activated sludge process. Plant effluent is disinfected with chlorine prior to discharge to the Columbia River.

Water Supply System

The City's potable water sources include a wellfield and the Columbia River WTP. The Richland water system was constructed during the 1940s to support the wartime activities at the Hanford Site. This temporary system has developed into the modern permanent water system used in the City today. Much of the population within the corporate limits of the City is served by the City of Richland Water Utility. As of 2016, the Utility serves approximately 18,689 connections, which include residential, commercial, and industrial users. The Utility is managed by the City as part of the Public Works Department.

Stormwater System

Stormwater runoff is a major contributor of water quality pollution to waterways. Being located in a semi-arid climate, the streets in Richland still collect sediments from construction sites, fertilizers and pesticides from yards, bacteria from animal waste, and gas, oil, and toxic metals from cars. Managing the stormwater system includes illicit discharge detection and elimination, runoff control, operation and maintenance, and monitoring of the system. The City continually updates its system through a combination of programs and facilities. Public involvement, education, and outreach are important components of the program.

Solid Waste Management

The City of Richland Solid Waste Division provides municipal solid waste collection and disposal services to residences and businesses within the City limits. Solid waste collection services for lands outside the City limits are provided by private waste haulers licensed through the Washington State Utilities and Transportation Commission. This City's landfill accepts waste from the surrounding areas on an individual load basis. The City has no disposal contracts with private haulers or other government agencies.

Solid waste collection services for the City are provided by the City's Public Works Department, except in newly annexed areas. The Department administers user-fee-funded refuse collection services and bills its customers through the City Administrative Services Department. Solid waste collection in Richland is available 5 days a week. Industrial and commercial pickup is provided by the City. Commercial waste pickup can range from one to five times a week.

The City owns and operates the Richland Landfill (also known as the Horn Rapids Landfill), located on 275 acres of designated landfill space approximately 3.5 miles northwest of the City center on Highway 240. Approximately 46 acres are permitted for solid waste disposal. Also on the landfill property is a 14-acre composting facility, a residential and small commercial customer transfer station, a scalehouse and administration building, and an operations and equipment maintenance building. The current capacity of the permitted disposal area will be exhausted by the year 2020.

The City also offers recycling, composting (at the Horn Rapids Compost Facility), and household hazardous waste services.

Energy

Richland's electrical service is provided primarily by Richland Energy Services (RES) Department. RES provides electric service to more than 25,000 residential, commercial, industrial, and irrigation customers throughout the City's 50-square mile service territory, using 552 miles of primary line and eight substations. Ownership and operation of these facilities is shared by the City and the Bonneville Power Administration (BPA). Bulk transmission of electrical power supply to customers in the UGA has historically been provided from the BPA transmission grid, with the local utilities providing final pass-through services. BPA is contractually obligated to supply all the City's power requirements through 2028. Future electrical service plans are designed not only to provide for future growth and accommodate new and increased loads, but also include changes to the existing systems to improve reliability, maintain power quality, and maintain redundancy backup service in the system.

Utilities from Other Providers

Other utilities are provided by various service providers, including natural gas, telecommunications, and irrigation district facilities.

Additional details for all services described above are included in the *City of Richland Draft Comprehensive Plan Supporting Analysis* (Oneza & Associates 2017).

4.9.2. Impacts

Under all alternatives, future population and employment growth will result in increased demand on public services and utilities. Increases in population density and employment under all alternatives could increase the number of calls for police and medical emergency services. Increases in traffic related to growth under both alternatives could affect the response time of emergency vehicles. Increases in vehicle and pedestrian traffic could result in the need for additional traffic enforcement. Increases in population and employment could occur and increase the use of existing schools and parks, as well as create a need for new educational and recreational facilities. The demand for other public services, including sanitary sewer, wastewater treatment, water, stormwater, solid waste management, energy, and other utilities, would also increase.

Construction impacts from population and employment growth would occur to accommodate the increased demand. Impacts include construction to expand capacity for water and sewer services; existing water and sanitary sewer lines would be abandoned in place or removed and replaced with new and larger lines. New and larger water and sewer mains would be installed in existing and/or future dedicated public rights-of-way or within dedicated utility easements to the City, and would connect with the existing distribution network. Existing utility lines would continue to service the area during construction, or temporary bypass service would be implemented until the distribution or collection system is complete and operational. Construction impacts on fire protection and emergency medical services could include increased calls for service related to inspection of construction sites and potential construction-related injuries.

Alternative 1: No Action Alternative

The No Action Alternative would result in continued use of 717 acres of land under the existing Plan's land use designations. Future population growth would not be accommodated under the No Action Alternative and could impact public services and utilities by increasing the service area for these facilities to other parts of the City and neighboring rural areas. This could result in added costs to the City and utility providers and delay service response times.

Alternative 2: Recommended Growth Target

Under Alternatives 2 and 3, the land use patterns would increase significantly in intensity from the current agricultural land uses to mixed-use and predominantly residential uses. Increased residential density at Horn Rapids Northwest and City View West would in-turn increase demand on public services and utilities. Construction impacts in these areas would also increase to accommodate more intense land uses. These impacts would be more localized rather than the diffuse impacts to other parts of the City and nearby rural areas under the No Action Alternative. Public services and utilities at Columbia Point South are currently limited and may require transportation improvements and utility connections to occur under future use scenarios.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 includes a similar level of development as Alternative 2, with increased residential density expected in portions of the Horn Rapids Northwest and City View West planning areas. This alternative would place the greatest demand on public services and utilities. However, these demands would be more localized rather than the diffuse impacts anticipated under the No Action Alternative.

4.9.3. Mitigation Measures

For Alternatives 2 and 3, the following mitigation measures should be employed to reduce impacts to public services and utilities:

- The City should continue to implement the improvements described in the *2015 General Sewer Plan* to address deficiencies resulting from growth for the planning period.
- The City should continue to implement the improvements described in the 2016 Water System Plan to address deficiencies resulting from growth for the planning period. Priority projects and financing are included in the 2017 Capital Improvement Program for water and stormwater systems (City of Richland 2016).
- To accommodate future population growth, the City should select a preferred solid waste disposal approach that is cost effective, maintains service levels, and mitigates risk to the City.
- The City should pursue power supply system capital improvement projects that will be needed to meet the demands of growth as detailed in the Energy Service Department's *Capital Facilities Plan* for 2016-2027 (City of Richland 2017a).

Other Mitigation Measures

The current draft *City of Richland Draft Comprehensive Plan* (2017a) utilities element goals are intended to ensure public facilities and services necessary to support development are planned,

sized, and constructed to serve new development. Alternatives 2 and 3 should be implemented consistent with the policies identified therein. This includes using a minimum 20-year planning horizon to plan for City-provided public utilities and identifying new facilities, expansions, and improvements that will be needed. The City will work with other purveyors of public services to provide facilities and services concurrent with development. The City will also minimize environmental impacts while providing safe and reliable services.

- Community Goal 8: Provide infrastructure and public facilities that serve the best interest of the community.
- Land Use Goal 2, Policy 2: Ensure adequate public services are provided in a reasonable timeframe for new developments.
- Land Use Goal 7: Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.
- Housing Element Goal 6: Improve public facilities.

The City should also continue to provide and maintain collection services to all City residents consistent with adopted service levels and *Solid Waste Management Plan* goals and objectives (City of Richland 2011). The City's *Solid Waste Management Plan* includes these goal statements as guiding principles for its solid waste services:

- Goal 1: Manage solid waste in compliance with State and local regulations to promote and protect human and environmental health and safety.
- Goal 2: Optimize the solid waste management system to provide for long-term stability in a cost-effective manner.
- Goal 3: Provide solid waste programs with emphasis on customer service and satisfaction.
- Goal 4: Identify the types of recyclables and establish programs to efficiently and effectively recycle and market these materials.
- Goal 5: Promote programs and balance incentives and disincentives to encourage reduction, reuse, and recycling.
- Goal 6: Educate businesses and the public on opportunities available for waste reduction, reuse, and recycling.
- Goal 7: Encourage and support the research and development of new technologies for solid waste management and recycling.

4.10. Heritage Conservation

4.10.1. Affected Environment

Richland Cultural History

Richland is located at the confluence of the Yakima and Columbia rivers. It is in the Southern Plateau, part of the larger Columbia Plateau culture area. The Southern Plateau stretches from southern Okanogan county in the north to the northern border of the Great Basin to the south. The prehistory and history of the Southern Plateau is briefly summarized here.

Beginning about 11,000 years ago, early mobile foragers were present in the Columbia Plateau. This was followed by a brief but widespread Clovis occupation, and a "broad-spectrum" hunter-gatherer

culture developed in the Columbia Plateau region and persisted until the middle Holocene, around 5,300 years ago (Chatters and Pokotylo 1998).

A shift toward more permanent settlement began around 6,000 years ago, characterized by intensive salmon fishing and associated storage features, social inequality, large permanent winter villages, and diverse tool assemblages (Chatters and Pokotylo 1998; Ames et al. 1998).

Richland is in the traditional territory of the Yakama Nation, a Sahaptin-speaking Plateau people (Walker 1998). Wanapum and Walla Walla people also used the area (Kershner 2008). Traditional Plateau cultures were based on a seasonal round that took advantage of fish runs, game, and root resources, as well as trade, kinship ties, and intermarriage among groups (Walker 1998). Prior to historic resettlement, permanent winter villages anchored the seasonal round (Boyd and Hajda 1987).

Fishing activities revolved around an early salmon run in March, and a second, larger run in June (Schuster 1998). Gathering activities took place throughout the year. Although salmon were a key staple, plant foods also made up a significant portion of the diet (Hunn 1981).

By the time of the first sustained contact between the tribes of the Richland area and Euro-American settlers in the mid-1800s, tribal life had already been significantly impacted. Introduced diseases decimated the population (Vibert 1997:50), and the introduction of the horse altered social and economic activities.

In 1853, Washington became a territory separate from Oregon and, by the next year, Governors of both the territories began pursuing treaties that relegated tribes to reservations (Wilma 2003). Fourteen tribes and bands signed the Yakama Nation Treaty of 1855 that established the Yakama Indian Reservation (Yakima Nation Museum [YNM] 2011). The same year, the Walla Walla tribe signed the Treaty of Walla Walla, which established the Umatilla Indian Reservation in Oregon, and many Walla Walla (and some Yakama) tribal members moved to there.

The Lewis and Clark expedition recorded the first description of the confluence area in 1805, and David Thompson passed through in 1811 (Nisbet 2005). The area was rarely visited, and several early attempts at settlement (a mission, a group of cattle ranchers) failed (Kershner 2008). However, by the 1890s, settlers had established an agricultural economy and built irrigation systems (Kershner 2008).

Richland remained a small, primarily agricultural community until 1943, when the plutonium production site was established just to the north at Hanford (Sanger 1995:4). The shift in the community was profound, and "the old Richland became, virtually, extinct [while]…the new Richland was being built at an astonishing pace" (Kershner 2008:1). Everything in the City was owned by the U.S. government until 1960. The Hanford plant was deactivated piecemeal in the 1990s, though many Richland residents are still employed in maintenance and cleanup at the site (Gerber 1992). The modern economy is focused on technology, medicine, and education (Kershner 2008).

The Yakima-Columbia confluence has a rich archaeological record, with sites in the area attributed to all of the Southern Plateau cultural phases. The area has been, "occupied more or less continuously for the last 10,000 years" (Western Heritage 1983). There are 32 recorded archaeological sites within 1 mile of the confluence.

Recorded Cultural Resources

Many archaeological sites and historical structures related to the area's cultural history have been recorded in the City.

Several significant resources are present in the Horn Rapids area. *Wanawish*, the Horn Rapids Fishing Camp is a Traditional Cultural Property where fishing activities have been conducted continuously by Native American people since precontact times. The location has been determined eligible for listing in the National Register of Historic Places (NRHP) as significant to the Wanapum Band of Priest Rapids (Prendergast 2002). *Wanawish*, and several associated archaeological sites, are located upriver from the proposed land use designation change in Alternatives 2 and 3. In City View West and Horn Rapids Northwest, no archaeological, historical, or cultural resources have been recorded. Two surveys have been conducted near the proposed change. One of the surveys was along an irrigation ditch along the southern boundary of the area of proposed change (Landreau and Geffen 2009), and the other along SR 240 along the northern boundary of the area of proposed change (Sharley 2007). The remainder is unsurveyed.

No potentially historic structures appear to be present in the area of proposed change near Horn Rapids Northwest. The area is currently agricultural, and the upper 30 to 40 centimeters are likely highly disturbed. However, the area was likely used by Native American tribes and others in precontact and historic times, and intact archaeological deposits may be present under the disturbed soils. The area should be considered to have moderate to high potential for archaeological resources.

In the City View West area, no cultural resources surveys have been conducted and no archaeological, historical, or cultural resources have been recorded. Several cultural resources are recorded nearby. A segment of the Columbia Irrigation Canal that has been determined NRHP-eligible is located about 1,000 feet east of the area of proposed change. Other archaeological sites are located near the Yakima River and the surrounding vicinity.

No potentially historic structures appear to be present near proposed change at City View West. The area is currently agricultural, and the upper 30 to 40 centimeters are likely highly disturbed. However, the area was likely used by Native American tribes and others in precontact and historic times, and intact archaeological deposits may be present under the disturbed soils. The area's proximity to the river indicated elevated potential for archaeological resources. The area should be considered to have high potential for archaeological resources.

Columbia Point South contains several significant recorded cultural resources. A portion of the area of proposed change has been recorded as the Columbia Point South Cultural Landscape and determined NRHP-eligible. The Columbia Point South area contains recorded archaeological sites, and a number of cultural resources surveys have been conducted. Most of the area of proposed change is within the NRHP-listed Tri-Cities Archaeological District (45DT041), and two archaeological sites have been identified, as well as some historic irrigation infrastructure (45BN1481). Three archaeological surveys have been conducted within the area of proposed change. Two encountered archaeological resources (Cooper 2003; Gilpin 2008). The third was a pedestrian survey only; no archaeological resources were identified on the surface, but the area was determined to have high probability of subsurface resources (Dickson 2011). No potentially significant buildings or structures appear to be located in the area. Columbia Point South should be considered to have very high potential for unrecorded archaeological resources outside of the boundaries of recorded sites.

4.10.2. Impacts

Generally, the potential for impacts to cultural resources is proportional to the intensity of development. The greater the horizontal and vertical extent of ground disturbance, the more likely

that a development will impact archaeological materials, historic structures, or traditional cultural properties.

Several existing laws and regulations govern the identification and treatment cultural resources. These include:

- Section 106 of the National Historic Preservation Act and its implementing regulations at 36 Code of Federal Regulations 800, which apply to projects that are federally funded or approved.
- Governor's Executive Order 05-05, which applies to projects that use State of Washington capital funds.
- RCW 27.53 (Archaeological Sites and Records), which prohibits the unpermitted removal of archaeological materials and establishes a permitting process.
- RCW 27.44 (Indian Graves and Records), which describes how human remains must be treated.

Also, the Benton County Code (BCC) 18.02.070 includes a policy to, "preserve important historic, cultural, and natural aspects of our county heritage." RMC 22.09.210 states that ,"the city shall use all practicable means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs and resources to the end that the state and its citizens may…preserve important historic, cultural and natural aspects of our national heritage."

Given these laws and regulations, it is likely that any impacts to significant cultural resources would have to be mitigated, in consultation with Native American tribes and the Department of Archaeology and Historic Preservation.

Alternative 1: No Action Alternative

Under the No Action Alternative, areas of proposed change would maintain the current zoning. If the Horn Rapids Northwest and City View West planning areas remain agricultural, there would limited potential for impacts to archaeological resources. Under existing conditions, most of Columbia Point South could potentially be developed for uses such as parks, playgrounds, trails, and structures designed for public recreation. The eastern extent of the area could be developed for a public facility. Construction of some of these facilities could potentially impact cultural resources, including recorded and unrecorded archaeological sites and the Columbia Point South Cultural Landscape.

Alternative 2: Recommended Growth Target

Under the Recommended Growth Target Alternative, various new residential, public use, and commercial developments could occur in the Horn Rapids Northwest and City View West planning areas. These developments would likely include disturbance of previously undisturbed soils for building foundations, utilities, roadways, and other infrastructure. Unrecorded archaeological sites could be affected in these areas.

The eastern extent of Columbia Point South would be designated as Open Space and less likely to be developed than under its current zoning for public facilities. The remainder of the area would be designated as Commercial Recreation to allow for recreational and water-oriented uses to occur. This could potentially impact cultural resources, including recorded and unrecorded archaeological sites and the Columbia Point South Cultural Landscape. The Commercial Recreation land use

designation change area is 11 acres larger and could potentially result in greater impacts compared to Alternative 3.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Under the Recommended Growth Target High Density Alternative, developments would be similar to the Recommended Growth Target Alternative, though with greater intensity of development in some parts of the Horn Rapids Northwest and City View West planning areas. The greater magnitude could lead to potentially greater disturbance of undocumented archaeological resources.

At Columbia Point South, the Natural Open Space land use designation change area is 11 acres smaller than Alternative 2, protecting a larger portion along the shoreline and reducing potential future impacts from development in that area.

4.10.3. Mitigation Measures

The City should comply with applicable laws and regulations regarding impacts to cultural resources. Section 106, Executive Order 05-05, and RCW 27.53, among others, require impacts to cultural resources be mitigated. Mitigation is developed on a project-by-project basis, in consultation with Native American tribes, the Department of Archaeology and Historic Preservation, and other interested parties.

The current draft *City of Richland Draft Comprehensive Plan* (2017a) goals and policies encourage the preservation of structures, districts, and cultural resources unique to the City. The following goals and policies should be considered for future development:

- Community Goal 4: Community Goal 4: Encourage the identification, preservation, and enhancement of historic elements to give the future of the City continuity with the past.
- Historic Preservation Goal 1: Preserve significant historic structures, districts, and cultural resources that are unique to Richland.
- Historic Preservation Goal 1, Policy 2: Coordinate with local tribes to protect historic and cultural resources.
- Land Use Goal 8, Policy 4: Policy 4: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

For Columbia Point South, any development that would occur would have to be located on fill to avoid potential impacts to cultural and historic resources. Additionally, flexibility in development locations would be needed in the area as many cultural resources sites exist, and impacts to these sites would need to be avoided.

4.11. Summary of Impacts by Alternative

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
4.2.1. Earth			
• Earth-related impacts Disturbance mechanisms (e.g., clearing, grading, erosion, impervious area expansion, and contamination) related to construction and operation would be scaled with the intensity of future development and operation.	• Disturbance mechanisms to earth resources would be less intensive than with Alternatives 2 and 3. • Population growth would not be fully accommodated and could result in increased and more diffuse impacts to earth resources from sprawl-type development in other parts of the City and nearby rural areas.	• Increased impacts to earth resources compared to No Action Alternative associated disturbance mechanisms from more intensive development within the planning areas. • Limited potential for earth slides or sloughing at steeper sloped areas along City View West and Columbia Point South properties. At the Columbia Point South property, the steep slope areas would be designated as Natural Open Space under Alternative 3. • Increased erosion potential from development within fine sandy Loess soils at Horn Rapids Northwest. • Due to lower density development compared to Alternative 3, Alternative 2 would accommodate fewer people, which could result in future development in other parts of the City and nearby rural areas.	• Similar impacts as Alternative 2, but denser residential development proposed at Horn Rapids Northwest and City View West. This would result in higher population density per acre and reduce sprawl-type development in the City and nearby rural areas to accommodate future population growth. Concentrated development and associated impacts within the planning areas would reduce earth-related impacts in other areas. • More area would be designated as Natural Open Space at Columbia Point South, potentially reducing impacts from development to earth resources, including steep slopes.

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
4.2.2. Surface Water			
• Development activities may cause erosion or increase impervious surfaces that could discharge contaminated or sediment-laden water to nearby surface waters. • Point source and non-point source pollution can be exacerbated by development if not properly managed or mitigated. • Development of undeveloped areas could reduce groundwater recharge and potentially reduce baseflow to nearby surface waters. • Changes in population and increased development could limit the availability of water supplies.	• Lower population growth and less intensive development within the planning areas would have less impact on surface waters compared to Alternatives 2 and 3. • Impacts to water supplies and water supply demand would also be less due to lower population growth and associated development compared to Alternatives 2 and 3. • Population growth would not be fully accommodated and could result in increased and more diffuse impacts to surface water from sprawl-type development in other parts of the City and nearby rural areas.	• Changes in development patterns at Horn Rapids Northwest and City View West from irrigated to developed lands would change stormwater and groundwater recharge dynamics. • Without mitigation, higher intensity development within the planning areas could put surface waters at greater risk of degradation. • Development at Columbia Point South could impact wetlands or wetland buffers from erosion-induced sedimentation and increased runoff from impervious surfaces. • Water supply demand could be higher than the No Action Alternative due to higher population growth.	• Similar impacts as Alternative 2, but denser residential development in Horn Rapids Northwest and City View West would increase impervious surfaces and other development-related impacts within the planning areas. • More area would be designated as Natural Open Space at Columbia Point South, reducing potential impacts to wetlands and wetland buffers from future development.
4.2.3. Plants and Animals			
• Impacts to plants and animals would generally be scaled with the level	• Lower population growth and less-intensive	• Due to lower density residential designations compared to Alternative 3, increased	• Similar impacts as Alternative 2, but denser residential development in Horn Rapids

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
development. • Construction causes noise and other activities that are known to cause short-term behavioral disturbance to wildlife. • Development activities can remove vegetation and result in fragmentation of wildlife habitat, reduce wildlife habitat quality and function, and result in long-term operational impacts.	development within the planning areas would have less impact on plants and animals compared to Alternatives 2 and 3. • Population growth would not be fully accommodated and could result in increased and more diffuse impacts to plants and animals from sprawl-type development in other parts of the City and nearby rural areas, potentially impacting shrub-steppe habitat, burrowing owl, and other wetlands or riparian vegetation designated in other communities.	development in other parts of the City and nearby rural areas could have greater and more diffuse impacts to plants and animals. • Changes in development patterns at Horn Rapids Northwest and City View West from irrigated to developed lands would alter the landscape and potentially reduce habitat provided by the existing uses. • Development at Columbia Point South could impact wetlands or wetland buffers that provide habitat for waterfowl and provide water filtration and storage that improve water quality and temperatures for salmonid species.	Northwest and City View West would potentially reduce habitat provided by existing uses. • More area would be designated as Natural Open Space at Columbia Point South, reducing potential impacts to wetlands and wetland buffers from future development.
4.2.4. Land Use			
• Future development could convert undeveloped and infill areas to more intensive uses. • Construction-related and operational impacts could	• The No Action Alternative would result in continued use of the properties as currently zoned by the City. • Population growth	• Land uses in Horn Rapids Northwest and City View West would be re-designated from underutilized Urban Reserve area to a mix of Low, Medium, and High Density Residential,	• Similar impacts as Alternative 2, but denser residential development in Horn Rapids Northwest and City View West would better accommodate future population growth.

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
affect immediate vicinity and nearby land uses from increased noise, light and glare, and traffic delays; changes in views or the aesthetic character of the area; and increased pressure to develop or redevelop adjacent vacant or underutilized areas.	would not be fully accommodated and could result in increased and more diffuse impacts to land uses in other parts of the City and nearby rural areas. • The current zoning of Public Facility and Developed Open Space at Columbia Point South would allow for more intensive future development to occur to the land use designation change proposed under Alternatives 2 and 3.	Commercial, Public Facility, and Developed and Natural Open Space. As a result, land use patterns would increase in intensity as they change from agriculture to mixed-use and predominantly residential uses. • At Columbia Point South, the change to Natural Open Space along the shoreline would reduce the impact of future development compared to Alternative 1. Additionally, the change to Commercial Recreation would promote recreational and water-oriented land uses, reducing the impact from future development compared to Alternative 1. More area would be designated as Commercial Recreation compared to Alternative 3 could increase impacts from development.	• At Columbia South, more area would be designated as Natural Open Space compared to Alternative 2, reducing potential future impacts from development in those areas.

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
4.2.5. Shoreline Use			
• Increased population growth has the potential to change shoreline uses and increase development in or adjacent to these areas. • Changes in surrounding land use patterns could reduce the value of shoreline areas as recreational opportunities or wildlife habitat.	• Population growth would not be fully accommodated and could result in increased and more diffuse impacts to shoreline areas in other parts of the City and nearby rural areas. • The current Public Facility and Developed Open Space land use designations would allow for more intensive future development to occur adjacent to the shoreline compared to Alternatives 2 and 3.	• Directing development to within the planning areas would minimize potential impacts sensitive shoreline environments in other parts of the City or nearby rural areas. • The Natural Open Space buffer at City View West would alleviate pressure associated with shoreline development and maintain the public path adjacent to the Yakima River shoreline. • The change to Natural Open Space along the shoreline at Columbia Point South would provide a buffer between the shoreline and future development, which would allow recreational and water-oriented uses to occur. Alternative 2 includes 11 more acres of Commercial Recreation land use designation, which would result in more intensive use of the area compared to Alternative 3.	• Similar impacts as Alternative 2, but denser residential development in Horn Rapids Northwest and City View West would better accommodate future population growth, reducing shoreline impacts in other parts of the City or nearby rural areas. • More area would be designated as Natural Open Space along the shoreline at Columbia Point South, protecting more area from future development near the shoreline.
4.2.6. Population, Housing and Employment			
• Population, housing, and employment growth are all	• Population and employment growth	• Land use in Horn Rapids Northwest, City View West, and	• Similar impacts as Alternative 2, but denser residential

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
expected, with more intensive growth occurring under Alternatives 2 and 3. • Impacts to population, housing, and employment would occur from inadequate existing facilities or insufficient future development opportunities to accommodate growth.	would not be fully accommodated and would nominally increase housing or employment opportunities in the City. Housing demand would not be met based on future population growth trends.	Columbia Point South would be re-designated to accommodate population growth and provide housing and employment opportunities. • Higher intensity uses within the planning areas would increase issues related to increased development in urban environments such as traffic, noise, air pollution, public service demands, and other issues. • At Columbia Point South, the Natural Open Space designation would preserve recreational opportunities. The Commercial Recreation designation could increase employment opportunities.	development in Horn Rapids Northwest and City View West would better accommodate future population growth and provide more opportunities for housing and employment. • Less area would be designated as Commercial Recreation at Columbia Point South, potentially reducing the available land that would accommodate employment opportunities in the area.
4.2.7. Parks and Recreation			
• Regional population growth will result in greater demand for parks and open space. • Recreational opportunities will be in higher demand, commensurate with population growth.	• No parks and recreation would be provided beyond the land already set aside for public purposes and would be insufficient to accommodate future population growth.	• Preserving the Natural Open Space land use in City View West along the Yakima River would maintain waterfront access to the Yakima River and trail along the levee system. • At City View West, 5 acres of park space would be provided to the south of the 40-acre Public Facility designated area	• Similar impacts as Alternative 2, but denser residential development proposed at Horn Rapids Northwest and City View West would place greater demand on parks and recreation in these areas. • At Columbia Point South, more acres of Natural Open Space would preserve more waterfront

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
		which is being reserved for a public school.	area and access to the public for low-intensity recreational uses.
4.2.8. Transportation			
• Demand on transportation and transit facilities would increase commensurate with population and employment growth. • Demand for additional non-motorized facilities such as trails and bikeways would also increase with population growth. • Rail and airport use would increase with population and employment growth.	• Population and employment growth would not be fully accommodated and would result in increased and more diffuse impacts to transportation facilities in other parts of the City and nearby rural areas. • Maintenance of transportation facilities would also be greater and more widespread to accommodate growth in other parts of the City and nearby rural areas.	• Increased density would increase demand on transportation and transit facilities, as well as non-motorized transportation opportunities. • Transit services would be run more efficiently due to increased density in urban areas. • Construction impacts on transportation facilities would be increased near the planning areas from development. • Transportation improvements at Columbia Point South may be required to provide access under future use scenarios.	• Similar impacts as Alternative 2, but denser residential development proposed at Horn Rapids Northwest and City View West would place greater but more localized demand in these areas. • At Columbia Point South, less acres of Commercial Recreation would reduce the intensity of commercial recreation uses requiring transportation to the site compared to Alternative 2.
4.2.9. Public Services and Utilities			
• Demand on public services and utilities would increase with population and employment growth. • Increases in traffic could result in the need for additional traffic enforcement and affect the response time of	• Population and employment growth would not be fully accommodated and could impact public services and utilities by increasing the service area to other parts of the City and	• Increased density would increase demand on public services and utilities. However, this demand would be more localized to urban areas compared to the No Action Alternative. • Increased residential density at Horn Rapids Northwest and City	• Similar impacts as Alternative 2, but denser residential development would place the greatest demand on public services and utilities. The increased demand would be more localized to urban areas under this alternative. • At Columbia Point South, less

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
emergency response vehicles. • Public facility usage would also increase with population and employment growth.	neighboring rural areas. • Increased and more diffuse demand for public services and utilities could result in added costs to the City and utility providers and delay service response times.	View West would in-turn increase demand and construction impacts related to public services and utilities. • Public services and utilities demand would be more localized to urban areas compared to the No Action Alternative. • At Columbia Point South, transportation improvements and utility connections may be required to support public services and utilities under future use scenarios.	acres of Commercial Recreation would reduce the intensity public services and utilities required at the site compared to Alternative 2.
4.2.10. Heritage Conservation			
• The potential for impacts to cultural resources is generally proportional to the intensity of development. • Impacts to significant cultural resources would have to be mitigated, in consultation with Native American tribes and the Department of Archaeology and Historic Preservation.	• Horn Rapids Northwest and City View West would likely maintain agricultural uses with limited potential for impacts to archaeological resources. • Under the existing land use designation, Columbia Point South could potentially be developed and potentially impact cultural resources,	• New development at Horn Rapids Northwest and City View West would likely disturb soils and have the potential to impact unrecorded archaeological sites in these areas. • The Open Space designation along the shoreline of Columbia Point South would preserve the area from development. The area re-designated as Commercial Recreation could potentially impact cultural resources, including recorded	• Similar impacts as Alternative 2, but with greater intensity of development in some parts of the Horn Rapids Northwest and City View West planning areas. • At Columbia Point South, more area would be designated as Natural Open Space, protecting a larger portion along the shoreline and reducing potential future impacts from development in that area.

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
	including recorded and unrecorded archaeological sites and the Columbia Point South Cultural Landscape.	and unrecorded archaeological sites and the Columbia Point South Cultural Landscape. • The Commercial Recreation land use designation change area is larger in Alternative 2 and could potentially result in greater impacts to archaeological resources compared to Alternative 3.	

4.12. Summary of Mitigation Measures by Topic

Topics
4.3.1. Earth
For Action Alternatives 2 and 3: • Maintain compliance with local air-quality agency requirements by watering exposed areas during construction. • Avoid disturbing Columbia Irrigation District Canal slope adjacent to City View property and slope along southern edge of Columbia Point South. • Compact soils at densities appropriate for planned land uses. • Provide vegetative cover or soil cement on exposed surfaces. • Designation of Natural Open Space on the Yakima River bluff area would preserve the sloped area. • At Columbia Point South, minimize grading activities by building on fill that would be brought in to support proposed development. Other mitigation measures include: • Maintain compliance with the CAO. • Development should be consistent with the goals and policies of the Comprehensive Plan.
4.3.2. Surface Water

For Action Alternatives 2 and 3:
• Implement mitigation measures described for reducing impacts to earth resources described in Section 4.1.3.
• The RMC Chapter 22.10.110 establishes wetland buffers ranging from 25 to 150 feet from wetlands based on their category and land use impact category (low to high impact). Impacts to wetlands or wetland buffers near Columbia Point South should be avoided, minimized, or mitigated in accordance with the CAO and SMP.
• Under both development alternatives, detention ponds will reduce peak runoff flows to natural state conditions. Detention ponds will also provide settlement for silt. Oil/water separators can reduce impacts from automobiles.
• Additional mitigation measures include bio-filtration, either before or after entry into the various detention ponds, and buffers around wetlands in Columbia Point South, within the bottoms of ravines and around wetlands in accordance with the CAO.
Other mitigation measures include:
• Development should be consistent with the goals and policies of the Comprehensive Plan.
• Maintain compliance with existing federal, state, and local policies that regulate land use activities near, and within, surface waters such as the Yakima and Columbia rivers and wetlands, including:
  ○ NPDES regulations and City stormwater regulations
  ○ USACE wetland avoidance and mitigation requirements
  ○ The City SEPA and CAO requirements
• Implement City of Richland 2017 Capital Improvement Plan priority projects to address existing storm drainage system

Topics
deficiencies and provide water capacity improvements.
4.3.3. Plants and Animals
For Action Alternatives 2 and 3: • Provide erosion and stormwater control measures during construction, particularly in areas adjacent to surface waters that provide fish and wildlife habitat such as Columbia Point South. • Consider landscaping with native plants to provide vegetation of habitat significance in streetscapes, buffers for stormwater swales, rain gardens, and other habitat features. • Impacts to wetlands or wetland buffers near Columbia Point South should be avoided, minimized, or mitigated in accordance with the CAO and SMP. • Provide a Natural Open Space buffer along the Yakima River shoreline at City View West and Columbia Point South. Other mitigation measures include: • Development should be consistent with the goals and policies of the Comprehensive Plan. • Maintain compliance with the CAO.
4.3.4. Land Use
For Action Alternatives 2 and 3: • Meet population growth targets and housing demand through developing existing planned areas, infill developments, and by re-designating Horn Rapids Northwest and City View West to accommodate mixed-uses. • Improve the built environment through designing new structures and development per City code. • Reduce local traffic volumes by creating a live-work environment in City View West • Reduce urbanization and provide recreational opportunities at City View West through Developed Open Space land use designation. • Natural open Space designation in the City View West area will preserve the shoreline and the sloped area to the east along the Yakima River. • Commercial Recreation land use is limited to recreational and water-oriented facilities, thus preventing a whole range of commercial uses in Columbia Point South. Additional restrictions on future land uses may be applied through zoning changes for this area. Other mitigation measures include: • Development should be consistent with the goals and policies of the Comprehensive Plan. • Maintain compliance with City Zoning Regulations and CAO requirements. • Implement rural land protection measures and incentives to make UGAs and planning areas more attractive (e.g., density incentives and infrastructure investment).

Topics
4.3.5. Shoreline Use
For Action Alternatives 2 and 3: • Provide a development buffer at City View West along the Yakima River shoreline using Natural Open Space land use designation • Natural Environment Goal 1, Policy 3: "Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife." At the Columbia Point South planning area, the City should consider improvements to the existing recreational trail system and public access from Columbia Point Drive. • No net loss of shoreline ecological functions as a result of new development shall be allowed, consistent with the provisions of the SMP. • Natural Open Space designation in the City View West area, and the Columbia Point South shoreline area will preserve the Yakima River shoreline. Other mitigation measures include: • Development should be consistent with the goals and policies of the Comprehensive Plan. • Maintain compliance with the City SMP and CAO.
4.3.6. Population, Housing and Employment
For Action Alternatives 2 and 3: • To ensure the stability and resiliency of the economy, the City should leverage existing assets but adapt them to a changing economy. These efforts should focus on increasing primary sector, non-Hanford Site-related science and technology employment by creating a business environment that encourages and welcomes local business. • Encourage innovation and investment through infrastructure investment, streamlined regulation, and "second paycheck" benefits such as livability and access to recreation. • Leverage the natural landscape as an asset for economic development. • Concentrate development in areas with existing infrastructure and near jobs centers to optimize the City's funding. • Meet housing demand through developing existing planned areas, infill developments, and by re-designating Horn Rapids Northwest and City View West to accommodate mixed-uses. Other mitigation measures include: • Development should be consistent with the goals and policies of the Comprehensive Plan. • Maintain compliance with the Washington State GMA requirements. • The City should consider infill incentives and upzones.

Topics
4.3.7. Parks and Recreation
For Action Alternatives 2 and 3: • At the Columbia Point South planning area, the City should maintain public access and the existing recreational trail system. • Consider ways to provide park or recreation opportunities near urban centers through land use designations such as Developed Open Space in City View West. • As development occurs in this area, incorporating shoreline access may be appropriate to meet future demand for access created by the development. Other mitigation measures include: • Development should be consistent with the goals and policies of the Comprehensive Plan. • Maintain compliance with the Washington State GMA requirements. • Maintain compliance with the City SMP policies to work with other jurisdictions, property owners, open space groups and interested parties to develop and implement regional and City parks, recreation, and trails plans and appropriate implementation strategies.
4.3.8. Transportation
For Action Alternatives 2 and 3: • During construction, the City will work with its development applicants to oversee that appropriate coordination with affected agencies and property owners occurs upon future development. This includes providing appropriate public notification and detour routes upon development of its own projects. • During construction, the City could require construction management plans at the time of development to reduce potential short-term impacts. • To accommodate future population growth projections, the City has planned a roadway network to serve developing areas, and many of the improvements will be paid for by private development. Identified improvements to transportation networks are described further in the City of Richland Draft Comprehensive Plan Supporting Analysis (Oneza & Associates 2017). • Cooperate with the RTPO and Benton-Franklin Council of Governments for levels of service, • The City should consider continued investment into additional rail lines to serve the Horn Rapids Industrial Park and surrounding areas. • The City should consider multi-modal needs in new corridors and in street standards for when new roadway facilities are constructed. • Consider multimodal transportation including shuttle service at Columbia Point South, along with other transportation options to this area. Other mitigation measures include: • Development should be consistent with the goals and policies of the Comprehensive Plan.

Topics
4.3.9. Public Services and Utilities
For Action Alternatives 2 and 3: • The City should continue to implement the improvements described in the *2015 General Sewer Plan* to address deficiencies resulting from growth for the planning period. • The City should continue to implement the improvements described in the 2016 Water System Plan to address deficiencies resulting from growth for the planning period. Priority projects and financing are included in the 2017 Capital Improvement Program for water and stormwater systems. • To accommodate future population growth, the City should select a preferred solid waste disposal approach that is cost effective, maintains service levels, and mitigates risk to the City. • The City should pursue power supply system capital improvement projects that will be needed to meet the demands of growth as detailed in the Energy Service Department's *Capital Facilities Plan* for 2016-2027 (City of Richland 2017a). Other mitigation measures include: • Development should be consistent with the goals and policies of the Comprehensive Plan. • The City should continue to provide and maintain collection services to all City residents consistent with adopted service levels and the City's *Solid Waste Management Plan* goals and objectives.
4.3.10. Heritage Conservation
Mitigation measures include: • Comply with applicable laws and regulations regarding impacts to cultural resources. Section 106, Executive Order 05-05, and RCW 27.53, among others, require that impacts to cultural resources be mitigated. • Development should be consistent with the goals and policies of the Comprehensive Plan. • At Columbia Point South, minimize grading activities by building on fill that would be brought in to support proposed development.

Chapter 5. Comments and Responses

Chapter 6. Supporting Record, Analysis, and Materials

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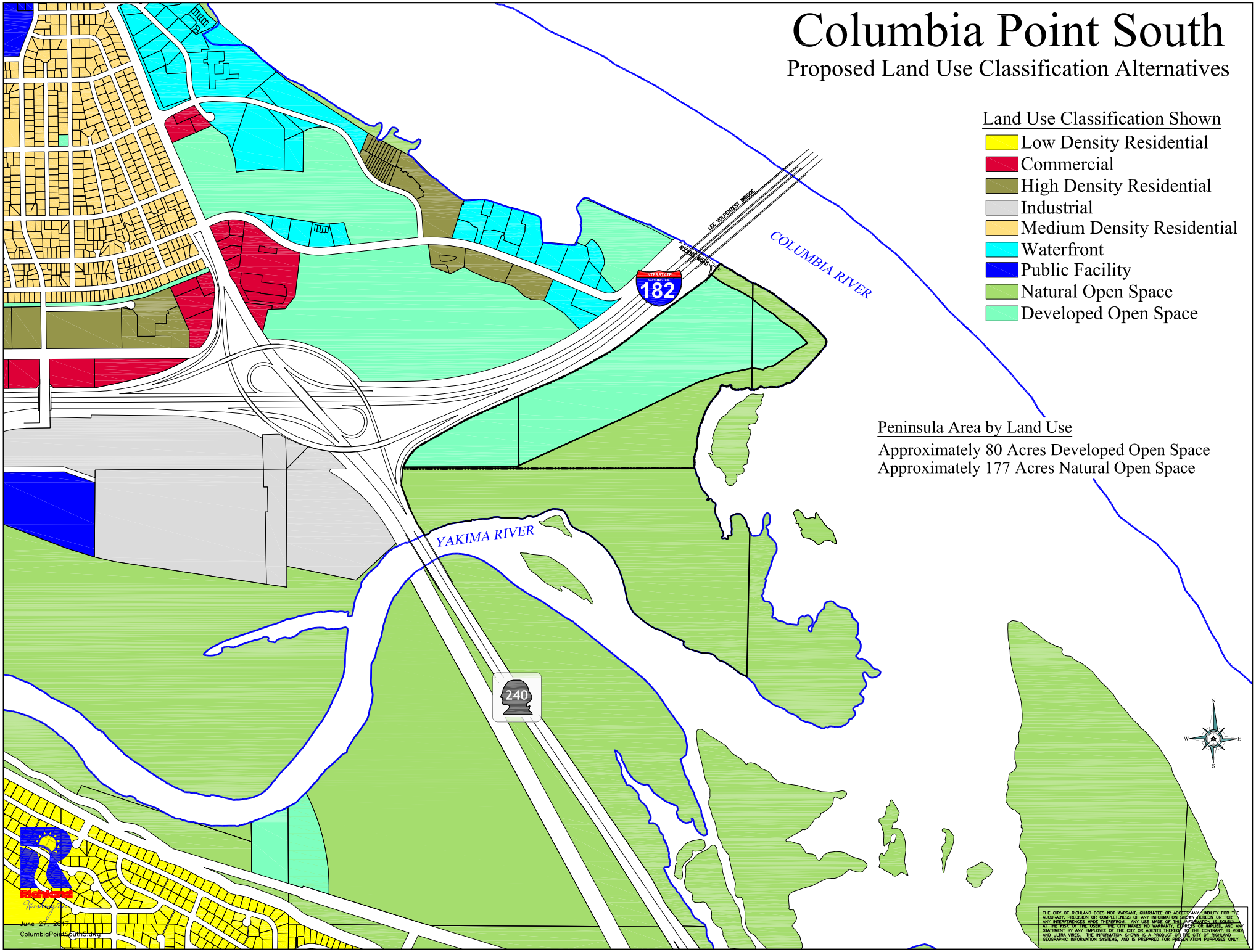
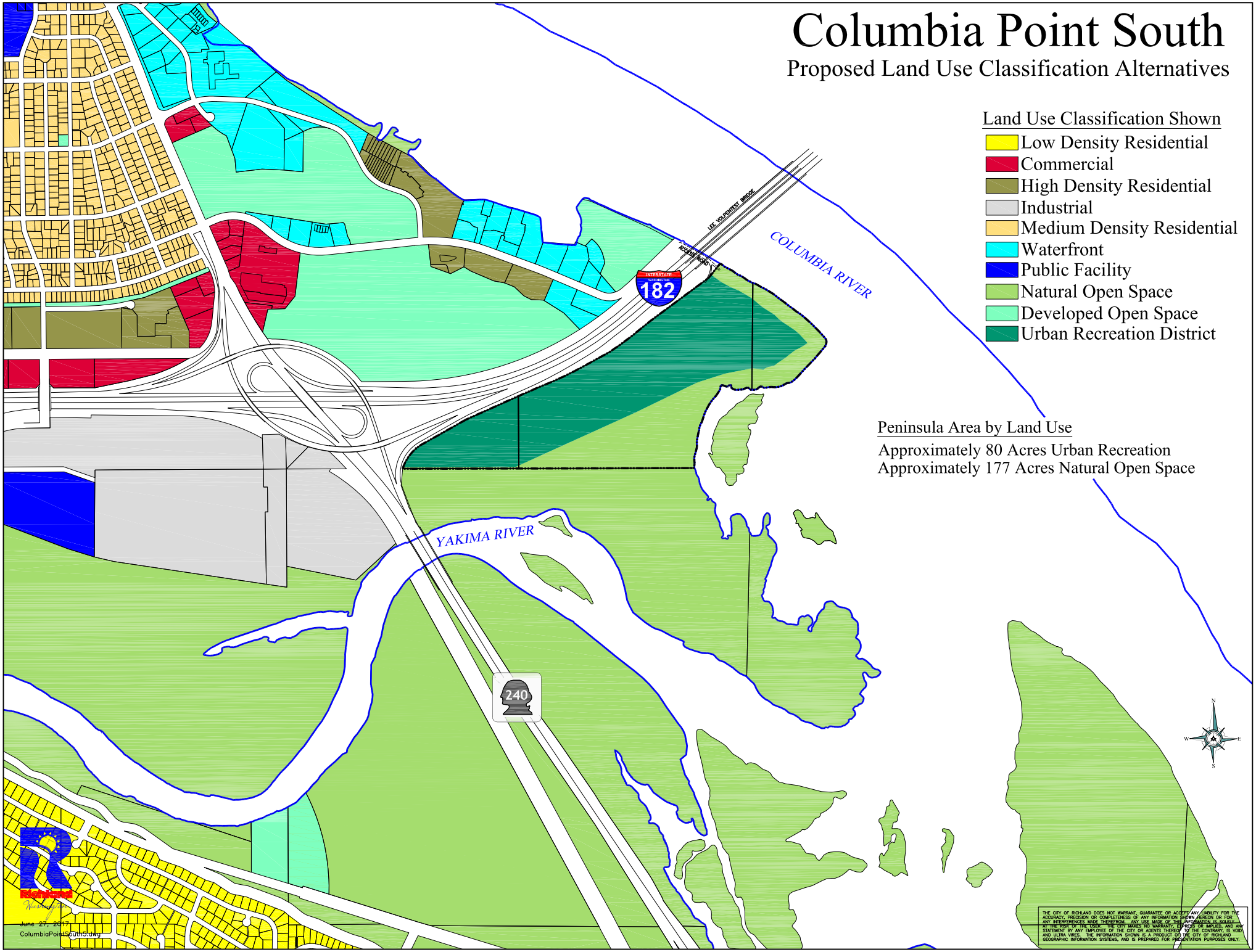
Columbia Point South

Proposed Land Use Classification Alternatives



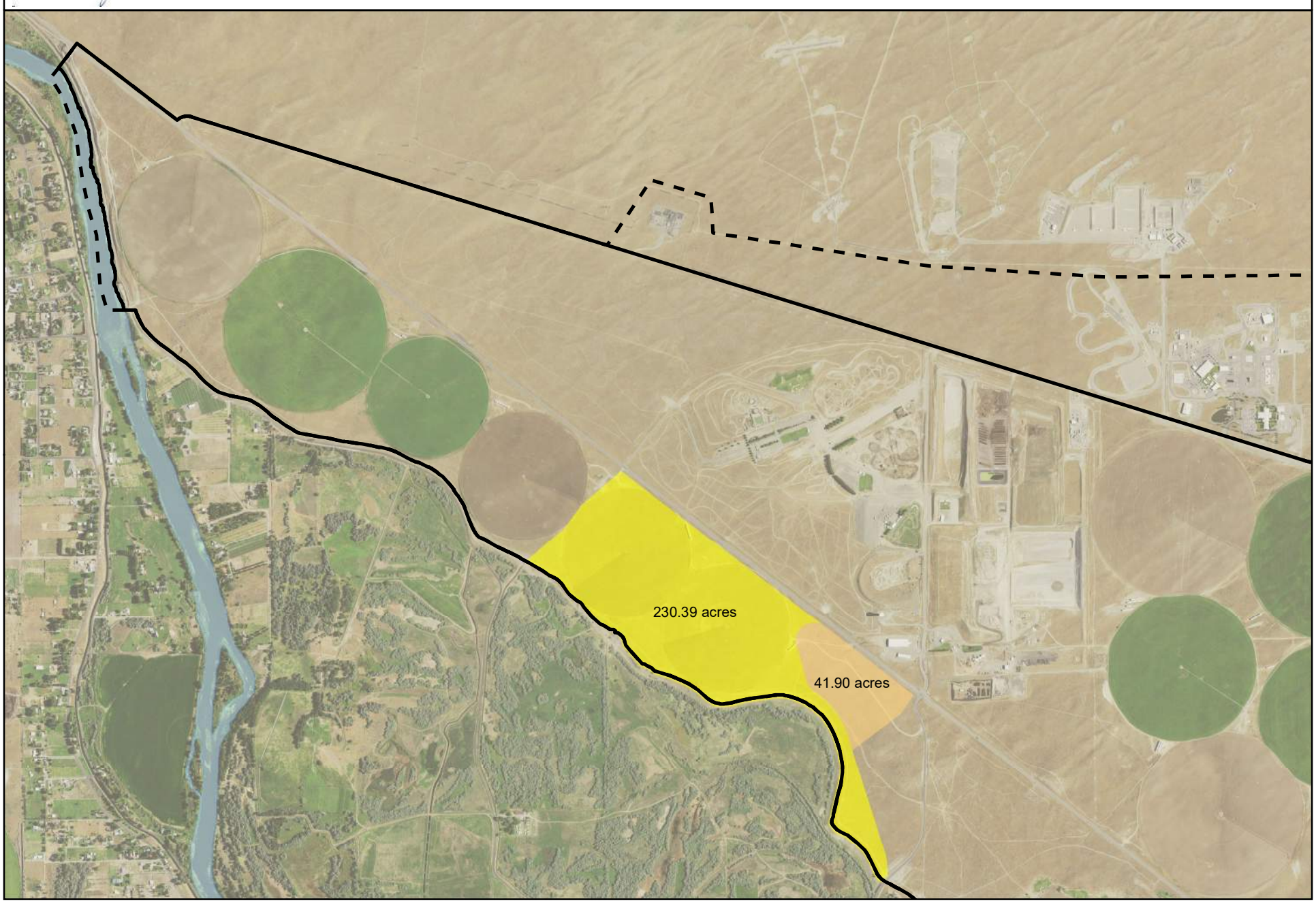
Columbia Point South

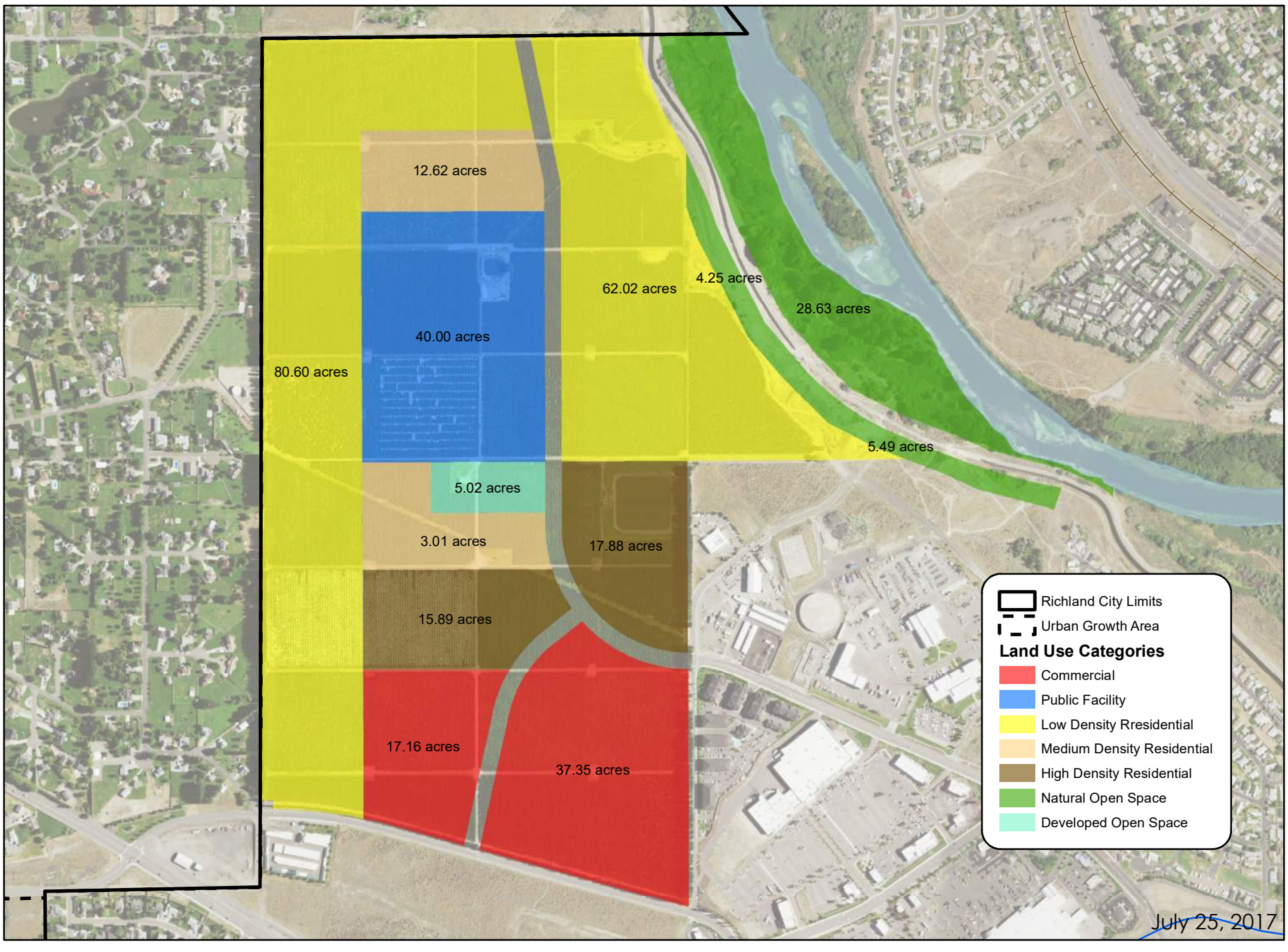
Proposed Land Use Classification Alternatives



City of Richland

Proposed Land Use Alternatives
Alternative 3





CITY OF RICHLAND
GROWTH MANAGEMENT ACT - PUBLIC PARTICIPATION PLAN
FOR THE CITY'S COMPREHENSIVE PLAN UPDATE

2016

Introduction

One cornerstone for the success of the Growth Management Act (GMA) is citizen participation. That concept is first articulated in the GMA planning goals, specifically RCW 36.70A.020(11), which states that jurisdictions shall *"…encourage the involvement of citizens in the planning process."* Other provisions of the GMA expand upon that public participation planning goal. Cities and counties planning under the GMA must establish *"…procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans." [RCW 36.70A.140 and WAC 365-195-600]*

That early and continuous mandate sets a standard for 'enhanced' public participation to be used continuously throughout the local planning processes. The enhanced procedures augment the minimum legal public notification requirements found in Chapter 36.70 RCW - the Planning Enabling Act and Chapter 36.70A - Growth Management Planning by Selected Counties and Cities and supplements the Open Public Meetings Act. These required public notification/hearing requirements have been codified in Title 19 of the Richland Municipal Code. However, methods of soliciting public involvement are not specified in the GMA laws. The development, adoption, and implementation of a local public participation program is left to the City's own determination pursuant to the requirements of RCW 36.70A.140, RCW 36.70A.035, and WAC 365-195-600.

The following guidelines form the basic framework for providing appropriate opportunities for the public to participate in the City's GMA planning activities. These guidelines apply throughout the local planning process leading to adoption of the comprehensive plan, development regulations to implement the plan, and amendments to either. Specific public participation programs should be implemented consistent with the guidelines established here. Ultimately, it is Richland City Council that will decide on the direction and content of policy documents or regulations that they find to be in the community's best interest.

The guidelines that follow are intended to guide and form the basis for public participation programs related to GMA and the City of Richland's local planning process. The City intends to comply with these guidelines as appropriate to a situation. However, it should be noted that legitimate deviations from the guidelines might be warranted, given specific circumstances. The GMA, specifically RCW 36.70A.140, states that *"… errors in exact compliance with the established program and procedures shall not render the comprehensive land use plan or development regulations invalid if the spirit of the program and procedures is observed."*

Public Participation Plan

1. Participation efforts based on scope of proposed amendment(s).

The City of Richland will establish minimum requirements for public participation tailored to the scope of proposed amendments to the comprehensive plan and development regulations.

The magnitude of a proposed change in the city's comprehensive plan and/or development regulations has a bearing in determining the extent of the City's efforts in soliciting public participation/involvement. Amendments that are minor in nature would include such things as annual comprehensive plan updates, review of applicant initiated, site specific comprehensive plan/zoning code amendments, and minor language changes to clarify policy and/or land use regulations. By their nature, minor amendments are expected to occur on an annual basis. Major amendments would be expected to occur much less frequently, on a five to ten year basis. They would consist of the development of a new comprehensive plan, the periodic review of a comprehensive plan or major shifts in policy or development regulations.

All proposed comprehensive plan/development regulation amendments should follow the guidelines set forward in policies 2 – 6 as listed below. Additionally, major amendments should include further efforts to generate public participation. Such efforts may include:

- Use of community surveys;
- Community visioning processes;
- Holding neighborhood meetings;
- Soliciting involvement of individuals from known organizations and associations with an interest in GMA issues in order to include a wide demographic in the development of the plan update;
- Informational programs on the City's cablecast channel;
- Announcements/solicitations on the City's web site;
- Develop fact sheets to post copies in library, City Hall, post on website or include with utility bill inserts;
- Use of focus groups to develop policy on specific plan elements.

2. Communication programs and information services

The City of Richland will develop, implement, and maintain communication programs and information services for the purpose of involving the broadest cross-section of the community in the planning process.

To ensure the overall success of the GMA planning process, the City must take steps to involve the public in a meaningful manner. To accomplish that, there are several things that must occur. First, the public should understand the basic concepts of GMA, the local planning process, and how their own participation can affect local plans and regulations. Secondly, the public needs to know how and when to get involved. And finally, they need to understand how their input is used.

In order to accomplish these purposes, the City will develop information tools including fact sheets, website posts, or public service announcements that clearly explain what is wanted from the public by the City, define or explain proposed plans or programs, identify the desired timeframe for feedback or comment, identify opportunities for public involvement, identify a point of contact and explain how public input will be used or considered.

The City of Richland will inform the public through various techniques including, but not limited to, the following:

- Develop a comment form that can be posted on website and provided at public forums; ensure it includes a mailing address and/or contact person (name/email/phone)
- List meeting notices on the City web page, along with GMA related documents, proposals, summaries, or maps. Clearly define how documents, maps, proposals, etc. relate to the overall planning effort.
- Compile, on an ongoing basis, mailing lists of parties interested in GMA and local planning issues. Names should come from meeting and hearing sign-in sheets, written correspondence, and known community groups, as well as specific requests to be included. The list should be used for special mailings and notices as appropriate and should be used for both hard mail and electronic mailings.
- Issue news releases as appropriate to inform the public concerning local planning activities, availability of documents, or meeting and hearing dates.
- Use the City's cablecast station to generate public service announcements and informational programs.
- Publishing notices in the *Tri-City Herald*, as well as issuing press releases to attract coverage from paper.
- Develop and post on website an events calendar.
- Develop a written comment sheet to post on the City website and to use at public meetings/forums.

3. Broad dissemination of proposals and alternatives

The City of Richland will distribute documents so that they are readily available in a timely fashion to all who want to review them.

Documents that contain or describe proposed plans, policies, maps, regulations, or the amendment of those should be readily available. Supporting documents such as reports, analyses, recommendations, or environmental reviews should also be easily accessible. Documents must be available for review well in advance of opportunities for public discussion or testimony.

The City of Richland will take the following steps to ensure that when scheduled for discussion or decision, pertinent documents will be available in a timely manner as follows:

- Electronic versions posted on the City's web site.
- A hard copy will be available at the City Library.
- Hard copies shall be made available for checkout or in-office review at the Planning and Development Services Division and, as appropriate, through other divisions or agencies.
- Copies available for the cost of reproduction through the Development Services Division or, as appropriate, through other divisions or agencies.
- Interested parties (individuals on City mailing lists) will be notified when documents are posted on web and/or available for review.

Meeting and hearing notices should state the availability and location of documents describing proposals and alternatives or other supporting documents being considered.

4. Public meetings after effective notice

The City of Richland will publicize public meetings and hearings to ensure that the broadest cross-section of the community is made aware of the opportunities to become involved in the planning process.

At a minimum, the requirements of RCW 36.70 and RCW 36.70A and the requirements listed in Title 19 of the Richland Municipal Code pertaining to public hearings and notification will always be met.

Public meetings (that include activities such as workshops or open houses) are opportunities for open discussion between the public, staff, and decision-makers. These meetings do not normally involve public testimony. Public hearings are more formalized legal proceedings where public testimony is presented to a decision-maker for consideration. The outcome of a public hearing generally results in an official recommendation in the case of the Planning Commission or a legislative decision in the case of the City Council.

The following guidelines provide direction regarding the number, location, and notification of meetings or hearings relative to the local GMA planning process.

- At least one public hearing will be conducted prior to making either a recommendation or an official decision on a comprehensive plan, a development regulation implementing the plan, or an amendment to either.
- Public meetings or hearings should be advertised at least 10 days before the scheduled date.
- Notification of public meetings or hearings should follow the guidelines specified in policy #1 of this document and should be reasonably calculated to provide notice to property owners and other affected and interested individuals, tribes, government agencies, businesses, and organizations of proposed amendments to the comprehensive plan and development regulations.
- Sign-in sheets should be used at each meeting to develop a specific mailing list for the group itself, as well as adding to the compiled list of parties interested in local planning issues.
- Meeting summaries should be prepared and available as soon as possible after the meeting and posted on the City website.
- All regular City Council and Planning Commission hearings should be cablecast on the City's cable channel.
- Working subgroups or technical advisory committees may deviate from these guidelines at times due to the unique circumstances associated with their function. These include the rapid, high volume, recurring meetings of technical committees, subcommittees, or work groups that focus their efforts on specific issues or limited supporting tasks. Meetings of a quorum of the Planning Commission or City Council that include the review of complete draft plans, regulations, or amendment proposals shall not deviate from these guidelines. In all cases, the subgroup meetings follow the provisions of the Open Public Meetings Act. The initial meeting(s) of the group should be widely advertised through the most appropriate method(s) as described above.

5. Provision for open discussion

The City of Richland will ensure that public meetings allow for an open discussion of the relevant issues and those hearings allow for appropriate public testimony.

When public meetings or hearings are conducted, the City of Richland will ensure that those who choose to participate in the planning process have the opportunity to actually take part and have their opinions heard. Towards that end, the following actions will be implemented.

- Agendas shall clearly define the purpose of the meeting or hearing, the items to be considered, and actions that may be taken.
- The scheduled date, time, and place should be convenient so as to encourage the greatest number of people to attend.
- A clearly identifiable facilitator or chair will conduct the meeting or hearing in an orderly fashion to ensure that all attendees have an opportunity to discuss issues, offer comments, or provide testimony.
- The facilitator or chair should provide introductory remarks outlining the purpose of the meeting or hearing and describing how the attendees can best participate and how their input may be used.
- As appropriate, a brief overview of any documents or proposals to be considered will be provided by the facilitator or chair or staff member.
- All persons desiring to participate should be allowed to do so. However, specific factors, such as the purpose of the meeting, size of attendance, time factors, or other opportunities to participate, may suggest some appropriate constraints to be applied. Rules of order for the meeting or hearing should be set forth clearly by the chair or facilitator.
- All attendees will be encouraged to identify themselves on sign-in sheets.
- All meetings and hearings should be tape-recorded and/or video recorded.
- Summaries should be prepared and available as soon as possible following a meeting or hearing. As appropriate, summaries should include a listing of relevant issues, comments, or responses. In the case of public hearings, the findings and decision document should serve as the actual summary.
- Special arrangements for meetings or hearings will be made under the provisions of the Americans with Disabilities Act (ADA) with advance notice.
- The City Council shall not consider a change to the comprehensive plan or development regulations if such change is proposed after the opportunity for review and comment has passed under the city's public participation procedures. An opportunity for public review and comment on the proposed change shall be provided to the public before the City Council votes on any proposed change. An additional opportunity for public review and comment is not required if:

1. An environmental impact statement has been prepared under Chapter 43.21C RCW for the pending resolution or ordinance and the proposed change is within the range of alternatives considered in the environmental impact statement;

2. The proposed change is within the scope of the alternatives available for public comment;
3. The proposed change only corrects typographical errors, corrects cross-references, makes address or name changes, or clarifies language of a proposed ordinance or resolution without changing its effect;
4. The proposed change is to a resolution or ordinance making a capital budget decision as provided in RCW 36.70A.120; or
5. The proposed change is to a resolution or ordinance enacting a moratorium or interim control adopted under RCW 36.70A.390.

6. Opportunity for written comments

The City of Richland will encourage submission of written comments or written testimony throughout the planning process.

In many instances, detailed, technical, or personal comments can be best expressed and understood in written format. The following steps should be taken to encourage written comments.

- As appropriate, notices for meetings and hearings should include the name and address of the person(s) to whom written comments should be sent, along with the deadline for submitting written comments.
- Persons speaking or testifying should be encouraged to concisely express their comments verbally and provide specific details in written format.
- The deadline for submitting written comments, if allowed subsequent to a meeting or hearing, should be clearly announced by the facilitator or chair.

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7. Consideration of and response to public comments

The City of Richland will consider relevant public comments and public testimony in the decision-making process.

- Time should be reserved subsequent to the close of a hearing or comment deadline and prior to an actual decision so that the decision-maker(s) can adequately review all relevant material or comments.
- Reconvening a hearing for the purpose of addressing comments is an option that the decision-maker(s) may use on a case-by-case basis.
- Substantive comments pertaining to studies, analyses, or reports, along with necessary responses, should be included in the published document itself (such as occurs in the SEPA process of developing a Draft Environmental Impact Statement (EIS) and then a Final EIS with comments and responses).
- The record (such as tape recordings, written comments or testimony, documents, summaries, etc.) will be compiled and maintained by the appropriate City departments. That record will be made available to the decision-maker(s) for their consideration and review prior to a decision.
- Relevant comments or testimony should be addressed through the findings-of-fact portion of the decision-maker's written decision or recommendation.

City of Richland Comprehensive Plan Update Comment Matrix – Part 1

August 2017

General Statistics

- Open House: 104 comments
- Online: 45 comments
- Other Public: 2 comments
- Agencies/Departments: 8 comments
- Commissioners: 3 comments
- Organizations: 2 comments
- Tribal: 1 comment

Major Categories

- General
- Columbia Point South
  - Preserve area as open space
  - Concerns over increased traffic from development
  - Concerns over type of development
- City View West
  - Potential interference with the airport
- Goals and Policies
- Transportation
  - General
  - Public transit
  - Bike lanes and trails
  - Duportail Bridge
  - Traffic
  - Road construction (especially concerns around Rachel Road)
- Land Use
  - General
  - Stronger downtown
  - Badger Mountain
  - Schools
- Parks and open space (specifically protecting open space in the cities)
- Environment
  - General
  - Climate Change
  - Sustainability and renewable energy
  - Critical Areas
    - Fish and wildlife
  - Cultural and historic resources
- Utilities
- Housing
  - Types of housing
  - Distribution of housing

Comments

#	Name/Affiliation	Date	Sub-topic	Comment	Response
General Comments					
1	Laurie Ness	9/7/2016	Public participation	On the Comprehensive Plan Periodic Update Washington State Law requires through RCW 36.70A.130 (2)(a), RCW 36.70A.140 and RCW 36.70A.035 for the establishment of a Public Participation Program. 1) This is a program that identifies procedures and schedules for the public to participate in the periodic update. 2) The program must provide for early and continuous public participation. 3) The program should clearly identify the scope of the review and 4) identify when legislative action on the review and update component are proposed to occur. 5) Cities must ensure that notice of the update process is broadly and effectively disseminated. I did a Google search and a search within the City's website for Public Participation / Plan and found nothing pertaining to one. How do you plan on meeting this requirement is this not the time to address this state law?	Public Participation Plan was adopted per GMA in 2016. See Appendix D.
2	Debbie Berkowitz (Planning Commission)	No date	UGA	P. 33 LU-3 (also in supporting analysis). Shouldn't the area that is being removed from the City's UGA in North Richland have the land use designation removed?	This should be removed once the proposed UGA is finalized and approved by Benton County.
3	Open House	3/20/2017	Editorial	Drawing CF-1 (and possibly others) - "Ammon" should be "Amon"	Updated

#	Name/Affiliation	Date	Sub-topic	Comment	Response
4	Debbie Berkowitz (Planning Commission)	No date	Editorial	P. 36 'Bicycle Facilities' should probably be labeled 'Bicycle/Pedestrian Facilities' since both are discussed. Tapteal Greenway does include soft trails (I'm not sure why that was crossed out).	Updated
5	Debbie Berkowitz (Planning Commission)	No date	Editorial	P. 30 'The Amon Basin includes ~75 acres of City-owned open space and is located on the southeast side of the City east of Leslie Road.' I request that the following be added – 'The Amon Basin Natural Preserve has been preserved as compensatory mitigation for upland and wetland habitat.' The next part reads ' Irrigation application, canal seepage and return flow run through the Amon Basin and other areas into the Yakima River near the confluence with the Columbia River.' I'd like to suggest the following revision: ' Irrigation application, canal seepage and return flow surface in this natural channel as a result of the regional rise in groundwater levels and run through the Amon Basin and other areas into the Yakima River near the confluence with the Columbia River.'	Updated

#	Name/Affiliation	Date	Sub-topic	Comment	Response
6	Debbie Berkowitz (Planning Commission)	No date	Economic development	Comments from the EDC I agree with many of their comments and propose the following for consideration: Comments 1 & 2. Language pertaining to transportation , utility, and infrastructure: Add Policy 4 to ED Goal 1 or Goal 5. 'Recognize that infrastructure, including transportation and utility planning are vital to economic development and attracting businesses.' Comment 3. 1341 acre area. Add Policy 4 to ED Goal 5. 'Market the newly acquired 1341 acres for large scale industrial development. Comment 5. ED Goal 7 and Policy 4. Move the built environment part to ED Goal 6 – Encourage vibrant mixed-use areas to establish Richland as the premier Tri-Cities destination to live, work, and visit by offering options for housing, services, entertainment, and retail 'and a built environment with quality design.' Then add Policy 9 to Goal 6 'Promote quality design for public projects as well as private developments.'	New policies have been added

#	Name/Affiliation	Date	Sub-topic	Comment	Response
7	John Haakenson (Port of Benton)	7/18/2017	Airport	After review of the Draft Comprehensive Plan, the Port would like to encourage the City to include the following additional Land Use Policies with would provide further protection of the airport. - Coordinate the protection of the Richland Airport with the City of Richland by developing consistent development regulations through development of an airport overlay district that utilize WSDOT Aviation Airport and Land Use Compatibility guidelines and other best management practices for encouraging compatible land uses within close proximity to the Richland Airport. - Within the Airport Influence area a notice to title/disclosure statement should be required for new or substantial redevelopment of lots, buildings, structures, and activities. The notice should indicate that the property is located in close proximity to the Richland Airport and may experience low overhead flights, odor, vibrations, noise and other similar aviation impacts. - Encourage the adoption of development regulations that protect the airport from height hazards by developing a Height Overlay District that will prohibit buildings or structures from penetrating the Federal Aviation Regulations (FAR) Part 77 "Imaginary Surfaces."	LU Goal 8, Policy 7 updated. Many of these comments will be addressed through development regulations (see Richland Municipal Code).
8	Open House	3/20/2017	Praise	The experts were very nice and patient explaining things. Thank you!	Thank you
Columbia Point South					
9	Open House	3/20/2017	Open space	Everything south (east) of the interstate at Columbia Point should be Natural Open Space.	

#	Name/Affiliation	Date	Sub-topic	Comment	Response
10	Open House	3/20/2017	Traffic	"Commercial Recreation" designation immediately south of 182 will create many traffic issues; access (only 1 obvious route) and adding traffic volume to Geo Way is ridiculous - especially with Hanford commute traffic.	Land use proposal has been modified with a less intense "Urban Recreation" land use designation for this area. It is recognized that limitations exist for access to Columbia Point South, and this is a condition that would need to be addressed in the future.
11	Open House	3/20/2017	Open space	DO NOT BUILD ANYTHING ON COLUMBIA SOUTH IT needs to remain OPEN SPACE	The existing Natural Open Space land use areas are not proposed for change. Existing Developed Open Space and Public Facility land uses are proposed to change to a modified "Urban Recreation" land use with more limited uses. Urban Recreation is intended to provide the public with places to gather for public events as well as provide some limited urban amenities, passive recreation opportunities and open space uses.
12	Open House	3/20/2017	Open space	Columbia Point South should be preserved as open space for recreation use and Not develop in any way.	Recreational uses are proposed in the "Urban Recreation" land use. Also See response to comment #11
13	Open House	3/20/2017	Open space	Designate all area South of I82 as Naturally Open Space. This would benefit to the community and for the high concentration of people now occurring in the Columbia Point area with Hotels, Restaurants, Apartments, & Condos. Natural Open Space cannot be recovered once developed and there are few natural open spaces in the City of Richland	See response to comment #11

#	Name/Affiliation	Date	Sub-topic	Comment	Response
14	Open House	3/20/2017	Open space, traffic, development	Leave as a park that everyone can use. Development will bring increased traffic, noise, light pollution etc. Having the REACH located there would have been fantastic, too bad it fell through. If the city is determined to develop, I think the lowest impact would be a performing arts center. Not used every day but would have a fantastic view. That being said, leave as open space! We are losing open space to development at an accelerating pace.	Current land use is Developed Open Space and Public Facility. Public Facility currently allows more intense use than the proposed Urban Recreation. Urban Recreation designation is proposed to allow limited uses in this area. It is intended to provide the public with places to gather for public events as well as provide some limited urban amenities, passive recreation opportunities and open space uses. Existing Natural Open Space areas would remain unchanged.
15	Open House	3/20/2017	Development	I have concerns about the "commercial development" along the Columbia Point area. I understand some of it is owned by native Americans. My concern is the construction of hotels and casinos. One of the attractions to Richland is the natural landscape.	See response to comment #14.
16	Open House	3/20/2017	Open space	Please keep all of Columbia Point South natural open space - not many places left in Richland devoted purely to open space - provide recreational use preferred, hiking, etc.	See response to comment #14.
17	Open House	3/20/2017	Traffic	Need alternate access besides Columbia Dr. (don't want the traffic through Columbia Point)	It is recognized that limitations exist for access to Columbia Point South, and this is a condition that would need to be addressed in the future.
18	Open House	3/20/2017	Traffic	Is there additional access at C.P. South other than under I-182 bridge? (for future dev?)	No additional access currently exists. It is recognized that limitations exist for access to Columbia Point South, and this is a condition that would need to be addressed in the future.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
19	Open House	3/20/2017	Open space	Keep Columbia Point South as natural open space with limited access. Develop a better trail system in the area for bike, hike, and boat access	See response to comment #14.
20	Open House	3/20/2017	Open space	My suggestion concerns the proposed Public Recreation space south of I-182 and between 240 & the Columbia River. It appears to overlap some flood plains/wetland. I would lock that up with sufficient controls to minimize City liability.	Boundaries have been refined to avoid developing any areas with designated floodplain or wetlands.
21	Open House	3/20/2017	Open space	Developing the land in any other fashion than park like open space south of I-182/Columbia Point would be detrimental both to the natural river delta & traffic safety for those entering/exiting that space.	See response to comment #14.
22	Open House	3/20/2017	Traffic	Commercial Rec. on Columbia Point - Access? Bound by freeway, road from Winco already pretty busy, trash what could be a decent park?	It is recognized that limitations exist for access to Columbia Point South, and this is a condition that would need to be addressed in the future.
23	Open House	3/20/2017	Open space, traffic	Proposed change to the parcel currently zoned "developed open space" to "Commercial Recreation" is not logical or feasible. Access is poor, along the existing bike trail and directly adjacent to the Columbia River. Creating a one-way egress & ingress is ludicrous. Alternative ideas: Keep open space open! Perhaps create a soft trail system, involve the Umatilla tribes for occasional cultural events, but absolutely no "commercial development". Another issue, once again is continued fragmentation of wildlife habitat and/or impact on habitat. From salmon to migratory birds to resident mammals, commercial development would no doubt have a negative impact.	Land use proposal has been modified with a less intense “Urban Recreation” land use in this area to address these concerns

#	Name/Affiliation	Date	Sub-topic	Comment	Response
24	Open House	3/20/2017	Open space	Really disappointed that any type of development is proposed for Columbia Point South. That area should be designated as naturally open space and left as is. No hotels (a travesty!), no trading posts, no development! That was what was discussed in the 1980's and the public (and tribes) had a clear preference for that then. Do NOT develop!	See response to comment #14.
25	Open House	3/20/2017	Open space	Please consider keeping the bike trail that now exists in Columbia Point South.	Modified land use proposal is intended to maintain recreational uses in this area
26	Open House	3/20/2017	Development	How about a new designation for Col Pt. S. that would allow a Native American trading post or cultural center	Land use proposal has been modified with "Urban Recreation" land use in this area. It is intended to provide the public with places to gather for public events as well as provide some limited urban amenities, passive recreation opportunities and open space uses.
27	Open House	3/20/2017	Open space	Please leave this area vehicle free. I like the idea of recreational space, but it would be great to keep it foot accessible only. Yakima, for example, has a beautiful playground on their greenway path that families have to walk to in order to utilize.	Some vehicle traffic will likely be allowed. See response to comment #10
28	Open House	3/20/2017	Open space	I feel that it should remain Natural Open Space. Once development comes in (i.e. - commercial recreation) the open space concept leaves. So does tranquility.	See response to comment #14
29	Open House	3/20/2017	Open space	Don't decrease the NOS classification that's already there. (the 200' shoreline was already designated natural and recreation conservancy) When roads where there before, there was a lot of destruction by ATVs. A trolley system would be the best means of access if there were any access other than pedestrian. The most I'd like to see is a Native American trading post/cultural site and habitat restoration.	See response to comment #14

#	Name/Affiliation	Date	Sub-topic	Comment	Response
30	Open House	3/20/2017	Open space	Proposed Commercial Recreation - Please do not allow hotels and other commercial facilities on the area to the SE of the I-182 bridge. It is a wonderful natural open space as it is. Commercialization will only ruin it. There are also access issues that could be insurmountable. I wouldn't be surprised if Indians would have concerns about development on that property since Indian artifacts could be found there many years ago.	Land use proposal has been modified with a less intense "Urban Recreation" land use in this area to address these concerns. Efforts would be implemented to avoid or mitigate impacts to cultural resources
31	Open House	3/20/2017	Open space	I don't feel comfortable with commercial recreation designation. By definition it needs a large buffer to protect the natural open space. Any large scale commercial prospects need to be on the N. side of the Community Recreation Area. We need to soften the obvious negative impact to the Nat. Open Space.	See response to comment #14
32	Open House	3/20/2017	Open space	Do not commercialize south of I-182, consider making recreation conservancy	See response to comment #15
33	Open House	3/20/2017	Open space	I strongly believe the land bordered by 182, 240, and the Yakima River should be preserved as natural open space. Such areas in town are much more valuable than commercial development.	Much of this area is currently Natural Open Space. Natural Open Space land is not proposed to change. Only a portion of this area, currently designated Developed Open Space and Public Facility is proposed to be changed to Urban Recreation.
34	Open House	3/20/2017	Traffic	Columbia Point South - concern about access for proposed commercial recreation. The increase in traffic in an area geared for recreation. Also, thinking about the loss of the bike trail that so nicely connects to Sacagawea Heritage trail to Richland.	Modified land use proposal is intended to maintain recreational uses in this area

#	Name/Affiliation	Date	Sub-topic	Comment	Response
35	Open House	3/20/2017	Open space	Don't let hotels develop this wonderful recreational area. All this will do is create terrible congestion at an already problematic intersection. We especially don't need development that will fall to neglect if waterfront businesses stagnate. Not to mention the Native American heritage issue	Proposed "Urban Recreation" land use is intended to address this concern
36	Open House	3/20/2017	Open space	Looking at the City's "Draft Goals & Policies" document along with the proposal for Columbia Point South, it seems that hotels, trading posts, restaurants, etc. (as would be allowed under "Commercial Recreation") is incompatible with Community Goals 1, 4, 5, and 6. The city (and other cities of the county) are rapidly losing natural areas and open space. Columbia Point South should be retained as a natural area, formally designated as "Natural Open Space" and preserved for future generations. We do not need more hotels and restaurants and continued encroachment and desecration of shorelines and natural areas. The development of Columbia Point north of the I-182 bridge was not well done. It did not preserve enough shoreline access and undeveloped areas. Please do not make the same mistake with Columbia Point South. Leave is as it is - but formally designate as Natural Open Space. Thank you	Thank you for your comment. Proposed "Urban Recreation" land use is intended to address this concern

#	Name/Affiliation	Date	Sub-topic	Comment	Response
37	Planning Commission Meeting (submitted by James A. Wise)	5/24/2017	Development	The proposed rezoning of Columbia Point South as Commercial Recreation seems opposed to all citizen input we have received in the COMP Plan revision process. This would allow for a Casino and Hotels and Entertainment venues on that site. We have been thoughtfully and extensively informed that the citizens want this area preserved as a Park or as a light active recreation area. Rezoning it as Developed Open Space would allow for economic development opportunities and still be in line with our citizens stated wishes. Perhaps there is a way to reserve both designations as we study it further with the help of our local university and college who have programs for such activities.	See response to comment #14 and #35
38	Michael Ritter (WDFW)	4/17/2017	Development, open space	Proposed change to the extent of "Commercial Recreation" designation. (see diagram included with the letter)	Map is updated. Land use proposal has been modified with a less intense "Urban Recreation" land use in this area.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
39	Michael Ritter (WDFW)	7/10/2017	Development, open space	In an attempt to offer some additional clarity to the original map we submitted in April 2017, we have attached an updated map that better represents our recommendations for the extent of development on Columbia Point South. The attached map shows an actual satellite image of the point with most of the eastern half of the Uptown Shopping Center superimposed along the south side if the highway. Our recommendation is that development occur only within an approximately 300-foot wide area. The bike/pedestrian paths should be preserved. The view shed from Interstate 82 traveling eastbound should be maintained. Building heights should not obstruct this down river view of the Columbia River, Bateman Island, and the Yakima Delta. Since the Interstate gains elevation eastbound towards the bridge over the Columbia River, building heights could also increase from low to high; west to east. We support section 23.30.030 (Site requirements for public use districts) with building height maximums of 40-55 feet, but only insofar as they do not obstruct the down river view. Project specific permitting should ensure that the down river view is maintained.	
40	DHAP	5/23/2017	Cultural Resources	There are several references in the draft to Columbia Point and Columbia Point South. While we recognize that Columbia Point north of I-182 is mostly developed, the plan test and associated goals and policies should reflect that Columbia Point and the vicinity of the Yakima River confluence with the Columbia River is a highly sensitive cultural resource that has been determined eligible for the National Register of Historic Places as an archaeological district.	Goals and policies are updated, and discussion added in the Comprehensive Plan to address comments. Land use proposal has been modified with a less intense "Urban Recreation" land use in this area. Land use and development regulations are intended to address these concerns.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
41	Teara Farrow Ferman (CTUIR)	7/12/2017	General	I was able to review with the Cultural Resources Committee yesterday. They haven't had a meeting a quite a while. Their recommendation is for minimal ground disturbance. In reviewing the list of permitted uses, they were somewhat comfortable with public parks, special events, and RV park with either portable bathrooms or bathroom that don't require sewer systems. Also, they were comfortable with portable food trucks. For electrical needs and other needs, they recommend building up the site(s) and staying out of the native soils due to the archaeological sites, unknown resources subsurface and the rich cultural history and use of the area.	See response to comment #14
City View West					
42	Open House	3/20/2017	General	Allowing residential development across SR240 from the landfill & motocross track is a horrible idea. For a very modest addition of residences and taxable properties, the city will reap in return absolutely NO END of complaints. The people will pay a fine price for their new place, and of course they will want a little slice of heaven. Soon enough they will be at City Council meeting, demanding that these legitimate - and pre-existing facilities be shut down. Those shutdowns shouldn't happen, but the fight won't go away. Any city with an airport can tell you how this drama develops. People build next to the airport, then complain about the noise. Duh! The airport was there first, and they knew about it.	Thank you for your comment. This area has existing residential development in the Horn Rapids area.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
43	John Haakenson (Port of Benton)	7/18/2017	Airport	It has come to our attention that the City is proposing to change the land use of the urban reserve area within the City View West area to include a mixture of uses including residential (low, medium, and high), commercial, parks, and schools… This property is currently located within the Conical Surface of the airspace which has a 20:1 slope… The attached is an analysis of the airspace at the City View West property… Site 1 is the only location where the airspace is within 30' of the ground elevation… proposed school area the airspace clearance is 65" at the northwest corner and is greater than 100' at the center of the school site… It appears that the proposed land use changes in this area will not impact airspace, however, future residential development along the northern portion of the site could impact the airspace. It is recommended that further analysis be conducted at the time of pre-platting and development to make sure the future site layout and grading does not impact any potential airspace conflicts. Regarding the land use compatibility, all of the proposed land use changes are located outside of the land use compatibility zones and impact to these areas should be minimal.	Thank you for your comment. Further review should be done during the development permit process.
Goals and Policies					
44	Open House	3/20/2017	General	ED Goal 6 - Encourage fill-in of existing high density commercial buildings	Infill is addressed in ED Goal 6, Policy 4
Transportation					
45	Open House	3/20/2017	Bike lanes and walkways	UD Goal 3 - Light walkways not streets to reduce light pollution	Thank you for your comment. The City has standards that are followed to address lighting on both sidewalks and streets.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
46	Open House	3/20/2017	Bike lanes and walkways	TE Goal 3 - Bike route signage on arterial streets directing cyclist to bike paths/routes	Updated
47	Open House	3/20/2017	Public transit	TE Goal 5 - Encourage availability of reasonably priced motorized public transportation with wide operating hours (mornings/evenings)	See TE Goal 3, Policy 1. Transit pricing and operating hours are assessed by Ben-Franklin Transit.
48	Open House	3/20/2017	Duportail Bridge	The residents of Richland should not be the only ones taxed for the Duportail Bridge. Residents of West Richland will also be using the bridge. Kennewick residents will also use the bridge. Why do only Richland residents pay for it. Question - Do you really think the bridge will solve the poor design of the freeway area at Queensgate - NOT	Between 80 and 90 percent of project funding is expected to come from Washington State. The City has also established a car tab registration fee with a majority of the new revenue going to the City's ongoing pavement preservation program, along with helping fund portion of Duportail bridge. Bidding for the bridge construction is planned for fall 2017, and traffic analysis indicates it will improve traffic conditions in Queensgate.
49	Open House	3/20/2017	Duportail Bridge	A bridge across the river around WSU Tri Cities > Pasco would be a better bridge to build. It would take 1/3 of the traffic off the roads in Richland. My father says this was the plan back in the 80s to take bridge across at around Alder Rd. in Pasco. I would fully support that! Bridge at Duportail -never understood that.	A north Richland Columbia River crossing bridge has been studied several times. Cost/benefit analysis has not indicated that this crossing is feasible.
50	Open House	3/20/2017	Public transit	I appreciate Ben Franklin transit expanding their services	Thank you for your comment.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
51	Open House	3/20/2017	Traffic, public transit, bike lanes and walkways	What is the City doing to address current city infrastructure that is in need of repair? For example: Alphabet homes are a historic gem of Richland, yet many are located in areas of the city that are neglected and run down. There are few sidewalks in the Goethals-Comstock-G-Way neighborhoods. This poses a safety risk to children walking to Lewis & Clark Elementary, Comstock Park, Goethals Park & the areas near Howard Amon. Further, sidewalks and bike paths in this particular area would alleviate congestion on the roadways, provide a safe place for pedestrians and encourage residents to consider alternative forms of transportation. It may even make the businesses in the Parkway (area where Farmers market is held) more prosperous as residents in the area (rather that congestion from residents driving in from other neighborhoods) would have easier, safer access. What are the plans for the increased city tax dollars that will be coming from the newly added / to be added hotels and restaurants on the waterfront area by the Marina? Will this money go towards further "transit" type improvements or will it be funneled back into existing areas that need significant improvements?	Comments noted. Please see the Capital Improvement Plan 2017 to 2030 (Appendix F of the Comprehensive Plan) for detailed improvements proposed. The City's transportation planning includes a robust focus on pedestrian and bicycle improvements, and is based upon available funding.
52	Open House	3/20/2017	Bike lanes and walkways	I would suggest connecting up the Keene-Gage Class I separated trails to Queensgate and the trails in that area. I would also suggest connecting it to the Columbia Park Trail down near Steptoe and the Traffic circle in that area. Having a separated trail would help for safety for pedestrians and bikers around the Steptoe circle. I would also prefer if the trail on Gage could continue out to the Mall, but I realize that is something Kennewick would need to handle.	On-street bike routes currently connect with Keene-Gage Class I trail. The proposed improvement is included in the City's TIP and will be constructed when funding becomes available.
53	Open House	3/20/2017	Public transit	Create transit oriented areas to ensure vitality of transit system. Consider lunchtime circulation to more people between Hanford/PNNL and restaurants.	Goals and policies promote transit access.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
54	Open House	3/20/2017	Bike lanes and walkways, infrastructure	Better bike paths and walking trails. Solar lighting for trails. Bike/Walking path for Duportal Bridge. Crosswalk for the path/trail that connects to Howard Amon George Wash. Way westbound entrance to the 240 yield sign needs a light or other emphasis as people entering highway do not yield. Improvement to roads. Beautify city especially old rundown buildings please.	This comment will be shared with the City Public Works Department for consideration in the next update of the City's TIP.
55	Open House	3/20/2017	Bike lanes and walkways	I love our river trails, but they are quite dark in N. Richland for year around use lighting would be nice	Thank you for your comment. The City has plans for improving bicycle and pedestrian safety and is actively pursuing implementation.
56	Open House	3/20/2017	EIS, traffic	City of Richland Proposed Land Use Alternatives S. of Horn Rapids and W of Richland City Shops. Neither alternative 2 or 3 show traffic mitigation for or to existing roads. Will traffic infrastructure planning be completed PRIOR to approving development?	Appropriate traffic improvements and mitigations will be done during the development process.
57	Open House	3/20/2017	Traffic, bike lanes and walkways	Goethals Neighborhood Traffic: Facilities located between Aaron Dr., Goethals Dr., Jadwin Ave: Lewis & Clark Elementary, Day Care Facility, Comstock Park, Goethals Park, Toddler Park (new area on Comstock) - Residents are using these neighborhood streets to circumvent the heavy traffic on G-Way & the By-Pass. Poses a significant safety hazard for these small neighborhoods as the streets are narrow. We have significant lack of sidewalks in this area. Children walking to school, parks & other pedestrians trying to access Winco, Fred Meyer, Howard Amon, John Dam Plaza and the other facilities listed previously do not have access to safe walking/biking routes.	Thank you for your comment. Both the City and BFCG are in the process of planning for GW Way to reduce congestion. This will result in identifying future improvements.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
58	Open House	3/20/2017	Duportail Bridge	Please let me know how to get the data on how the Duportail bridge will impact on traffic on the By-Pass - Thank you Chuck Eaton, chaneaton@gmail.com 509-375-0309	Study is posted on City website. See study for additional information. The Duportail/Stevens Corridor improvements were not designed to ease congestion on SR 240; it is designed to link the downtown area to Queensgate. Both the City and BFCG are in the process of planning for GW Way to reduce congestion. This will result in identifying future improvements.
59	Open House	3/20/2017	Traffic, infrastructure	1) Why does traffic planning appear to be reactive and not proactive? 2) Hayden Homes (Kennewick) and fully built out S. side of Badger Mountain will put ~ 3,000 additional vehicle trips* per day onto Leslie, Steptoe and Dallas. Both Leslie and Steptoe are busy now. What will be done to ease traffic? 3). Why is street maintenance underfunded by about $600,000/yr? *2+trips/single family house	A plan for this area has been in place for several decades, and is being implemented as development occurs. Funding for maintenance is costly and this must compete with other city priorities. The City is committed to maintaining its road network.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
60	Open House	3/20/2017	Traffic	In regards to the upcoming new Queensgate road plan - * between Keene & Duportail: Do you plan to have 2 lanes go from Duportail to the roundabout plas a 3rd land for those going WEST onto 182? Badly needed. *In regards to the left turn lane on going West Queensgate (aligned with Sterlings) to signal do away with it!! Have traffic go to signal then left into Exxon,~~m~~ Walmart, fast foods etc parking lot. Right turn only from driveway out of Exxon - ~~H182~~I-182. * Regarding signal at City View & ~~Duportain~~ Duportail for new bridge - were on ramps = North considered? would it work for the Hills residents to go down and under Duportail on (currently) dirt road & curve around to get on Queensgate at West end? People coming off the bridge, use an off ramp for the Hills?? Possible?? (comment ~~included~~ includes diagram reference)	The Queensgate plan with graphics is posted on the Public Work's website. Interchange ramps are not typically designed as part of local road networks.
61	Open House	3/20/2017	Infrastructure	No more go rounds!	Thank you for your comment. Roundabouts are one of the intersection approaches that can be appropriate given certain circumstances.
62	Open House	3/20/2017	Traffic, infrastructure	Concern about RR crossing, pedestrian crossing and speeding vehicles causing several accidents at Duportain and 240 intersection. Flashing warning lights on 240 to show that lights are changing similar to Hwy2 Wenatchee to Leavenworth. We have youngsters crossing to go to school, those who cross to use trails on both sides, people crossing to catch city busses - it's a very busy intersection. Plus the train for those going to work in AM.	At-grade railroad crossing improvements are addressed by the Port of Benton (railroad owner/lessor) and the Washington State Department of Transportation, based on incident history.
63	Open House	3/20/2017	Infrastructure	Jones Road extension: Not in my lifetime	Thank you for your comment

#	Name/Affiliation	Date	Sub-topic	Comment	Response
64	Open House	3/20/2017	Infrastructure, traffic, bike lanes and walkways	I have 2 concerns. I live in the Hills community & we need a safe bike path from skyline to Keene Rd on Queensgate. We also need a roundabout or other safe intersection upgrade for the off ramp and on ramp from 182 to Queensgate. The concentration of traffic makes it very difficult to exit Skyline onto Queensgate.	The planned Queensgate improvements address these concerns. See PW website for additional information on these plans, expected to be constructed in 2018. Physical constraints at Skyline and Queensgate are difficult to improve.
65	Open House	3/20/2017	Infrastructure, traffic, bike lanes and walkways	I do not want GW Way from Van Geisen to 240 to be a principal artery! N. Richland does not exist to provide a speedy exit and entrance to Hanford. We need a downtown that is pedestrian friendly and connected to the river resource. The proposal here is backward. The rest of the world has moved on from this kind of planning! Jadwin could be an around and we have a BYPASS! We desperately need a real downtown area.	Alternate routes are being analyzed in a separate process.
66	Open House	3/20/2017	bike lanes and walkways	I encourage a permaculture approach to land development. I also support a more bike friendly city road system with bake lanes on roads like GW-way.	Existing laws and regulations are currently guiding developments.
67	Open House	3/20/2017	Duportail Bridge, traffic, bike lanes and walkways	Many participants at the March 20, 2017 Comprehensive Plan open house were disappointed at the lack of justification for the Duportail bridge. It was not clear from any of the material how this bridge would reduce congestion on G.W. Way (which was a major concern for participants) Many citizens were also concerned about the lack of attention given to making Richland a more walkable/bike-able city. As traffic has gotten worse it's become increasingly more dangerous to ride a bicycle for local shopping & recreation. Only hard-core racing bike riders can use our streets. Please make Richland a more bike friendly community!	Both the City and BFCG are in the process of planning for GW Way to reduce congestion. This will result in identifying future improvements. Goals and policies promote bicycles and pedestrians. The City has plans for improving bicycle and pedestrian safety and is actively pursuing implementation. Please see studies on PW website for additional information on justification for Duportail project.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
68	Open House	3/20/2017	Traffic, bike lanes and walkways	GW Way should be more pedestrian friendly with traffic relaxers, median strips to make a better connection to river resources.	The City has studied this issue and is trying to make the road system more bike and pedestrian friendly while maintaining traffic flow.
69	Open House	3/20/2017	Bike lanes and walkways	I'd like a map of current bike paths and hiking paths	See Exhibit T-6
70	Open House	3/20/2017	Infrastructure, traffic	Is there a plan for a left turn lane on Gway between McMurray and Spengler? The need is great and it would improve traffic flow and safety. There is space for it. All that is required is to restripe the lanes.	The City will re-evaluate GW striping during the next resurfacing project, expected in 2019.
71	Open House	3/20/2017	Rachel Road	Do not put Rachel Road through Amon Creek natural preserve instead use one of the southernmost routes to connect Leslie Road to the Hayden Homes development (i.e. existing BPA road opposite Lorayne J Road that intersects with Leslie) don't destroy the preserve!	Rachel Road expansion was addressed in a separate public involvement process. A decision has been made by the City Council to construct this project.
72	Open House	3/20/2017	Infrastructure	I-84 northbound bridge was paid off in record time as a toll bridge. Those that use it and benefit from it should pay for it. The new bridge should be paid for by toll-not by taxes!	Thank you for your comment. Options were considered by the City Council and a funding source, a vehicle registration fee, was selected.
73	Open House	3/20/2017	Public transit, bike lanes and walkways	Long Range Planning - why is there no light rail? Plans build more roads vs looking at other ways to move people. Better bus systems - smaller busses. Good bike trails to encourage cycling! Be creative look at other ways to move people.	Policies and the plan promote transit, bicycles and pedestrian traffic. Economic viability, cost effectiveness pay roles in traffic improvements such as light rail.
74	Open House	3/20/2017	Public transit	I would like to see a city plan incorporate some sort of light rail main loop linking all 3 cities	Economic viability, cost effectiveness pay roles in traffic improvements such as light rail.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
75	Open House	3/20/2017	Infrastructure	Jones Road from Horn Rapids to Walmart area? Why? Across a flood plain? Requires another bridge $ Probably expensive and certainly ugly road above CID canal on sandy hillside, through a bunch of view property - 3 jurisdictions in 1/4 mile	Both the City and BFCG are in the process of planning for reducing congestion in several areas throughout the City. This will result in identifying future improvements. Jones Road is one of the alternatives being evaluated.
76	Open House	3/20/2017	Rachel Road	Save Amon Creek Natural Preserve! No Rachel Road Need to keep natural open space! Please!	See comment response #71 on Rachel Road.
77	Open House	3/20/2017	Infrastructure	Remove stop lights on the ByPass 240 put in overpasses and regular freeway on ramps and off ramps.	Thank you for your comment. Interchanges are expensive, and are part of ongoing evaluation for congestion relief.
78	Open House	3/20/2017	Infrastructure	No roundabout on Queensgate/Keene	Thank you for your commentNo roundabout is planned at this intersection.
79	Open House	3/20/2017	Infrastructure	I'm happy to see the connection from Queengate back to Bermuda.	Thank you.
80	Open House	3/20/2017	Rachel Road	Rachel Rd - please do not cross Amon Creek Preserve @ Rachel Rd.	See comment response #71 on Rachel Road.
81	Open House	3/20/2017	Duportail Bridge	Please consider getting Duportail Bridge done ASAP and we need more senior housing in Richland.	Process is undergoing with the bridge planned for opening in 2020. Thank you for your comment on senior housing.
82	Open House	3/20/2017	Rachel Road	I DO NOT WANT RACHEL RD going through the natural area. Connect to Bellerive Dr. if you must but not any further	See comment response #71 on Rachel Road.
83	Open House	3/20/2017	Infrastructure	I like the purple "Future Arterial Collector" to Gala Way	Thank you for your comment.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
84	Open House	3/20/2017	Infrastructure	Do Not connect Shockley Queensgate to Rachel Bermuda (Don't encroach on county!)	Thank you for your comment; growth requires improvements to address traffic needs.
85	Open House	3/20/2017	Traffic	I am concerned about an even greater increase in traffic on Bermuda Road with the planned extension. What will be done about that?	Growth results in increased traffic. Road system plans are in place and are prepared to provide acceptable levels of service
86	Open House	3/20/2017	Infrastructure	Add (back) a right turn only lane at Queensgate and Keene. Map traffic intersections (arterials) showing freeway and severeness of accidents (including pedestrian and bicycle accidents)	This will be addressed as part of the 2018 Queensgate improvements. Safety incidents are mapped, tracked and analyzed for the City road system.
87	Open House	3/20/2017	Infrastructure	Amon Extension Rd. - was glad to see the proposed road not going through the preserve. Thank you for listening.	Thank you for your comment.
88	Open House	3/20/2017	Public transit	I don't understand why the City Council does not address/embrace higher density housing, more public transportation, and more use of already developed land that sits empty, as there is in N. Richland. The Duportail Bridge is only going to result in more neglect of northern neighborhoods, and property values will suffer. Instead, the age and development of these neighborhoods deserve attention. This could make them more attractive to salary-earning workers and the businesses that serve them. But I'm worried enough by the lack of attention from the Council that I am considering selling my N. Richland house and moving out of the area entirely.	Higher density housing is already allowed in many areas in the City. The Comprehensive Plan goals and policies are supportive of it. Much of this will be implemented when the property owners' and developers' apply for developments.
89	Open House	3/20/2017	Public transit	With more shops and proposed housing in Queensgate area would like to see a transit center there	BFT plans and provides for transit improvements. This comment will be shared with them.
90	Open House	3/20/2017	Public transit	Make area much more transit friendly. Please	See comment response #89.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
91	Open House	3/20/2017	Rachel Road	Do not like the Rachel Rd. expansion through the Natural Preserve.	See comment response #71 on Rachel Road.
92	Open House	3/20/2017	Bike lanes and walkways	Off road bike routes for safer commuting	Thank you for your comment. See comment response #55 on bike safety.
93	Open House	3/20/2017	Bike lanes and walkways	Proper pedestrian and bike routes on Columbia Center Boulevard where it crosses 240. This is a dangerous area for pedestrians and bikes	Thank you for your comment. See comment response #55 on bike safety.
94	Thomas Atkinson	8/27/2017	Traffic	The speed limit on Keene should be lowered by 5 mph. As businesses and residences have been added to the south side of Richland traffic volumes have increased as well on Keene. The speed limit is too high for the volume of traffic. Specifically, I live in the Country Ridge/Country Heights area. There is only one exit from the subdivisions, onto Keene. With the current speed limit and volume of traffic its getting much more difficult to exit the subdivisions safely. I don't think we are to the point yet that a stop light is required but a reduction in the speed limit on Keene would make it much safer to pull out from Country Ridge Road.	Thank you for your comment. Speed limits are established through standardized professional engineering evaluations. Thank you for your comment. The City monitors the safety of intersections and understands safety concerns exist.
95	Paul Gonseth (WSDOT)	7/14/2017	Infrastructure	WSDOT requires that table T-4: Long Range Transportation Improvement and supporting text in the supporting analysis be changed to remove all reference to WSDOT projects and or responsibility.	Thank you for your comment.
Land Use					
96	Open House	3/20/2017	Downtown	I would like to see stronger "downtown" area. When I moved here last year I had google take me downtown and it didn't feel like any downtown worth visiting. A prominent square with local shops and restaurants is a good investment and would draw in outsiders.	The Comprehensive Plan vision, values, goals and policies promote a prominent downtown.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
97	Open House	3/20/2017	General	Encourage infill development to connect centers - downtown, uptown mall, Wellsian/Duportail. Improve neighborhood diversity to ensure that schools remain/become economically and ethnically diverse. Infill neighborhoods with developments that improve economic diversity.	Goals and policies throughout the document promote infill. Discussion ~~in~~ added in the Comprehensive Plan.
98	Open House	3/20/2017	Schools	Bravo for designing space for school, in the area behind Target.	Thank you
99	Open House	3/20/2017	Density	Proposed land use alternatives (map) - I prefer the medium res option to the high density res option	Thank you
100	Open House	3/20/2017	Recreation	We should start a conversation about what will happen with the gravel pits so the City has right of first refusal to develop a recreation plan	Thank you for your comment. This is a topic that has been raised and discussed in Planning Commission meetings. The gravel pit is currently under private ownership.
101	Open House	3/20/2017	Downtown, neighborhoods	Concerned citizen of Comstock Neighborhood: The city is spending significant portions of resources on growth & development of shopping centers, housing developments, parks in the newly developed neighborhoods, but is not re-investing in the existing neighborhoods. There are many areas from improvement of Jon Dam Plaza & downtown areas that would continue to bring youth & vitality to the area.	Thank you for your comment. Goals and policies are added in the Comprehensive Plan to revitalize the downtown area and existing neighborhoods.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
102	Planning Commission Meeting (submitted by James A. Wise)	5/24/2017	Downtown, neighborhoods	The Comprehensive Plan continues to speak as if the CoR wishes to and will develop a central core city layout. But it is already too late for that, and we are currently developing what could be an exciting and 21st century 'archipelago' city structure. This would mean that we don't have and don't need a 'downtown', but rather have a very well developed sequence of interconnected unique neighborhoods, each with their own character and appeal. I believe this kind of vision and plan alternative has much to offer, and could build upon development forces already underway.	Thank you for your comment. Neighborhood activity centers are currently in place and can be promoted with proposed goals and policies.
103	Rich Scrivner (DNR)	5/25/2017	Schools	In particular, I would like to increase (but not too much) the acreage of the commercial property…I want to inquire as to whether you have light industrial zoning…I would like to remove or relocate the small open space designation…but most importantly, relocate the 40 acre proposed school site. We have had previous experiences with jurisdiction trying to anticipate a future school campus/site, similar to your proposal. Each time the school district could not perform in securing sufficient funding, thus, the master plan was left with a donut hole, which caused difficulties with adjacent developments and infra-structure layout. If we could finesse the campus/site towards an exterior boundary, still with direct frontage, that would work best for DNR, as well as other interested parties.	The plan has been modified. However, the school site remains at the center. If the school is not build, other applicable land uses can be reviewed and considered.
104	Rich Scrivner (DNR)	7/10/2017	DNR Urban Reserve	Now that the Comp Plan Amendment process for our "Urban Reserve" property has gained support and traction, I want to share with you some internal challenges that DNR will encounter going forward. In addition, I will also include a few questions. (see below)	

#	Name/Affiliation	Date	Sub-topic	Comment	Response
105	Rich Scrivner (DNR)	7/10/2017	DNR Urban Reserve	With respect to the target adoption date of late September or early October of the Comp Plan Amendment process, will said adoption be by the Planning Commission or the City Council? If it is the former, when will the Amendment go before the City Council?	City Council will adopt. Recommendation from the Planning Commission will go to the City Council, currently scheduled for September 19, and October 3, 2017
106	Rich Scrivner (DNR)	7/10/2017	DNR Urban Reserve	Knowing that the Amendment process is focused on the identification of logical and compatible land use designations, when will the City seek to re-zone the properties? Will this action be a City sponsored initiative, one that simply reflects the land use designations, or will you request that DNR submit formal re-zone applications?	It is expected that a property owner submits an application.
107	Rich Scrivner (DNR)	7/10/2017	DNR Urban Reserve	I want to clarify that the green shaded areas (along the river) on the two original exhibits produced by the City, are not under the ownership of DNR. Those areas were transferred to the Corps of Engineers in the early 1950s.	That is correct.
108	Rich Scrivner (DNR)	7/10/2017	DNR Urban Reserve	I think we have discussed this matter previously, but it is worth repeating, DNR has an agricultural/orchard lease on the subject property, which has 2+ years remaining on its term. The lessee has been informed that we will not be renewing this lease. We have a good working relationship with the current lessee.	Thanks for the information

#	Name/Affiliation	Date	Sub-topic	Comment	Response
109	Rich Scrivner (DNR)	7/10/2017	DNR Urban Reserve	Once the Comp Plan Amendment and re-zone processes have concluded, what are the City's thoughts regarding the public access roads which will traverse our property and connect with existing and aligned corridors? Are you anticipating a federal/state grant(s) funded project…an LID project…a City/developer coordinated project…or combination thereof? Has the City begun to discuss timeframes in-which this critically important aspect to the overall project, not to mention, the installation of public utilities, would commence?	The proposed roads are shown as long range transportation facilities. See the Transportation Element. Funding for these projects will come from a variety of sources, including impact fees, developer construction, City General Funds, Transportation Improvement Board grants, Highway Safety Program grants, State funding, Federal Surface Transportation Program funding as well as other Federal Grants.
110	Rich Scrivner (DNR)	7/10/2017	DNR Urban Reserve	By statute (RCW 79.11.250) and the state constitution (Article 16, Section 4), DNR is required to plat properties located within city jurisdictions or with 2-miles of said jurisdiction, into 5-acre parcels before being offered for sale at public auction. These requirements does not pertain to a direct transfer sale to a public agency. This is an onerous task on DNR, but we have successfully navigated through these constraints in the past via the guidance of other related legal means and statutes. I only mention this "additional consideration or step" that DNR must adhere to, so that you are aware. It does not involve the City and will not adversely affect the outcome of any public auction sale. It is all a very public process in our fiduciary management of the state's trust lands.	Thanks for providing this information
111	Rich Scrivner (DNR)	7/10/2017	DNR Urban Reserve	Do you know what the status is on the revised Amendment exhibit? Our momentum has also gained the attention of Executive Management, thus, it is incumbent of me to keep them informed, early and often.	The updated maps and Comprehensive Plan are scheduled for Planning Commission public hearing on August 30, 2017, and Council's adoption on October 3, 2017.
Parks and Open Space					

#	Name/Affiliation	Date	Sub-topic	Comment	Response
I12	Open House	3/20/2017	Dogs	If you could plan for areas, walkways, and spaces to accommodate professionals that have no children and only dogs. please.	Goals and policies promote all segments of the population.
I13	Open House	3/20/2017	Open space	Protect open spaces in the Yakima Delta.	Natural Open Space designated land and associated wetlands, floodplain habitat and riparian areas in the Yakima River Delta will continue to be protected.
I14	Open House	3/20/2017	Open space	Need to ensure Amon Natural Preserve is really preserved as undeveloped open space. As South Richland continues to grow with new homes, Amon will be the only natural open space remaining. Let's keep it that way.	Amon Natural Preserve is Natural Open Space land use under the current map and not proposed for any change.
I15	Open House	3/20/2017	Open space	Proposed land use alternatives (map) - Please provide more open space. Richland has become so high density, at least provide us with smaller, more frequent community parks.	Community park is proposed in the City View West area. Additional area north of City View West is proposed natural Open Space.
I16	Open House	3/20/2017	EIS, dogs	I like proposed land use alt. 2 please. But could you add a small park with small fenced in area for dogs	Community park is proposed in the City View West area.
I17	Open House	3/20/2017	Open space	Keep Amon Creek Natural Preserve as it is.	No change is proposed with this Comprehensive Plan update process.
I18	Open House	3/20/2017	EIS, parks	Proposed land use alternatives. I prefer alternative 2 but you should plan a park in the center and make it WALKABLE- Narrow streets, sharrows etc. Room for proper trees. Safe passage footbridge to areas on the other side of irrigation ditch better yet pressurize ditch and build trail	Community park is proposed in the City View West area. Additional details will be developed during the site development.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
119	Open House	3/20/2017	Open space	In the proposed land use alternatives in the Duportail area I believe more area should be designated as developed open space.	Parks or Developed Open Spaces are proposed based on service areas and service levels.
120	Open House	3/20/2017	Open space	Proposed land use alternatives 2 &3 - Would like to see more parks or open space designated in these areas	See comment response #20.
121	Open House	3/20/2017	Open space	As little development as possible. Please encourage open space.	Developments will continue within the City according to the Growth Management Act, and are based on OFM's future population projection.
122	Open House	3/20/2017	Parks	Goethals Park: 1). Located on road w/30 mph speed limit. No crosswalk, signal or crossing bridge for kids/families to pass safely. 2). NO bathroom facility. People are using the trees as a bathroom. 3). 1 garbage can for entire park area. Often has garbage piled up and overflowing. 4). No dog waste bags. Animal excrement is an issue.	The City works to improve safety of the road network, and provide amenities in public parks as funding becomes available.
123	Planning Commission Meeting (submitted by James A. Wise)	5/24/2017	Open space	There is no mention of "Amon Natural Preserve" in the part of the draft Comprehensive Plan that addresses open space, and yet the 'west branch' of Amon Basin. This is a stunning omission, considering the considerable effort in citizen participation and raising of private funds it took to establish the Preserve. Amon Natural Preserve represents one of the finest 'Central Park' type preservation and passive recreation opportunities open to any city in terms of its valuable land, health and economic benefits. It needs to be recognized as such.	Updated
Environment					

#	Name/Affiliation	Date	Sub-topic	Comment	Response
124	Open House	3/20/2017	Climate change	Consider the economic impact of climate change scenarios - flood, drought, extreme winter events, extreme heat, etc. on city infrastructure and vulnerable citizens (elderly, disabled, young children, etc.)	Climate change impacts are generally discussed in the environmental review. It is unclear over the next 10 to 20 years, the planning period for this update, what if any climate changes will occur.
125	Open House	3/20/2017	General	Desert ecologies are fragile. The Council doesn't seem at all interested in protecting them!	The local natural resources and habitat are being protected through the goals, policies, and environmental regulations such as State Environmental Policy Act and Critical Areas Ordinance.
126	Open House	3/20/2017	General	I also disagree with spraying W.E. Johnson park & other "natural" landscapes with mosquito poison. The spray is not confined to public area and does land on people's private "organic gardens".	Comments will be forwarded to the Park's Department.
127	Open House	3/20/2017	Critical areas	Keene Road wetlands aren't designated on the critical areas map.	Map has been updated
128	Open House	3/20/2017	General	Get on with it! I know it's not the City's project but please do whatever is needed to facilitate the breach of the Bateman Island Causeway - the salmon and steelhead will benefit	This project is being addressed through a separate process, and plans are being formulated to improve habitat conditions and water quality around Bateman Island.
129	Open House	3/20/2017	Critical areas	Sensitive areas - there are Corps owned wetlands off Keene/Jericho. Stop illegal filling Put on Map - East of Queensgate Village	Map has been updated

#	Name/Affiliation	Date	Sub-topic	Comment	Response
130	Open House	3/20/2017	Renewable energy, sustainability	I would like to see the city lead in renewable energy by equipping their buildings with solar, strive for LEED certs, supply EV charging stations, and enforce recycling. I thought new apartment complexes were supposed to commit to recycling. I live @ Mosaic on the River apartments - they have one cardboard bin on the far side that no one uses. How do they get away with breaking a promise? Also, the trash/litter is out of control in that area. I spend time picking up trash along the Yakima River trail leading to W.E. Johnson park but the trail along 240 is disgusting.	The City offers low-interest loans to promote the use of solar. See Utility Element of the Comprehensive Plan.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
131	James A. Wise (Planning Commission)	No date	Critical areas	Proposed Change: The definition of critical wildlife habitat is found at the bottom of page 6 of the attached draft. A sentence was added to the definition of critical habitat as follows: "Critical habitat" or "critical wildlife habitat" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company. The same sentence was added to the definition of secondary habitat as well. (Refer to page 13 of the attached draft.) Rationale for Change: State Law (RCW 36.70A.030(5)) provides a definition of fish and wildlife conservation areas. This definition was amended by the state legislature in 2012 and reads as follows: "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company." The proposed change would *simply recognize the change made to state law* and include the exemption provided therein. (*Italics* added.) **My Analysis:** The proposed change <u>does much more than that</u>, because it is included **inside** our proposed COR Fish and Wildlife Conservation Areas definition, and does not include any of the clarifying language or guidance that the WA State Department of Ecology provided with their extended defimition, as the letter from Mr. Paulson so aptly points out. Also, legally it can be argued that it makes a difference to have such a statement occur inside a City's Fish and Wildlife Conservation Areas definition, rather than as a distinction of such areas at the superordinate level of	A separate comment response matrix addresses questions related to the Critical Areas Ordinance

#	Name/Affiliation	Date	Sub-topic	Comment	Response
132	James A. Wise (Planning Commission)	No date	Critical areas	Proposed Change: The term "stormwater" is not defined in the CAO, although it is used in the text of the ordinance. The proposed definition is found under **Addition of Stormwater Definition** in the attached draft and reads as follows: "Stormwater" means runoff during and following precipitation and snowmelt events, including surface runoff, drainage and interflow and **does not include irrigation surface runoff or drainage.** *Rationale for change:* This is the same definition of stormwater used in Title 16 of RMC, except that it specifically exempts irrigation water from the definition of stormwater. There are three references to stormwater made in the text of the CAO, including a standard that identifies that stormwater discharged into a wetland is a regulated activity (see RMC 22.10.070(H) on page 15 of the attached draft); standards for the retrofitting of stormwater detention and treatment for existing roads (see RMC 22.10.115(D) on page 23 of the attached draft); and a restriction on allowing stormwater to drain into a wetland (see RMC 22.10.125 on page 26). In all three of these cases, it is advantageous for the CAO regulations to specifically exempt irrigation overflow from stormwater standards, both for the continued operation of the KID irrigation system and to avoid any future debate regarding whether irrigation overflow should be treated before it placed back into the Amon Basin. **My Analysis:** There is a good reason why the current RMC does not include an exemption for irrigation water. This is because it is a ludicrous distinction, and **no** city's stormwater definition nor that of the State of Washington includes any exemption for any origin of stormwater that enters the system. Stormwater what ends up in the stormwater drain system**, is stormwater period**. And that is as it should be. Exempting irrigation water in particular sets a very bad	See response to comment #131

#	Name/Affiliation	Date	Sub-topic	Comment	Response
133	James A. Wise (Planning Commission)	No date	Critical areas	Proposed Change: A new exemption is proposed to be added to Section 22.10.360(l) see page 51 of the attached draft) to read as follows: l. The operation, maintenance, or construction of canals, waterways, drains, reservoirs or other facilities that lie within the boundaries of and are maintained by an irrigation district or company, provided that any new construction or related activity does not encroach into a critical area. **My Analysis:** As proposed, this nullifies any protection of our identified (Critical Areas) Fish and Wildlife Conservation Areas from KID operations. It gives them free rein to do anything they want to do in and around Amon Basin and any other protected designated wetland. The question is not *encroachment* but *impact*. One does not need to *encroach* to produce major impacts. Besides, KID could argue that any of their listed 'facilities' are already there *within* the boundaries of the protected area, and by the first exemption they've proposed are also excluded. This proposal literally gives the KID freedom to do whatever it wishes within our protected areas. **Solution:** Simply do not include this exemption. Any concerns about operation of existing "operation, maintenance, or construction of canals, waterways, drains, reservoirs or other facilities" can be handled in a Best Management Practices standard. These have worked, and are working elsewhere around the United States.	See response to comment #131

#	Name/Affiliation	Date	Sub-topic	Comment	Response
134	James A. Wise (Planning Commission)	No date	Critical areas	The Richland City Council has just voted to accept a roadway across Amon Basin which is designed to minimize damage to the wetlands there and preserve its significant different health, educational, and economic values for the city and its residents. These changes to our Critical Areas Ordinance proposed by the KID would seriously undermine the entire intent of the cooperative study that led to the planning and adopting of this alternate roadway from the original proposal. The city has shown that it can adopt a development path that meets the values and requirements of its varied interests and residents. These proposed changes introduced by the KID do not, but they can be easily resolved. Under no circumstances are they acceptable as proposed.	See response to comment #131
135	Planning Commission Meeting (submitted by James A. Wise)	5/24/2017	Climate change	There is no mention anywhere in the draft Comprehensive Plan of "Climate Change". I believe this is a significant oversight, as Climate Change will be a major driver of city development over the remainder of this century. As a widely recognized "Climate Refuge", the City of Richland would benefit significantly from acknowledging this and positioning itself to both mitigate consequences and take advantage of opportunities.	Climate change impacts are generally discussed in the environmental review. It is unclear how it will impact Richland over the next 10 to 20 years, the planning period for this update.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
136	Planning Commission Meeting (submitted by James A. Wise)	5/24/2017	Renewable energy	The City of Richland utilizes only .1% of fossil fuel in its total energy mix. This makes us one of the carbon cleanest cities in the State. We should be taking advantage of this in our economic development efforts, as it means something very positive to both potential future businesses and new residents. It also tells us where we should be placing our efforts if we wanted to significantly improve further our 'carbon footprint'. In a word, this would be the transportation sector, where we should encourage the use of Electric Vehicles (EVs) at all appropriate levels of fleet and private operations. We can do this by establishing charging stations throughout the city, as other cities have done. I see now mention of EVs or charging stations in the Draft Comprehensive Plan, but I hope this addition can be made.	Thank you for your comments
137	Debbie Berkowitz (Planning Commission)	No date	Critical areas	P. 34 (also in CAO) LU-4 (wetlands map). I appreciate that Rick included some of the Keene Road wetland areas on the critical areas map. Since these are not well-defined and since there may be some additional areas, I request that we include something like the following statement in the legend: 'Wetlands shown do not necessarily depict all wetland areas within the City. Property owners are advised that whenever there is a conflict between the critical area location shown or not shown on this map and the application of the City's critical areas ordinance, the provisions of the ordinance shall control.'	Maps have been updated.
138	DHAP	5/23/2017	Cultural Resources	We are supportive of HP Goal 1 and UD Goal 3 regarding cultural and historic resources in Richland because they provide direction for the City to proactively work to identify and preserve these resource types.	Thank you for your comment

#	Name/Affiliation	Date	Sub-topic	Comment	Response
139	DHAP	5/23/2017	Cultural Resources	While HP and UD goals provide policy direction for protection cultural and historic resources it is unclear as to how development proposals affecting these resources will be reviewed and permitted. There is currently no methodology for consultation with the Washington State Department of Archaeology and Historic Preservation (DAHP).	Details on City consultation are described in development regulations. The City will consult with DAHP on development proposals with potential to impact cultural or historic resources.
140	DHAP	5/23/2017	Cultural Resources	In regard to coordination with DAHP on project reviews, we recommend the City execute a data sharing agreement with DHAP as well as applying for Certified Local Government (CLG) status that establishes a local historic preservation program. Instituting a CLG program allows Richland to apply to DHAP for federal pass through funds that can assist with historic preservation planning activities. For information about a data-sharing agreement contact Morgan McLemore (Morgan.McLemore@dahp.wa.gov) and Kim Gant (Kim.Gant@dahp.wa.gov) for information about CLG status.	This comment is being considered by the City.
141	Mike Ritter (WDFW)	7/10/2017	Critical areas	The CAO update is comprehensive and makes use of newer documentation and language being incorporated by other municipalities statewide related to wetlands, buffers, and critical areas. These updates are clearer and more succinct. We support the City in its efforts to clarify jurisdictional responsibilities related to irrigation operations and City land management. In particular, we support the City in its management of the West Fork of the Amon basin through CAO regulations. Native fish, wildlife and vegetation resources are adequately addressed in the revised section (Article III, Fish and Wildlife Habitat Areas). Additionally, many of these same resources are also protected through various wetland and upland CAOs.	Thank you for your comment

#	Name/Affiliation	Date	Sub-topic	Comment	Response
Utilities					
142	Open House	3/20/2017	Landfill	I don't see any indication of future expansion of the landfill, which will be needed someday.	See the Capital Facilities Element for discussion on future landfill expansions
Housing					
143	Open House	3/20/2017	Type	Embrace the tiny house neighborhhod. Make tiny house culture part of Richland culture.	Diverse housing types are encouraged in the goals and policies.
144	Open House	3/20/2017	Type	Zoning that supports "tiny houses" development should be approved. Homes of 2000-3000+ sq ft are a waste of resources; people should at least have a choice.	Tiny houses and associated smaller lots are not excluded in current zoning code.
145	Open House	3/20/2017	Type, density	OPPOSED to high density housing (aka apartments) between Willowbrook and Amon Basin. Put in like houses of like value if you build at all.	Thank you for your comment. This area has been zoned for multi-family housing since the 1970s.
146	Open House	3/20/2017	EIS, density	In terms of zoning, I think Alternative 3 for the Queensgate area has more high density residential and would be the better choice. It should also include walking trails to connect up all the new residential with the Queensgage shopping center by bike or pedestrian.	Walking trails are to be considered during the parks planning process and during the development of this area.

City of Richland Comprehensive Plan Update Comment Matrix – Part 2

Comments

#	Name/Affiliation	Date	Sub-topic	Comment	Response
General Comments					
1	Robert Benedetti	3/11/2017	Planning and vision	Let me summarize what I will say below: Money talks and BS walks Thanks for the opportunity to comment on the comprehensive plane. I would like to share some of the experience in my life and why The Plan, any plan will fail. It was fun and I got to hear other opinions. Yes I am being negative but honest I do not envy you take on this project in the Tri - Cities I believe a plan has to have a visual, so the public can see what it means. Not a 2 dimension lay out, because it is the voting public how has to buy in. Every developer creates the visual to sell the Plat but seldom show what will happen in the surrounding areas in the future. First. My experience has been as boy growing up in Kansas City a high density city at its core and in the beginning you lived in apartments and single family homes next to each other, where you lived and work, up until 1951, when the city annex a large section north of the Missouri river, low cost land. The suburbs exploded. Now Down Town Kansas City is a place to go around and only used for some businesses and special event. Fortunately, the highway system affords fast transit to the Sprawling neighbor hoods. Cities surrounded with cheap affordable land are hard to get high density Buildings and Appalments in the center of the town. Second. To assure this will occur you have to have the money to build the supporting infrastructure. Richland of all our cities has the highest down town buildings	Thanks for your comments and observations of sprawling communities in other areas. Infrastructure and financing are key elements for future growth. Information on the City's infrastructure is available in the Transportation, Utilities and Capital Facilities Elements. Also see the Capital Improvement Plan 2017 to 2030, Appendix F of the Comprehensive Plan.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				because Fed dollars drove their construction. The federal building is the best example. So how do we get this done? The second highest density area of Richland is the Hanford and PNNL. Can the federal build be bought and turned into a low cost business center in the future or a high rise condominium? DOE has move out and contractors have moved in. So if we have this future vision how do we fund it? Bonds? Make the builders pay for the infrastructure, toll bridges, Higher taxes. How do you get the public to buy into vision, not just the city council and planning committee? And if it requires connection with Kennewick how do we get them to support it. With these questions asked and answered growth will be organic, developer will rule. Before the meeting last night I meet with the Kennewick School District Chairman. He can't plan new schools because of the land prices/available land and no funds for supporting infrastructure to support the schools being set aside. Somehow the voters have to support the future of development and as you have seen few turn up to the meetings. Maybe we are missing the most important planning element.????	
2	David Orcutt	3/11/2017	Utilities, traffic, Rachel Road	1. What sense does it make to have a comment form when the ""drafts and maps"" are unavailable online? 2. Why doesn't Richland utilities offer the same financial incentives/rebates as other local public power utilities do? 3. Traffic is becoming a bigger and bigger problem, in multiple locations. 4. I hope the Rachael Rd process is not just a fig leaf covering up someone's personal agenda.	All maps and drafts have been made available online on the City's webpage at: https://www.ci.richland.wa.us/departments/community-development-services/2017-comprehensive-plan-update . Richland offers incentives to its

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				5. I'd like an e-mail response from you to these questions and comments.	Commercial and industrial customers for lighting and custom projects that reduce energy use. For residential customers, rebates and low-interest loans to qualified customers. See the Energy and Power sub-section of the Comprehensive Plan supporting Document for details. Rachel Road expansion was addressed in a separate public involvement process. A decision has been made by the City Council to construct this project.
3	Nancy Doran	8/6/2017	Editorial	This is one of two sets of comments you will receive from me. These deal primarily with factual errors and questions about phrasing. The second one, not yet completed will deal with land use. 1) On p. 2, the plan says: In 1943, Richland was a small farming town of about 300 residents. In that year, the Federal Atomic Energy Commission purchased most of the area for a massive project to produce plutonium. This reads like a whitewash for what actually happened to the landowners, several of whom did not settle with the government until after the war. Furthermore it was the US Army Corps of Engineers, Manhattan Engineer District that took over the land. The Atomic Energy Commission was not created until after the war. 2) On page 3: Then, in 1958, Richland citizens chose to incorporate as a first-class Washington city. The federal government began to sell the prefabricated housing erected for Hanford workers known as alphabet homes, which had been intended to be temporary. Much of that housing remains in use today. Several inaccuracies in this statement: Your statement	The Comprehensive Plan documents have been updated to address these items.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				implies that all the houses were prefabricated, and somehow sub-standard, which simply isn't true. • The first alphabet houses (A, B, D, E, F, G, H and L), were built in 1943 and 1944. Since no one could predict how long the project would go on for, the buildings were solid and well constructed. Your illustration shows an F house, which is not one of the prefabs. • 1800 prefabricated houses (1, 2 and 3 bdrom) were brought in to supplement the onsite-construction but these were never given a letter designation. 500 of these were removed after the war. By mid-1951, the prefabs had all been renovated by placing them on proper foundations and giving them the gable roofs they have today. • additional standard houses (K, M, Q, R, S, T) were constructed in the late 40's, followed by pre-cuts (U and V) and finally by 1951 the Ranch houses (Y and Z) were built . • Sales of the houses began in June1957; the first house was completed on June 2- when Paul Huckleberry purchased an M house at 78 Hodges Court. More accurate to say: After several years of discussion at both the local and federal levels, the federal government began the process of turning Richland into a self-governing city. Citizens were able to purchase their government-owned houses and Richland became a first class city in December 1958. (If you really want to talk about the alphabet houses, insert an accurate paragraph about them.} p. 7 "Richland's park system serves a variety of users in its developed and undeveloped parks, including sports and other recreational activities. " Badly phrased – "sports and other recreational activities" should not be modifying parks, which is where these activities take place not the activities themselves. Suggest instead Richland's park system meets a variety of user needs including sports and other recreational activities in its	

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				developed and undeveloped parks, p.11 Why is “Research and Development” activities capitalized in the middle of the sentence. It isn’t the name of a specific group. (What style sheet does the document use? Not the only place where the caps are used unnecessarily.) 3) On p.31 (and again in the supporting analysis p.30) The descriptions of the Tapteal greenway don’t seem right. The Tapteal Greenway is an organization, a trail and a water trail. Your text clearly refers to the trail but gives the impression that there is a separate specific area along the Yakima with that name. In fact the Greenway starts at Bateman Island, it goes through Chamna, and WE Johnson Park – areas covered elsewhere in the document -and north towards Benton City. Yes there are multiple owners but your description doesn’t capture it very well, and in fact seems to double-count areas p. 32 Built environment Due to its settlement history, the City of Richland does not have an abundance of historical resources. Historic structures unique to the City include 12 tract farm houses in the central city and six buildings in downtown that predate World War II, and the Alphabet Homes built between 1943 and 1951. Since you don’t define “central city,” this is a somewhat misleading statement. There are in fact, 19 tract houses in the portion of the city between the river and SR240 north of the Yakima, and that is the number typically used. I can supply addresses. Supporting Analysis Comments 1) P. 92 text says "James Lawless Park includes one 18-hole disc golf course." I believe that the disc golf club removed the course structures a few years ago. 2) T-4 - 2016 All Day Traffic Counts The legend box includes both “1001-5000” and “5000-10,000.” I assume that it should be 5001-10000.	

#	Name/Affiliation	Date	Sub-topic	Comment	Response
4	Ginger Wireman	No date	Editorial	p. 2 Richland enjoys abundant water and natural Suggest removing - Abundant makes it sound unlimited. We have a limited water right. Flows in the rivers are not guaranteed. p. 2 Native Americans once lived at the mouth of the Yakima River, Native Americans continuously habited the area prior to Anglo settlement for about 9,000 years. (once lived sounds temporary) p. 8 Community Goal 5: Encourage the identification, preservation, and restoration of the City's open space and natural areas to maintain habitat, The fact that the wetlands are STILL Not on critical areas ordinance maps after I have pointed this out to the Planning Dept. numerous times in the last 20 years is disappointing. Wetlands, and hydric plant communities are clearly visible in aerial photos. Incidental or accidental wetlands – those not owned by KID or another irrigation district should be protected. PUT THEM ON THE MAPS.	Text has been updated to address these comments
5	Ginger Wireman	No date	Editorial	DRAFT Comp Plan - p. 2 Richland enjoys abundant water and natural AMENDED Additional Comment to that submitted at original deadline SUGGEST - Richland currently has access to both the Yakima and Columbia Rivers as well as groundwater, for some irrigation and domestic water supplies. However, because of climate change, future water supplies are uncertain and we must use water judiciously to allow for projected growth. The UW Climate Impacts Group shows a likely decline in water supplies and snowpack. We would be foolish to ignore the findings of our top research university.	Comprehensive Plan text has been modified to address these comments

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				https://cig.uw.edu/learn/climate-impacts-in-brief/acts Memorandum on Critical Areas Ordinance Update from Rick Simon Use of the WDFW Priority Habitat Species mapping is a good idea. Paragraph 1 fish and wildlife conservation areas: Please acknowledge that 'mitigation measures' are highly unlikely to be successful in any undeveloped areas remaining. There are no more jackrabbits in areas where they thrived 16 years ago, for example, because of habitat loss. That can't be mitigated. Last sentence: Once completed, these reports would be reviewed and ~~approved by the City~~, after consultation with the Department of Fish and Wildlife and Native American Tribes may be approved by the city. DO NOT START WITH THE ASSUMPTION OF APPROVAL	A separate comment response matrix addresses questions related to the Critical Areas Ordinance
6	Ginger Wireman	No date		SUPPORTING ANALYSIS AREA 2 CHALLENGES AND OPPORTUNITIES – AREA 2 Richland may need to be a little flexible in permitting and licensing new business. I heard of an entrepreneur who was denied a business license in town because the city called his work manufacturing – he was building extremely high-end circuit boards for medical equipment or something – only a handful a month. I believe he wanted to locate in the Parkway and was denied. The number of units produced did not sound like manufacturing of a scale that should have precluded his occupancy and potential for job creation. If his business ramped up maybe he'd need to move, but he'd be established in Richland at that point. Instead he took his company elsewhere. Scale and reality should be considered in business licensing and permitting. I also know of a food	Thank you for your comment.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				business that is afraid to update their property because they don't want to trigger other (unnecessary, one-size-fits-all requirements). TABLE LU-3 Top Cell Putting housing in the 300 Area will never be a responsible option. DOE will not clean below 15'. The efforts to clean the uranium plume are not working and many plants could have roots deep enough to pick up contaminants. Last Cell Where exactly does the city think it has 15 acres available to put in 225 units on our waterfront?? That goes against "leveraging the natural landscape". Richland has the best riverfront in the Tri not because of those properties but the undeveloped Rivershore/parks. The current homes at Columbia Point and Bradley Landing have already created conflicts between residents and recreationists. I've spent a lot of time on "The Strand" in Newport Beach and the South Bay (Los Angeles) the setbacks are farther, the paths are wider and the mix seems okay but really, who owns this land, and why not create more public access to benefit all of us. TRANSPORTATION p. 34 PURPOSE AND INTENT Typo in first sentence, the next 20 years is in there twice.	Housing is not proposed in the DOE land This is based on existing vacant lands in the Waterfront zoning district. Corrected.
7	Jim Bixler (Pacific Northwest National Laboratory)	5/16/2107	Editorial	The primary comment we have is that there are inconsistencies and inaccuracies in how the DOE land and business/operations are addressed. In many places, the Hanford Site is addressed and is written to be inclusive of the PNNL Site and PNNL operations. This is not the case. Other places, it reads appropriate.	Updated

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				So, my primary comment is for this planning info to either recognize: 1. the Hanford Site and PNNL Site (and PNNL operations) separately, or 2. the DOE site/land in total which includes the combination of the Hanford Site and the PNNL Site/PNNL operations. (FYI, attached is survey info from earlier that depicts the PNNL Site and Hanford Site boundaries.) Additionally, the recent DOE land transfer of 1,641 acres to the City, Port of Benton, and ENW, is addressed and notes it as part of its economic development/plans. This is good. And, the draft Comp. Plan info speaks to City fire and emergency services and its plans to include future fire station locations and services to include a replacement #73 station at the corner of Stevens Dr. and 240 and a new station #75 in north Richland at/near the PNNL campus. This is in-line with the City planning provided and discussed to-date with the City. This is also good.	Thank you for the comments
Columbia Point South					
8	Nancy Hess	4/5/2017	Public participation	I don't feel that City of Richland has informed public about changes planned for natural open space near Columbia point	Proposed changes are posted on the City's website. Numerous public meetings, workshops were conducted regarding this. Additional updates to the Council and the Planning Commission took place, and public comment period was extended for one additional month.
9	Heidi Hampt	4/5/2017	Public participation, open space	I am writing regarding the city's change to zoning at Columbia Point. I am concerned that recent changes were made without real public input. My preference for this area is to continue to see it as a natural area. I do not see a need for the zoning changes and would prefer no development on that area.	Initial land use proposal for "Commercial Recreation" has been modified with a less intense "Urban Recreation" designation in this area. Existing Natural Open Space designated lands are not proposed for any change.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
10	Marcene Daines	4/7/2017	Development, open space	I live in a small area of Benton County surrounded by Richland. Most of my activities are in Richland so I have concerns about the use of land there and the environment of the area. I prefer and recommend the area designated as Columbia Point South be kept as open space. If this is not possible, then I hope that you can keep any development to a minimum and not destroy the beauty of the river delta and surrounding area with lots of permanent structures, roadways, parking lots, etc. Money cannot replace the natural open space that we need to make our daily life more pleasant and free from commercialism. Leave that to the inner city areas. Thank you.	Please see response to comment #9.
11	Carl Baker	4/7/2017	Open space	I would like to see the entire South Columbia Point area designated as a natural open space and that no motorized vehicles be allowed in that space.	Please see response to comment #9.
12	Scott Woodward (President, Ridges to Rivers of Space Network)	4/7/2017	Open space	The primary focus of our comments is Columbia Point South. While we applaud the city's effort to plan for growth and community needs we are opposed to the proposed uses at Columbia Point South. The proposed concepts which place commercial recreational adjacent to natural open space bodes ill for the remaining habitat and wildlife currently enjoying the area in question. The proposed use options in the commercial recreational space appear to have no consideration for the impact on the diversity of the ecosystem that presently exists at Columbia Point South. At the very least we recommend that: – No motor vehicles other than shuttle or service vehicles be allowed onto Columbia Point South. – Pedestrian and bicycle traffic will be the mode of transport. – The highest impact facilities planned for commercial recreational space need to be located on the freeway side of the property to diminish the impact	Current land use is Developed Open Space and Public Facility. Public Facility currently allows more intense use than the proposed Urban Recreation. Urban Recreation designation is proposed to allow limited uses in this area. It is intended to provide the public with places to gather for public events as well as provide some limited urban amenities, passive recreation opportunities and open space uses. Existing Natural Open Space areas would remain unchanged. It is recognized that limitations exist for access to Columbia Point South, and this is a condition that would need to be

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				on the natural open space. The list of allowable uses in commercial recreational space is very broad and should be abbreviated. – An additional natural buffer needs to be implemented at the border of the commercial recreational space and natural open space. – Native vegetation will be the landscaping norm in the commercial recreational space. We have been participating as individuals in the process up to this point and appreciate the opportunity to express our concerns on this aspect of the City of Richland's Comprehensive Plan.	addressed in the future.
13	Dartanya Helgeson	4/10/2017	Open space	I have reviewed the current draft of Richland's Comprehensive Plan, and I see that part of Columbia Point South is designated as natural open space and part is designated as commercial recreation. This area is a great habitat for native birds and migrating waterfowl and I would ask that all of Columbia Point South be designated as a natural open space. With the growth this area is experiencing, open spaces are quickly being gobbled up, so it is vital to have oasis of open, natural areas to provide a buffer for other land uses. Please keep this area closed to motorized vehicles to allow wildlife and people have a "breath of fresh air". Thank you!!	Please see response to comment #9.
14	Kathy Criddle, (President, Lower Columbia Basin Audubon Society)	4/10/2017	Open space	Dear Council Members and City Staff, From the current (2008) Comprehensive Plan (P. CF2-13): Natural Open Space consists of land intended to remain largely undeveloped over the long term with limited public access, including Bateman Island, Chamna Natural Preserve, South Columbia Point, and Badger Mountain. With this letter we are reminding you of a promise the city made in 2013 to the Lower Columbia Basin Audubon Society at a Parks & Rec Commission meeting when we protested the change of South	Please see response to comment #12.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				Columbia Point from a natural open space park to a special use park. We were promised that the city would hold open public meetings when considering changes to South Columbia Point. Now, with this Comprehensive Plan update, the city has changed part of what was a 230 acre natural open space park to a commercial recreation area, not even a park any more - and again, without a public discussion. We are one of a number of organizations that prefer to see all of CPS remain as a natural open space park where citizens can have a sense of isolation in a natural area, all within our growing urban setting. Having CPS as a natural open space park would make it an extension of the well-used Chamna Natural Area just west of CPS. We can support the idea of a Native American trading post with the rest of the area restored with native plant species appropriate to the area. We do not support many of the other uses that are allowed in the commercial recreation zoning. Any building should be close to the bridge access point to minimize damage to the rest of the area. We can also support shuttle service to the trading post, but no private motor vehicle access. Before motor vehicle traffic was restricted at South Columbia Point, the area was badly damaged by ATVs/ORVs. Since then, it has had a chance to heal to some extent. Pedestrian and bicycle traffic are encouraged, as they are now. Thank you for considering our request made on behalf of our local Audubon chapter (of over 200 members) and also the requests of other organizations and citizens who support having South Columbia Point as a natural open space area for the region.	
15	Kathleen Megow	4/8/2017	Open space	My husband, Louis Boliou, and I wish to see Columbia Point South designated as a natural open space with no commercial development whatsoever. We live in West Pasco, across the river from Richland; however, we have both worked and shopped in Richland for	Please see response to comment #9. Recreation opportunities will continue to be available for this area.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				many years. Columbia Point South is a Tri-City natural area, a place where residents of the Tri-Cities can go to hike, jog, walk their dogs, bike, bird watch, and generally enjoy nature. Just steps away, near Anthony's, are hotels, condos, more hotels, and restaurants. By opening Columbia Point South to commercial development, you deprive Tri-City residents of a lovely natural open area in favor of real estate moguls. I'm sure the existing hotels near Anthony's would not enjoy all the new competition. Enough public land has been turned over to commercial development in the Tri-Cities as it is, with hoteliers competing with other hoteliers. What we don't have are enough natural, open spaces. Destroy that, and it is gone forever.	
16	George Hagen	4/7/2017	Open space	I wish to say that the area identified as the South Columbia Point should stay as open space. First the egress to that area does not support any businesses such as hotels, casinos, trading post, etc. Also I for one would not want to see those types of businesses I that area as I drive by from and to Pasco or Kennewick. We need open space over financial gain. That is a wonderful area to walk and the wild life is abundant. Please leave South Columbia Point as open space.	Please see response to comment #12.
17	Mike Lilga (Board Member, Tapteal Greenway)	4/14/2017		Since its inception, the Tapteal Greenway has held as a goal the preservation of Columbia Point South for its habitat, cultural, and passive recreational values. We believe the highest and best use of this land is as natural open space, protected in perpetuity for all generations. We are not alone in this belief. Originating as an outcome of a broad public process, Ridges to Rivers Open Space Network recognized the importance of Columbia Point South and established the following goal in its Vision Plan: Recommendation OS8.6: Set aside the area known as Columbia Point South, Richland as Natural Open Space not subject to	Please see response to comment #12.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				future development. From the RROSN Plan: Located on the south side of Interstate 182 near the Columbia River Bridge, this parcel buffers, and helps to protect, the 813-acre Yakima Delta Habitat Management Unit (HMU), managed by the Army Corps of Engineers. The HMU contains a great diversity of habitat and wildlife, including resident and migratory birds, mule deer, and other animal species. The adjacent Columbia and Yakima Rivers support salmon and other fish passage. Historic use of the Columbia Point South area includes Native American cultural sites as well as early settlement locations. The cultural value is significant enough that the site is eligible for listing on the National Register for Historic Places. Columbia Point South is a node – a place where trails, cultures, and wildlife have historically met and, if protected, will continue to meet as they always have. The habitats of Columbia Point and the Yakima Delta have remarkably high value, especially in our arid climate. While the upland habitats of Columbia Point South are somewhat degraded (but do contain native species and are suitable for restoration), other habitats rare in our part of the state, such as the open waters, wetlands, mud flats, shallow areas, gravelly and sandy shorelines, riparian areas, and grasses, are critically important to numerous species. The importance is magnified by the location along the Pacific Flyway bird migration route. As a result, this area has been given the national designation of Important Bird Area by the National Audubon Society. A variety of migratory and resident fish species, including threatened and endangered salmonid species, also use the Delta. The combination of both warm water and cold water river systems provides an unusually rich food source for both fish and birds. In addition to the habitats on and directly adjacent to this area, Columbia Point South is important to wildlife as a buffer to urban impacts.	

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				Sensitive species are negatively impacted by the close presence of human development activity. Retaining Columbia Point South as natural open space is one step that can be taken to benefit wildlife. All trails of the Tri-Cities and Greater Mid-Columbia Region meet at Columbia Point. Trails parallel the journeys of the earliest residents, Native Americans; explorers, such as Lewis and Clark; and early settlers of the Northwest, such as members of the Longmire wagon train. Today, land trails north lead to Howard Amon and Leslie Groves Parks. Trails south and east comprise the Sacagawea Heritage Trail, connecting to Columbia Park, the Columbia river shore in Pasco, and the Snake River at Sacagawea State Park. Trails to the west of Columbia Point consist of the Tapteal Greenway Trail, connecting Columbia Point and Bateman Island to the Chamna Natural Preserve, W.E. Johnson Park, Horn Rapids County Park, and eventually Benton City. Columbia Point South is the nexus of three major water trails connecting Canada, Idaho, and the Mid-Columbia region to the Pacific Ocean. The Greater Columbia Water Trail connects the Canadian border with Columbia Point and Bateman Island. The Northwest Discovery Trail – including the Bateman spur which links Columbia Point and Bateman Island (believed to be the furthest point upriver travelled by Lewis and Clark) to Sacagawea State Park along the Columbia River – connects the Clearwater River in Idaho via the Snake River to the Columbia River Gorge at Bonneville Dam. Columbia Point is the downstream terminus of the Tapteal Water Trail that originates at Benton City. Columbia Point South is a node where cultures have long met. Native American tribes and bands lived and died there. They fished, traded, and camped there. It's the site of the historic St. Rose of Chemna, an oblate mission where white cultures met native cultures. It's the site of the	

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				Timmerman Ferry used by early settlers. The cultural and historic importance of Columbia Point South has been acknowledged by its nomination to the National Register of Historic Places, a designation reserved for only the most significant sites in the United States. We ask that you also recognize its significance and take steps to protect Columbia Point South in perpetuity. We ask that the status of the entire park be changed back to "natural open space", which is the designation in a previous Parks Master Plan and that you recommend that the Comprehensive Plan be amended to change the designation of the entire area to "natural open space." In addition, the Capital Facilities section of a previous Comp Plan states "Natural Open Space consists of land intended to remain largely undeveloped over the long term with limited public access, including Bateman Island, Chamna Natural Preserve, South Columbia Point, and Badger Mountain." Designation as commercial recreation is inconsistent with preservation of the significant historic, cultural, recreational, and wildlife values of this area. We also ask that the area continue to be closed to motorized vehicles. As privately owned open lands continue to be developed and the associated habitats and recreational opportunities continue to be lost, publicly owned open spaces become increasingly important. We encourage you to re-designate this publicly owned land as natural open space.	
18	Richard Badalamente	5/11/2017	Open space, EIS	I oppose the plan to convert most of Columbia Point South to commercial recreation zoned space. The division of what is now natural open space into 72 acres of commercial recreation and just 16 acres of open space as called for in the draft Comprehensive Plan, Alternative A, will result in a fragmented landscape and compromised ecosystem functioning. Fragmented landscapes degrade biodiversity, and have more edge adjacent to converted and disturbed	Initial land use proposal for "Commercial Recreation" has been modified with a less intense "Urban Recreation" designation in this area. Existing Natural Open Space designated lands are not proposed for any change. Limited uses are proposed in the Urban Recreation

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				habitat, making them more vulnerable to encroachment by non-native species. Lack of continuous habitat also poses challenges for species that need to move around. I urge the Commission to follow the recommendations of the 2012 Rivershore Master Plan and ensure this delta region remains a rich environmental center of Richland and the surrounding area.	land use, and related zoning district. Also the acreages mentioned indicates only the areas where land use change is proposed. There will be a total of 177 acres of Natural Open Space and 80 acres or Urban Recreation.
19	Mary Peters	5/12/2017	Open space	Please do not develop Columbia Pt. south of the harbor along the shoreline. I do not want to see an amusement park, multi-level hotels/condos/ apts in that area either. A grassy park with trees could be OK but the more natural the better. Would like to see the transit buses run on Sundays and until 10 PM.	Please see comment response #9
20	Paul Fraser	5/17/2017	Open space, development	I am extremely concerned about the Land Use portion of the Comprehensive plan. Specifically I am against zoning Columbia Point South as "Commercial Recreation". Hundreds of citizens use the bike path and walking trails in this area and enjoy the calming effects and intrinsic value of open space. As our community grows we need to remember that open space is becoming much more limited than it used to be. Columbia Point South would be ruined if the city allowed hotels, restaurants, boat rental, and the other development that is allowed under "commercial recreation" zoning. I am also concerned about magnifying an already bad traffic problem that occurs at the intersection of George Washington Way and Columbia Point Drive. Commercial traffic driving through the park and all the current restaurant, residential and boat launch traffic would be unacceptable. My final reason to be against the development of Columbia Point South is the increased impact on wildlife and river fisheries from traffic, stormwater runoff, and the increased noise and traffic that development of Columbia Point South would	Please see comment response #9

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				bring. I cannot support the Comprehensive Plan with the current zoning for the inappropriate development of open spaces in Richland. Thank you for your Time, Paul Fraser	
21	Nancy Doran	8/6/2017	Development	Land Use - I am very concerned about the proposed changes to Columbia Pt S. At every comp plan meeting I attended, there was overwhelming support for preserving natural open space. This plan doesn't preserve the area; rather the new urban recreation zoning will ruin the area. The area does not need another hotel. (A 3-story lodge is still a hotel.) Nor does it need restaurants, delis, and shops. Ideally development in this area should be kept to the absolute minimum (i.e. what the tribes have a legal right to erect.) The city could turn the area into an economic advantage – a walking destination – for the large number of local residents and hotel guests in the area. Bird blinds on the delta side. Better paths etc. Capital Facilities - Looking at the city's projected growth, there's no question that the city should be looking ahead to providing additional recreational facilities locating them where the main growth has and will take place – south of the Yakima. The Richland public library is a fabulous institution but children in south Richland are unlikely to be able to get there on their own. The RCC is similarly difficult for them to access. The Prout Memorial swimming pool is insufficient to meet the city's current needs; it won't get any better in the future. (While north Richland has a number of neighborhood pools, most of south Richland has no local option.) A 10-20 year plan should include some plans for these facilities. The city should be looking for land where it could establish satellite locations for these facilities.	Please see comment response #9 As the city continues to grow, considerations for these types of amenities will take place.
22	Carl Baker	8/10/2017	Development	I do not want to see development of the south	

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				portion of Columbia Point. It's best kept as a natural area with minimal development.	
23	Mary Hartman	8/11/2017	Open space	I favor Columbia Point South being designated as natural open space.	Please see comment response #9
24	Bob Rosselli (FOBM)	8/13/2017	Open space	When we responded to the initial comment period, we noted that the last two community surveys gave significant priority to natural open space. For the citizens of this community having more natural open space is very important. As one reviews the existing and current draft plan, natural open space is one component of land use that is still significantly underrepresented. The most important area that is still undeveloped and natural is Columbia Point South. This is an area that should remain natural and undeveloped. Not every section of the community needs to be developed or partially developed. That unfortunately is the City's current planning approach to Columbia Point South i.e. constrain development to businesses that cater to outdoor activities and would in the City's mind mesh well with natural open space. Unfortunately, it is still development and goes against the wishes of the majority of community citizens who bothered to fill out your surveys. At this point, the City is proposing changing the zoning to enable development of that area with businesses that cater to outdoor activities. Development is development and please listen to your citizens who do not want any type of development in that area. Leave it natural. There are many communities in America that have significant areas of natural open space that citizens flock to in order to hike, bike, do birding, see animals, enjoy the wildflower and shrub steppe plants and in our case even launch kayaks and canoes. Do not ruin this possibility with further development and do not enable further development by changing your zoning. That is so non transparent that even children can see through	Please see comment response #9

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				your ultimate objective. (and while your at it, remove the electrical transformers that have already be place next to the existing bike path along route I182. Leave Columbia Point South in its present natural state and develop it into a nature preserve with soft surface trails and non motorized boat launches where the community can go out and really enjoy a part of what this region was all about for all times. This really is your last chance to address one of the highest priorities of your citizens. Let's hope you listen. Nature preserves do bring outsiders to your community and outsiders do bring economic benefit to local businesses who fortunately can still flourish and not be located on the spot.	
25	Shir Regev	8/14/2017	Development	I am concerned about proposed development of Columbia Point South. Due to the area's significance as a nature preserve (it is one of only two designated IBAs by the Audubon Society in the region and it is home to Chemna, the original, First American village. The city needs to focus on developing the CBD to attract visitors to the area instead of trying to develop the last bit of wetland we have.	Please see comment response #9 Existing goals and polices promote development in the City Center. Additionally, critical areas and other environmental regulations are in place and proposed to protect wetlands.
26	Ginger Wireman	No date	Development	NO FURTHER DEVELOPMENT AT COLUMBIA POINT Nice how you tucked this into a figure further through the document – and at a page break! 16% open space 89% Commercial Recreation? NOT ACCEPTABLE p. 19 Land Use Goal 8 – policy 4 NO FURTHER DEVELOPMENT AT COLUMBIA POINT P. 28/29 Proposed Land Use Table This is really sneaky! I hope it was accidental, it sure worked well to obscure the importance of it! AGAIN NO FURTHER DEVELOPMENT AT COLUMBIA POINT Nice how you tucked this into a figure further through the document – and at a page break! 16%	The Columbia Point South area land use as proposed will increase the total Open Space land from existing 153 acres to 177 acres.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				open space 89% Commercial Recreation? NOT ACCEPTABLE	
27	Ginger Wireman	No date	Development	SUPPORTING ANALYSIS CHALLENGES AND CHALLENGES AND OPPORTUNITIES – AREA 3 The city should stop talking out both sides of our mouths. We need to take Columbia Point off the table! Adding it back in at the recommendation of an outside consultant who has no knowledge or context for the history of the area was foolish. AREA 4 Further, in the additional supporting documents I was disappointed that WDFW created their overlay photo with Uptown in the Col Pt. South up against I-82. While it wouldn't be IN the critical habitat, increased noise and light pollution from businesses in that area will very likely disturb wildlife.	See comment response #9
City View West					
28					
Goals and Policies					
29	Ginger Wireman	No date	General	p. 8 Community Goal 7: Develop a vibrant Central Business District planned on a high density land use. I believe this is similar to what is on the existing comp plan, yet the city is allowing Kadlec to sprawl all over. If the CBD is supposed to have high density, that's what it should be zoned and builders should have to do it or wait to build. p. 8 Community Goal 9: Provide and support an efficient, varied, and well-maintained transportation network. Until we get Hanford traffic off our streets this we will not have an efficient transportation network.	City guidelines encourage higher residential densities downtown, which in turn promotes CBD development. The City supports regional cooperation

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				SUGGESTED ADDING – Work with local employers to support commute trip reduction/ car and van pooling. Work with DOE to reinstate bus to central Hanford. (90% of Hanford employees drive single-occupancy vehicles. We have three bottleneck entries – four when Queensgate is done – it will not help)	as indicated in various goals and policies. Also see Transportation Demand Management sub-section for additional details.
				p. 8 Community Goal 12: Continue active citizen involvement and outreach education in development decisions and planning for Richland's future. Planning and Engagement can be more proactive and doesn't have to occur in the library or school gym on a weeknight. I encourage Richland to conduct planning in Parks or set up at the Community Center during events to capture people who are already there. Also, I somehow stopped getting notices – one would think a person who participated in a first meeting would continue getting notices until a plan is on the books.	Multiple public input opportunities were provided. See Public Involvement Summary.
				p. 10 ED Goals Implementing city-wide community owned broadband would help strengthen education and small business opportunities. Community Wi-Fi in city parks and public spaces would also enhance our ability to help students and educators.	Thank you for your comment
				p. 11 ED Goal 6 Policy 7 and 8 Has the City made any effort to specifically ask Millennials what they are looking for in housing? What about first time homebuyers? I think they would like mixed-use urban style apartment living and if we had the data to prove it	Policy updated to address Young Professionals

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				perhaps developers would build it. Also, many want electric car charging stations and recycling at the apartment complexes. Also, many first time home buyers might look at existing housing stock in Richland and start to 'gentrify' but the state of many older neighborhoods with unkempt rental properties is a discouragement. p. 15 ED Key Opportunities Area 2 Build and Attract a more entrepreneurial and dynamic economy Again Richland would do well to do a study with the young adults and the entrepreneurs who are here to determine why and what is missing. Frequent complaints about lack of recycling and why is there no solar infrastructure come up in surprising settings. I know the recycling issue is a tough one – net carbon footprint-wise, but young people who grew up doing it are greatly bothered that it's not a given part of the life here – they find it embarrassing. They worry about sustainability and wonder why we don't embrace deliberate actions like solar on city owned facilities or schools, etc. p. 15 ED Key Opportunities Area 4 Closely monitor zoning and land use in the City Rick Simon and perhaps others were at the meeting Ridges to Rivers and the BFCHA hosted at WSU TC with Randall Arendt. He said stick to your zoning. Period. If a developer is interested in a site they will build on it within the zoning regs. He showed strip malls that had second and third stories added, MacDonald's IN historic homes, etc. Allowing Kadlec to build their offsite center, rip out perfectly find and mature landscaping and waste prime commercial property with parking is a travesty. Let's	Thank you for your comment.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				not mess it up at Albertsons. p. 17 Land Use goal 1 See above… ED Area 4 and ED Goal 6.7, 6.8 Allowing infill is one thing, promoting and encouraging is another. While there is a lot of space for infill in old, central Richland neighborhoods, the poor code enforcement and shoddy condition of rental properties is likely a disincentive. People just move to Pasco or Kennewick to a newer home rather than deal with crappy properties nearby.	Thank you for your comment.
				p. 17 LU Goal 2 Establish land uses that are sustainable and create a livable and vibrant community. Badger Mt. South set a disastrous precedent! It is not sustainable by virtue of the fact you have to drive ten minutes (stated on their website) and through aforementioned bottlenecks to get to the high school, library, pool, river, etc. Trails in a neighborhood do not make it sustainable. Stop 'greenwashing' and do real sustainable building. Also 5,000 SF homes? NOT SUSTAINABLE!	Thank you for your comment.
				p. 18 LU Goal 5 When/If Center Parkway ever goes through to Tapteal, we should partner with Kennewick to finish the rail trail and connect it to our portion.	Thank you for your comment.
				p. 18 LU Goal 5 policy 1 & 2 Revise commercial building code to require a proper bike rack at businesses like restaurants, bars, coffee houses and stores (insurance/law offices may want them too!) Ensure SAFE access to business with a sidewalk or marked ped trail across the parking lot. See Attached Appendix 2 (Overlaps with UD Goal One?)	Goals and policies are proposed. Specific design standards and development regulations will implement

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				p. 19 Land Use Goal 8 – policy 3 No more commercial or residential use along waterfront! Nothing closer than Sterling's or the Hanford House! There is enough. Even with the trail in front it is super elitist! The few remaining parcels – south of Shilo- should have the plaza, fountain and public spaces envisioned in old shoreline plans. We lost the Greek Theater (Hampton Inn) and it was never replaced. HAPO stage does not count!	the details during the time of developments.
				p. 19 Land Use Goal 8 Policy 5 & 6 Richland needs to start discussions now with the owners of Central Premix and start a public process for when they pull out of their site between the highway and Yakima River.	Thank you for your comment.
				p. 20 LU Goal 9 Island View How will you engage the tenants and land owners in the Island View Neighborhood? Donnie at the Bait shop and the gals who own Sage Port Grill would likely be very interested in this section plan but probably haven't seen it. This area has the potential to be a cool, mixed use neighborhood! The city should come up for building and design standards for the remaining portions so it doesn't look all crazy like what's there now.	
				p. 21 LU NE Goal 1 Policy 2 Commercial recreation is not appropriate for S. Columbia Point. The fact that staff couldn't define it at the Planning Hearing last week - then defined it wish such things as casinos and restaurants - is astonishing. That is wholly incompatible with the adjacent natural	See comment response #9

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				areas. Please note, any paved or built surface creates Net Loss of ecological services. P. 22 LU Historic and Cultural Resources Policy 1 What is adaptive reuse? Do we want to maintain character with limited modifications? Let's say that. Also, please ADD … historic "Alphabet Homes" and Mid Century Modern homes of Richland. p. 22 UD Goal 1 Policy 3 See comment for LU Goal 5 Policy 1 & 2 p. 22 UD Goal 2 Policy 2 If we really care about complete streets and ped/bike friendly switch this around! Ensure public transit, bicycle, and pedestrian access in the commercial centers along with adequate parking, landscaping. We have more than adequate parking and listing it first shows ongoing bias toward cars. p. 22 UD Goal 3 Policy 3 The City needs to adhere to Dark Sky principals. Street lighting along Keene is like daylight! The city can significantly decrease lighting. Drive down Steptoe – the Kennewick side of the street is adequately lit. The Richland side is obnoxious. Save some money, start toning it down as bulbs need replacing. p. 22 UD Goal 4 Policy 1 & 2 The city needs to follow this itself.	Adaptive reuse is intended to maintain the character and place similar uses of the buildings. Updated This is a suggestion for plan implementation. Thank you for your comment.

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				p. 24 LU-1 Existing Land Use Separating Badger Mt. South is a poor choice. It should be broken out and added with the portions of low, mid and high density noted appropriately. But creating high density, but allowing houses that are too big and expensive will not provide an adequate supply of housing stock.	Badger Mountain South area is being implemented according to the Badger Mountain Sub-area plan and a land use category called Badger Mountain South currently exists.
				The City encourages minimizing light trespass for energy savings, dark sky ambience, and glare reduction. Again, City street lights are some of the worst offenders.	
				p. 39 Housing goal 4, policy 1.a When we lived at 703 Abbot we were told an LID would be implemented if majority of property owners WHO VOTED supported one. We wanted sidewalks. The City told us residents who lived in the boundary of the new LID would have a lien on their property and the sidewalk would be built if they voted no. We ended up moving to a neighborhood with sidewalks. The neighbors voted on an LID but several properties apparently voted no. The city should do liens. Stop messing around and get the streets done. That block looks bad, AND its near the major intersection with Jadwin and has more traffic!	Thank you for your comments. We will consider your suggestions.
				p. 39 Housing goal 4. Policy 5 & 6 The situation described above and poor condition of many rental houses is a disincentive for people to move into old Richland. But maybe assistance and better code enforcement could help.	
				p. 42 T Goal 1	

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				YES PLEASE!! p. 43 T goal 3 Would it be possible to put a few passenger cars on the tracks from Columbia Center and have at least commuter trains to PNNL & 2440? p. 43 T goal 7 Connecting Queensgate/Shockley or whatever you do, over the top to the Reata neighborhood is counter to this. The people who bought out there did so because they wanted the rural element. Creating a 'cut through' that will become a shortcut and major thoroughfare is a bad idea. Richland should not force our development concepts onto the unincorporated part of the county. p. 43 T goal 3 YES PLEASE ADD – Work with BFT to install shelters at bus shelters in unprotected areas (wind/sun) TE Goal 4 Policy 4 Our weather has changed dramatically in the last forty years and the thunderstorms have become quite frequent. This is a good idea! TE Goal 4 Policy 6 Policy 6: Plan and implement new streets and consider modifying existing streets to improve access control to sensitive areas. This sounds like a bad idea, what is the intention? If this is the road to Columbia Point South, no.	Thank you for your comments. Much of this route is leased by a private company and would need appropriate approval. There is no Goal 7 under Transportation Element. The road network between Richland and County are being planned in a regional planning process. Transit is promoted in the policy.

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				p. 48 Utilities Goal 1 Policy 2 This speaks to prevailing power supply contracts and accessing low cost electricity… Has Richland done a cost benefit analysis of installing some wind and solar capacity and weaning the city off the coal portion of our mix as our contract is renewed with BPA? We have acres of roofs (city owned and large commercial structures like the freezer), and several significant easements where solar panels or small wind could be installed. This would be city owned power, and could lead to true community independence and resiliency. We could partner with PNNL and Energy NW to do research and learn from what we install. P. 49 UE Goal 5 Policy 4 We need MUNICIPAL BROADBAND!! For a community with our brain trust we should expect the best and assure access to our low income neighbors so they can meet their highest goals. We own the easements because of our electrical utility, it's silly to rely on the HORRIBLE cable companies – even if we had several, which we don't. http://muniwireless.com/2016/02/03/city-owned-fiber-better-model-for-cities/ P 50 Solid Waste Mgt. The City should look into building a waste sorting facility and recycling infrastructure as a business opportunity. Even if we have to ship recyclables to be reused for manufacturing, sorting them ourselves and keeping stuff out of our landfill could be a worthwhile investment. Also, if we had a Materials Recovery Facility here, we might be likely to find companies that would site here because of the availability of 'raw materials'. It's worth looking into.	This is intended for maintenance and street improvements. Thank you for your comment

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				P. 51 Energy See comment on p. 48 about city owned clean power. p. 52 Irrigation The city should be moving toward gray water infrastructure in new developments. Wasting treated water on my lawn (because I'm not on KID) makes me sick. It's totally inefficient in our desert environment. The sewer utility might have to be a different scale, and maybe it could only be done with commercial properties, but we should look into the areas in the Southwest that already do this. P 54 Capital Facilities Goal 1 & 4 The sprawl the city has already set up is pretty significant. How can we better serve south Richland and that ridiculous Badger Mt. South? Perhaps the City could purchase properties across from Yoke's and put another pool, a little wetland park (because there's a wetland) and a library annex. A pedestrian crossing over Keene would make it an expansion of Badger Park… or perhaps this could go between Cherrywood and the ridge. Not all of us belong to Meadow Springs or Hills West Pool! P 55 CF Goal 6 Yes, please do. And also, don't mess up what's left! Remember, mitigation is almost never successful without a lot of TLC. p. 56 CF Goal 9 Schools Sigh… I disagree with schools buried in neighborhoods, it creates traffic problems. The city should work with the school district on Walking School	Using xeriscape principles can make a water-efficient landscape. See discussion under Urban Design. Thank you for your comment. We will consider your suggestions.

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				Bus and Safe Routes to School. p. 57 CF Goal 13 I generally feel very safe in Richland and think our police force does a great job. Parks and Open Space? There are no goals? We need more lacrosse fields. We can use football/soccer fields, but there just aren't enough. I personally would be fine with fields on the easement under the BPA line off Bellerive but probably the neighbors wouldn't like it. General Comment There were no links to the Appendices on the website. That seems problematic and puts us at a disadvantage!	Schools are generally located at central locations of neighborhoods in order to serve children in the neighborhoods. This also is intended to ensure children's safety. Sorry for any confusion this may have caused. Appendices are now available in the webpage: (https://www.ci.richland.wa.us/compplan).

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Transportation					
30	Jim Kelly	10/4/2017	Rachel Road	The Rachel Road extension I fear will be disruptive and not in alignment with the "Amon Creek Phase I, 60.12 acres, Future use agreement" that Mike Mills helped authored in 2009. Connectivity is the key. Why isn't the BPA utility road being considered? As an example the BPA substation at the Southern end of Thayer is a good example of a city road providing access to a substation. The BPA access road at the South end of the Amon Preserve is adjacent to the railroad right-of-way and is the least disruptive to the Preserve. The BPA access road currently provides parking at the Southern end of the Preserve near the yellow gate. This parking along with the Claybell parking provides wonderful access to the Preserve. The proposed road will cut through the Preserve. I fear the proposed road would look like Columbia Park Trail between Leslie and the railroad overpass were I often see wildlife that have been hit by traffic on Columbia Park Trail.	Rachel Road expansion is being addressed in a separate public involvement process. A decision has been made by the City Council to construct this project.

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				Let's try and maintain the original intent of the agreement: "...the Amon Creek Property, in its present state, has significant natural features and provides critical habitat for fish and wildlife and should be managed as a public nature preserve providing opportunity for education, passive recreation, and quiet enjoyment by the public..." Please urge BPA and others to consider supporting an alternate route and maintain quality open space for future generations as the communities grow in South Richland.	
31	Albert Jacobs	11/5/2016	Traffic	Before you approve of any more housing or apartments you must solve the traffic problems on Keene and Queensgate.	City proposes traffic improvements and additional roads in this area
32	Judith Pardee	3/14/2017	Duportail Bridge	I am very concerned about the plans for the Duportail Bridge. I live in the Hills Community situated between I-82 and the proposed bridge. There is so much traffic going to the Walmart area on Queensgate that we residents cannot drive out of our complex; we are forced to use the back entrance which dumps into Duportail. When the bridge is completed, both of our access roads will be inundated with continuous traffic and we will be virtually stuck.	The process is under way
33	James Franz	3/14/2017	Traffic, housing	Ensure that development does not occur where traffic is routed through already established communities, and high volume housing imposes on already established communities. My example is the Willowbrook Community in Richland. Care should be taken to not allow the proposed Duane Smith apartment complex to be built on the adjacent land, as this will drastically reduce the value of homes in the surrounding area, and negatively impact the environment and enjoyment of existing residents.. Additionally, care must be taken to not allow a	Long a short term traffic improvements are proposed throughout the City that are intended to flow traffic in the atrial ad collector roads. Rachel Road expansion was addressed

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				through-traffic-travel route through this community, when alternative routes exist that would keep through-traffic streets from being added in the community, in other words, the Racheal Road extension should be considered to impact the already established community and wetland as little as possible.. My opinion is that building more apartments is a negative trend, and that when built, they should not impose on already established communities. Thank you for your time!	in a separate public involvement process. A decision has been made by the City Council to construct this project. Cities are required to allow land use for multi-family housing/apartments in order to increase choices of housing. When they are developed, traffic volume and capacity are considered during the development review process.
34	David Orcutt	3/19/2017	Rachel Road, EIS	An alternative needs to be found to the Rachael Road extension. I'm very interested in seeing a comprehensive EIS on the apartments by Amon Creek.	Rachel Road expansion was addressed in a separate public involvement process. A decision has been made by the City Council to construct this project.
35	Carl Van Hoff	3/20/2017	Traffic	I hope that your near term and longer term planning address the traffic burden in the Queensgate area. Currently the bridge across I-182 is too small for the traffic, and the configuration of lanes is difficult. This will only get worse as more traffic is delivered into this area. This increase can come about as more businesses locate out here, and will certainly jump if the apple orchard is developed. The Duportail Bridge will help this issue -- a little -- but the traffic flow in the area within a half mile of the city shops really needs to be thought through, and provisions need to be made to enable the increased traffic to actually flow through the area in an orderly way. And while you're at the traffic flow issue, spend some time on the ground, experiencing the thrill of trying to drive from Walmart to Target. The hump in the road in the Gold's Gym area makes this a death trap.	Both the City and BFCG are in the process of planning for reducing congestion in several areas throughout the City. This will result in identifying future improvements. The planned Queensgate improvements address these concerns. See PW website for additional information on these plans, expected to be constructed in 2018.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
36	Jim Talbott	5/10/2017	Traffic	I believe, as many do, that we need to somehow enhance our downtown area. My thought is that a crucial part of this will be to LOWER the speed limits on Jadwin and George Washington Way, reduce them to 2/3 TOTAL lanes each, and add diagonal parking spaces. Obviously this would NOT enhance our current traffic flow, so at the same time, we need to make our "Bypass" into a true bypass - by Installing on/off ramps, over/underpasses, and removing all stop-lights. Between this and the new Duportail bridge, we'll be in good shape for the coming decades.	The City's transportation planning includes a robust focus on pedestrian and bicycle improvements, and is based upon available funding. Both the City and BFCG are in the process of planning for GW Way to reduce congestion. This will result in identifying future improvements. There is no plan to reduce the # of lanes on GWay
37	Don Bachand	5/11/2017	Traffic	I have lived in the Tri-Cities since 1993, and have resided in all three cities each for several years over that time frame, currently in Richland. When I first moved here, I was working at Hanford, and now work for PNNL. In my opinion, the Transportation section of the plan does not go far enough to address the traffic issues on George Washington Way and the Bypass Highway during the morning and afternoon commutes. I am an engineer, and it is counterintuitive to me to have any traffic lights on the Bypass highway because they defeat the stated function of the road. In my opinion, one of the goals should be to eliminate traffic lights on the Bypass highway to the extent possible, to make it largely free-flowing. As it currently functions, it is faster for someone commuting from North Richland to Pasco or Kennewick to drive through Richland than on the Bypass. So not only is the traffic bad on the bypass due to the traffic lights, it makes traffic on George Washington Way and Jadwin worse. This not only reduces the quality of life for people residing in the downtown area who need to make a short trip across town, it also reduces the safety of pedestrians and bicycle riders. Eliminating traffic lights on the Bypass highway (in particular Van Giesen, Duportail, and Aaron Drive) requires two things: 1)	Both the City and BFCG are in the process of planning for GW Way to reduce congestion. This will result in identifying future improvements.

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				acknowledgement by the City of Richland and Washington DOT that although the Hanford workforce is shrinking, the volume of traffic isn't going to go away because other businesses are moving into the general area or expanding; and 2) support from the state level to fund overpasses. In closing, I feel that the traffic issues created by traffic lights on the Bypass Highway are the most significant traffic issues in Richland, which also effect residents of the other two cities. This is clearly evident by the All Day and Peak traffic counts shown in figures T-4 and T-5 of the Draft Comprehensive Plan. It is frustrating as a taxpayer to see state funding put towards widening Route 12 between the Tri-Cities and Walla Walla, with no attention on the traffic issues relating to the Bypass Highway, which impact many more people.	
38	Laila Krowiak	5/9/2017	Bike lanes and walkways	Richland had the potential to be the most pedestrian and bicyclist city in Washington. In other words, the most desirable place to live. In order to achieve this goal two things are important: making pedestrians and bicyclist comfortable with having the right of way and by training drivers to offer the right of way. This can be done by increasing bicyclist infrastructure that does not demand bicyclist to take risks, widening sidewalks on main roads, planting shade trees on main roads, decreasing the in city limits traffic speed to 24mph, and installing pedestrian lights at common crossing points. Doing so will benefit business as shoppers want a pedestrian experience as an alternative to the mall and strip malls. This is what Richland needs to be completely awesome and this is what families want.	Policies in the Comprehensive Plan promote bicycle traffic. Further details can be implemented at project level.
39	Ginger Wireman	No date	General	QUESTION – many of the Projects in the last Comp Plan (2009) seem to have fallen off the list. Connecting Comstock to Wellsian should be priority to make the neighborhood more walk and bikeable. It is unlikely most people will choose to walk to Fred Meyer	The projects indicated in the Comprehensive Plan are based on identifying deficiencies based on the established LOS, and addressing

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				from say, Benham and Jadwin, via Aaron or Stevens. They'll drive or wait for a ride. The City has an easement. This is a social/environmental justice issue. You are prioritizing roads in the wealthy neighborhoods (albeit ones no one wants built except developers) over roads that can give low income families the ability to safely walk to the store. With the closure of Albertson's, people are faced with walking out in the elements on Wellsian Way, or crossing GWay to go to WinCo. Neither is a great option with a cart full of groceries or a stroller. In the case of Wellsian it's a long walk with no shelter from the sun or wind. This proposed completion of Comstock to Wellsian is no longer in the Comprehensive Plan. Why? The City claims it wants to create a walkable city with complete streets (safe for walking and cycling). This is a perfect example of a place where it should be a priority connection. If not a street, at least a proper pedestrian/bike way. Also, would it be possible to work with Craftsman Tile (and the property owner) to gain a bike/ped easement from Benham to Wellsian too? 2009 Comp Plan Completing the sidewalk on Columbia Park Trail between Steptoe and Columbia Center Blvd. has also fallen off the planned list. Again this is a social/environmental justice issue. S. George Washington Way Intersection Improvements Table T-3 Please postpone or remove completely discussion of GWay intersection improvements until the City does a concerted effort to work with PNNL, Kadlec, USDOE and Contractors to improve the	deficiencies through short and long term improvements.

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				number of car and vanpools. It is unreasonable to spend almost $10 million to accommodate mostly Pasco and Kennewick residents for a savings of about 15 minutes a day. The past proposals would damage successful businesses. The disruption to the neighborhood is a horrible idea. Please construct a pedestrian OVERPASS at this location. It could serve dual purpose, hanging traffic lights from it, welcome to Richland artwork, etc. Table T-3 Bellerive Drive Extension Is this funded from Hayden Homes developers fees? If not, why not? Table T-3 Queensgate Drive – Phase II The people do not want this road. Despite what council seems to believe, we do not have to approve these types of sprawl. The developer is not guaranteed maximum profit at the cost of ruining the safety and character of the surrounding neighborhoods. Also, why would it be so expensive ($3.4 million) and will that come solely out of developers fees? Instead, prioritize the walkable/bikeable projects that improve the quality of life for a larger majority of residents. Table T-4 LONG RANGE TRANSPORTATION IMPROVEMENTS Queensgate North – DELETE! This will ruin WE Johnson park, and destroy too much habitat. Also, the cost of an additional bridge seems like something the public will not want to pay for – consider Duportail started out at $9 million and is not	Each project is expected to mitigate environmental and other impacts.

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				$35 million! Kingsgate South – Please work with the residents of Horn Rapids so that you don't ruin their neighborhood. Sound walls, lower speed limits, etc., should be part of any expansion of this route. SR-240 Widening While this may be necessary, please consider budgeting for a greenbelt along the highway to make the bike/walk path tolerable and not a horrible experience. SR-240 Pedestrian overpass at Columbia Center Blvd. projected cost (currently) is $4 million. Suggest taking $3.4 million from Alla Vista to Bermuda (which no one wants) to invest in the connection between the TC's "Arts and Entertainment District – Toyota Center, Hotels, etc. and Rivershore/Bateman Island. It is 1.5 miles from the Red Lion to the overlook at the Wye. It should be an easy walk for visitors to get to the river without having to get in their car. If you sat in a convention hall all day, would you want to get in your car to drive to a river which is right nearby on your maps app? No of course not! And, if you don't care about convention goers, how about the visitors at the Holiday Inn Express, paying Richland's hotel motel tax? But really, this is a social/environmental justice issue. The people in the Island View neighborhood should be able to safely walk or ride bikes to Columbia Center, etc. Gage Blvd. and Badger Mt. Parkway. REMOVE Stop trying to turn neighborhoods into arterials! People who want to live close to the mall should buy a house close to the mall. Those of us who live in these	Existing Columbia Park Trail and other on-street trails are indicated in Island View area in map T-6

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				neighborhoods should not be overburdened by the additional traffic these two proposed roads would bring in from the back side of Badger. Those people should get on I-82 and use Clearwater. Gage Blvd. has nowhere to expand and already has too much traffic between Leslie and the Mall many days of the year. Columbia Park Trail/Leslie A traffic circle (yes, I believe in them) would be a much better alternative at this site if the space can be made available. Also, this should be a much higher priority. Horn Rapids Industrial Area The development of the freezer at Horn Rapids is already heavily impacting the quality of life for residents of Horn Rapids. The City needs to meet with Horn Rapids homeowners and those at the RV park too, and enforce some standards of behavior for the commercial traffic. Truckers are spending the night alongside Kingsgate, ruining the shoulder and one wonders where they are relieving themselves. The neighborhood of Prestwick, near the entrance of HR is a nice neighborhood occupied primarily by folks over 55. The additional sound, light and noise occurring could dramatically decrease their property values.	

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40	Len Pavelka (Transportation Planner, Benton-Franklin Council of Governments)	8/14/2017	Funding	Two of the mandatory elements - Transportation Facilities and Services, and Finances, as incorporated into the Report, are the framework for this letter. Section (6) of RCW 36.70A outlines the necessary components of a transportation element, within Section (6), Subsection (iii) address facilities and services, while Subsection (iv) addresses finance. The Transportation Facilities and Services section of our report echoes Section iii, which requests specific narrative on components of the transportation system and actions taken in the Plan. These topics will need to be discussed between BFCG and Richland staff. I believe in some instances maps are intended to be used as an explanation and I wonder if a citizen could grasp the intent of a map over a paragraph of explanation and a list. Financing asks "Does the plan provide an analysis of the jurisdictions funding capability?". I would have to answer No. Subsequent questions in this section follow from the first one. Financing capability to fund current and future identified need should be addressed in the	The City plans to continue discussion with regional agencies on the transportation system. Financing is based the Transportation Improvement Plan, Capital Improvement Plan and the City's budget. Financing for long term projects will come from a variety of sources, including impact fees,

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				plan and I could not find such a discussion in this update. I believe a purpose of a Comprehensive Plan is to provide citizens, council members and city staff with a knowledge base for an informed discussion of a city's future. Richland has a very good base to work with, but some details need to be ironed out.	developer construction, City General Funds, Transportation Improvement Board grants, Highway Safety Program grants, State funding, Federal Surface Transportation Program funding as well as other Federal Grants.
Land Use					
41	Robert Benedetti	4/10/2017	Open space, housing, development	I think this plan needs focus and integration. All of the elements cannot be done in a vacuum. They must be integrated and supportive. Many of of Richland issue center around a lack of priority and vision in our planning. This parallel element approach leads to division in our community and government leader ship. A good example is all of the fight surrounding the Hayden Homes development and the Amon Basin Preserve conflict over the extension of Rachael Rd. This road extension was put on paper because it was meant to serve a purpose in the future that in reality it could not do. Our planning should start with a vision of our community that starts with what every citizen would like to see and then supported with other important elements. – 1)Example for: North Richland residence would like to see the Shore line of the Columbia and Yakima River, as the city expands, remain with full access of the shore line by the public and possibly wild life areas first, second limit commercialization on the shoreline. – We do not want these public asset sold under the name of Economic development. – Like wise the South Richland City citizens want out special physical attribute Ridges and remaining wet	Priorities are identified in the vision and values developed based on community visioning processes.

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				lands and wild life area saved for public us and not used as an asset to be sold under the name of business development. – 2) Diversity of housing without degradation of standards. Our low cost housing should not be relegated to areas that are basically degrading to one's self-image. For example low cost housing plots lot next rail road tracks and huge power stations. – 3) Next comes our Economic Development Vision and I believe that is clearly what we do not want to become. We don't want to become the mid to low tech industrial side of the Tri-Cities as Pasco is quickly becoming. Vineyards are wonderful but that is not the Economic development core that we should be seeking, it should be Science and Technology. Our assets are many, PNNL, the Hanford site, Education, Health (Kadlec as a resource) center of neurological and genetic research, sport fishing etc. Once the top visions are set then everything should fall in place to support them; Roads, Housing, infrastructure, Schools, Parks and recreation, business development investment and on.	
42	Claudia Johnson	7/14/2017	General	Land use--All of Badger Mountain should be protected in perpetuity--and not be approved for residential on the Southern part--as your maps show. The river front property that Doc Hastings is trying to get back from the Feds--should be protected and if ever developed--done so with complete permission from ALL of the tribes in the area--not just one or two. Downtown should reflect our strong Native American heritage--the fact this was Indian land. Rural areas, particularly around Kennedy (Ray's French Orchard should be put in an agricultural trust so that is always an orchard with trees. The city should work w/the family--it should never be zoned for commercial. Richland needs to start	Badger Mountain Centennial Preserve is preserved in perpetuity. Badger Mountain South Sub-area Plan is an adopted plan north of the Preserve. The Orchard area is owned by DNR and leased to the orchard. It will be between the owner and lessee on how long the orchard use is intended to be continued.

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				a Public Housing Authority--relying on Habitat excludes those who are not church goes--that is illegal. Also, the city needs to up the % of land that goes to high density housing to 10-15% or so. Right now it is a less than 2 person. People who work here should be able to live here--and not have to commute from Pasco or outside Richland if they work in service jobs. Also a lot 5-10% of land for use by non profits--so there can be child care centers. Transportation the plan pays lip service to trails and walking, but if the city keeps building roads and roundabouts--then it is lip service. The city needs to connect the busline on Keene (39) and make it go all the way to Hanford High. Righ now it stops at Lee. If the line was complete to HHS and to the Lab, there would be less cars on the road. Add an express service also during peak hours--and keep that line running until 12 midnight--so that the WSU students who live in S. Richland can come home on the bus. People who work at night will be safer in the bus/train than driving at night. Parks--set aside more land in trust for non development. Protect the Queensgate trail. Don't connect Queensgate to Shockley--don't make that a super highway coming from Kennewick (Gage) all the way to Queensgate. That will destroy S. Richland. Stop building Diary Queens and fast food joints--bring in Trader Joes, and independent stores--not burgers, and pizza, and fast food. Build community gardes around the city. Require all developers to alot 10% of the land they develop to gardens and common outdoor areas. Require that people move to xeriscape by a certain year--each year inceasing a % of land that is xeriscaped. Encourage solar 44anels. Give tax credits for people to do this. Encourage Tiny houses instead of single homes--and provide temp housing in tiny homes through a Voucher/PHA program. Don't	Comments noted. Many of these need to be coordinated with other regional agencies.

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				approve developer plans with homes with garage in the front--those increase crime. Require garages in the back--so that the front is open and visible.	
43	Brenda Wiesner	7/23/2017	Downtown	We really need to have mixed use facilities in downtown Richland. It's time for this. We need housing above businesses. We need office and art space above businesses. We need Central Richland to be a hub for shopping housing living. We need to have senior housing above some of these businesses the so that seniors can walk downstairs go have coffee and lunch do some shopping walk to the river, be close to doctor's office for medical visits, Etc. We need to preserve as much land as possible and increase density in Central in downtown Richland. Green spaces, more mixed-use, and density.	These ideas are promoted in the goals and policies.
44	Francesca Maier	8/5/2017	Schools	2. Schools. This section is extremely weak. There is strong evidence that concentrated poverty leads to poor education outcomes, and that ALL students thrive in diverse schools. The relationship between land use and healthy, excellent schools is clear. The vision statements and policies for schools need to protect the vitality of the neighborhoods around the schools, and creating diverse, mixed-income neighborhoods is critical to ensuring that ALL of Richland's schools are excellent. Currently, four of Richland's schools have Title 1 status, and their neighborhoods will continue to decline, while the schools perform worse due to concentrated poverty. Add a community goal that "Richland's schools are economically and ethnically diverse, providing neighborhood stability and excellent education outcomes for all students."	Updated
45	Ginger Wireman	No date	Library	If the City were visionary, they could use the the land across from Yokes across Englewood/below the water tower, and put a library annex and maybe pool on that property, with a nature park in the wetlands. Alternately the large parcels on Brantingham would be	

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				good, but are not in public ownership.	
Parks and Open Space					
46	Robert Rosselli (President Friends of Badger Mountain Board)	4/12/2017	Open space	We, the Friends of Badger Mountain Board, appreciate the opportunity to comment on the City of Richland's Ten (10) Year Comprehensive Plan Update. Our mission is to preserve and protect our local ridges which provide natural open space, scenic views, educational walks and recreational opportunities for local residents. Upon reviewing the plan, it turns out that our mission is completely in sync with the views expressed buy Richland residents in response to the two latest community based surveys conducted by the City. The first community survey, taken in 2015, was summarized in the following manner: "protecting open space was the main message reiterated throughout the comments received. Unlike previous surveys most comments discouraged development." The second relevant survey was completed in October, 2016. This survey was specifically meant to gather resident input to assist in the development of the updated 10 year comprehensive plan. Again, the message was clear: protecting and preserving natural open space was a recurring theme and one of the top three conclusions specified when residents were asked to rate-how would you like to see Richland in the next 20 years?; what do you like most in the City?; identify the things that need improvement?; and finally, what do you like most within the city? Given the priority of the responses, it appears to us that the citizens of Richland want and expect to see more natural open space in any future land use plan. However, the present January, 2017 map with land use designations is not congruent with the desires of your citizens as stated in the above mentioned community surveys. If you examine the map the availability if existing	Natural Open Space land in Columbia

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				natural open space is further diminished in areas where large swaths of natural open space currently exists. Here are two examples of this situation: the natural open space of Columbia Point South is diminished by designating some of the land available for commercial development; and the natural open space of Little Badger Mountain and the area surrounding the mountain is further constrained by more residential development without providing for an open space corridor for soft surface trail development. Given the disparity between the survey results and the draft plan, the open question is: are you truly listening to the feedback provided by your residents as you update this plan? Over the past 10 years there has been significant commercial and residential development throughout Richland. The citizens are now saying enough is enough. They and we now need and want a more sustainable balance in the community by preserving all of the remaining natural open space within Richland's boundaries. There are, among others, two great opportunities to fulfill the wishes of residents and this organization and provide more natural open space. These opportunities are: preserving the areas not currently developed on Little Badger Mountain as well as the connectivity space through the saddle to Badger Mountain and leaving Columbia Point South exactly like it is today. We are available to answer any questions or to discuss our concerns further.	Point South is not proposed for change. The originally proposed "Commercial Recreation" is now modified with less intense "Urban Recreation" land use.
47	Janet Davis	4/20/2017	Open space	Please add something to the Comprehensive Plan Update that will protect the land adjacent to Willowbrook on the east (property currently owned by Duane Smith). This property borders the Amon Creek Natural Preserve and contains wetlands determined by the Washington Department of Ecology to be "high	Wetlands are regulated for protection under the Critical Areas Ordinance.

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				value wetlands". This unique area desperately needs protection. An ideal approach would be for the City of Richland to purchase the property from Duane Smith. (He might be a willing seller after realizing he cannot build an apartment complex there without writing an Environmental Impact Statement.) The property could then be added to the Preserve with Tapteal Greenway continuing their current role of caring for it accordingly. If we want Richland to be the best it can be and fulfill its goal of protecting natural habitat within the city limits, we need to protect this property as well as other sensitive and critical areas.	
48	Launa Morasch	4/20/2017	Open space	One of the goals identified for the Parks and Rec Dept is to protect natural habitat within the city limits whenever possible. I believe the city has a once-in-a-lifetime opportunity to preserve just such an area within the city limits. It would provide opportunities for young and old alike to enjoy native habitat and wild life the may not be able to enjoy in other areas of our city. The area is located between the Amon Creek Nature Preserve and Claybill Park - a perfect area to link these two recreation areas. The 14 acres is currently owned by Duane Smith, but I think the city could purchase the land with the intent of preserving its natural habitat. Yes, I understand that money is tight. However, the city could make the down payment on the property and citizens can create a nonprofit agency (like "Friends of Badger") to solicit funds from local businesses, people, and clubs. If we want to make Richland a "livable" place to attract business and their employees, we need to take every opportunity to preserve what is essentially a gem of natural habitat in our city. The housing developers nearby have already confirmed the benefit of such an approach when they agreed to allow land by the Amon Creek Nature Preserve to be put aside for the benefit of the residents surrounding the area. Please include this	The area is located between the Amon Creek Nature Preserve and Claybill Park is currently designated NOS and DOS. Thank you for your comments. We will consider your suggestions.

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				recommendation in our new Comprehensive Plan.	
49	Carl and Debby Berkowitz	8/14/2017	Open space, parks, Columbia Point South, EIS (#4)	According to Richland's adopted "Tri-Cities Rivershore Master Plan", the Yakima delta region is the 'environmental heart of the Tri-Cities' and all of Columbia Point South is recognized as an Open Space area. As evidenced by surveys, open houses and written comments taken during the Comprehensive Plan update process, the citizens of Richland highly value their parks and open space areas including their waterfront parks and natural areas. During this very open public process in which all citizens had multiple opportunities to provide input, the overwhelming majority of comments received to date (both written and at open houses) in response to the city's request for input on plans for Columbia Point South favored keeping the entire space as a natural area with a secondary preference for keeping part of it as a natural area and part of it as a developed park. In addition, the Richland Parks & Rec Commission recently had a unanimous vote in support of maintaining the Developed Open Space designation instead of the (then proposed) Commercial Recreation designation for the upland area while leaving open the possibility for future cultural uses by the tribes. Recall also that a majority (55%) of Richland voters voted to voluntarily tax themselves to preserve open space in Benton County in the Conservation Futures ballot resolution in Nov. 2014. Finally, please note that the decrease in amount of parkland per 1000 population over the next 20 yrs. is inconsistent with the expressed interest of the community to preserve and expand open space. Question: Given clear sentiments from citizens for their vision of the future of Richland, as expressed through the open and public Comp Plan update process and other indicators of their support for open space, how can the City justify removing Columbia Point South land from its park system? Clearly, the strong	Natural Open Space land in Columbia Point South is not proposed for change. The originally proposed "Commercial Recreation" is now modified with less intense "Urban Recreation" land use.

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				preference of citizens is to keep all of Columbia Point South as a natural area. However, if the Urban Recreation zoning does go into effect, the City should at least consider the following comments, concerns and questions: 1. The proposed Urban Recreation district in the Municipal Code (RMC 23.30.050) codifies the City's relationship with just one tribe, the Umatillas. Question: Why aren't all the interested tribes (including the Yakamas, Nez Perce, Wanapum, and Colvilles) included in the distribution of the cultural resource surveys? Question: The City has noted that the Umatillas have concerns about the future of Columbia Point South; for the public record, what are these concerns and what is the City doing to address them? 2. More attention needs to be given to how the proposed uses in the Urban Recreation zoning at Columbia Point South impact the ecologically critical area of the Yakima delta. WDFW shows all of Columbia Point South (along with the Yakima River delta area and other areas along the Yakima River) as a Priority Habitat, and specifically "Biodiversity corridor. Area of mixed riparian, wetland, and shrub-steppe. Used as migration corridor by mule deer. Bald eagle foraging. Important shorebird migration area and waterfowl wintering." (Note that this is in contrast to the statement in the EIS that Columbia Point South has no Priority Habitat.) Upland habitat is also important to many of the shorebirds, songbirds, raptors, mammals, and reptiles that frequent the delta. As proposed by WDFW in their July 10, 2017 comment to the City, setbacks from the shoreline and wetlands to the Urban Recreation area larger than those proposed by the City would minimize impacts to wildlife while still leaving an ~300 ft wide corridor at the north end of Columbia Point South for development.	1. The City has notified all related tribes about this proposal. Concerns from Umatilla Tribe are mentioned in comment #of the part 1 responses. No other comments were received. Thank you for your comment.

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				3. With the great decrease in easily seen views of our beautiful shoreline, we urge the city to adopt building standards that would preclude further blocking views of both the natural area and the river from I-182. Any buildings in Columbia Point South should be restricted to a height such that they would not impact views into this area (and, in any case, no more than the proposed 40 ft height limitation).	3. Development standards can be prepared as a separate process.
				4. The EIS doesn't consider the impact of buildings on birds. Since the Yakima River Delta is a major bird breeding area and the Columbia River is an important migratory bird route, the City should require bird friendly building standards in the Urban Recreation zone (e.g., see the American Bird Conservancy's publication, "Bird-Friendly Building Design" and updated information at collisions.abcbirds.org).	4. Discussion has been added in the Comprehensive Plan and EIS to address this comment.
				5. To further maintain the natural feel of this open area in our growing urban region, dark sky standards should be applied to the lighting requirements for all facilities at Columbia Point South.	
				6. Before vehicular access to Columbia Point South was blocked in the 1990's, much damage had been done to the shoreline, wetlands, and shrub steppe areas by ORVs. Therefore, private vehicles shouldn't be allowed at Columbia Point South and motorized vehicular access should be by shuttle only, with most access along ADA certified trails, asphalt bike paths or designated horseback trails. Since being closed to motor vehicles, Columbia Point South has started to heal with native vegetation starting to return to the upland area. The existing 'keep out' boulders won't block all vehicular access to the very sensitive delta area. But limiting vehicle access to shuttle service would minimize the return of this potential problem of damage to critical areas by ORVs. Question: How does the City propose to minimize vehicular damage to the	6. With the proposed revised zoning, vehicular access could still occur, but to a limited number. Traffic volume and capacity will be analyzed during any development.

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				critical areas of Columbia Point South? 7. There is not much room for even a rural standard road with bike path and storm water ditches under the I-182 bridge (Note: the eroding bank would further limit the maximum possible width). An important safety issue is also related to having only one vehicular exit from Columbia Point South. Not allowing overnight camping would decrease this risk. Question: But more generally, how does the City propose to address this safety concern in its development plans? 8. The addition of impervious surfaces and irrigation at Columbia Point South will result in surface water runoff to ecologically sensitive areas. To minimize the damage, the City should require use of native plant landscaping and native habitat restoration for all construction projects. The city should also require that any storm water retention basins be placed outside the natural open space areas and that they be planted with native vegetation. 9. Because of its historical context, one of the most intriguing uses for the Urban Recreation District is establishment of a traditional trading post - with the definition being consistent with the term as it has been historically used, i.e., a building at which locally produced foods and handcrafted or traditional items could be sold. Cultural heritage uses could also be established, but should be limited to those that would not require vehicular access (other than shuttle service) and those that don't require overnight camping (as discussed above). Other uses such as lodges (which sounds like another term for a hotel), restaurants, health spas, specialty shops, and outdoor theaters are already found in many other places in the city; Columbia Point South should be reserved for more historical tribal or environmentally oriented uses. A traditional trading post might be supplemented with a	8. Should be addressed through development regulations and permit process.

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				small educational kiosk, and possibly a small playground area – all near the bike path and with access by ADA foot/asphalt bike/well marked horseback/shuttle access. Doing so could increase the use of Columbia Point South in a way that minimizes disturbance to this important natural area.	
50	Ginger Wireman	No date	Open space	p. 29 Natural Environment Again, wetlands are not shown on the maps. Also, the city has consistently NOT used the best available science. Or even common sense. When you build on a wetland, people end up with wet crawl spaces. Like in Applewood! As Debbie Berkowitz suggested, the wetlands are clearly visible on aerial photos. p. 29/30 Natural Areas Why is Amon Basin left off of the natural areas list? Did you hope we'd forget our most valuable wetland outside the river corridor? PLEASE ADD! p. 32 Land Use Environment and Sustainability "Richland's built and natural environment is maintained through multiple design and environmental protection approaches. Its natural resources are protected under the Critical Area Regulations, …" except where they are left off the map. Also, building on basalt outcrops and very steep slopes while feasible from an engineering standpoint, should be avoided.	Maps are updated Additional discussion on Amon Basin Natural Preserve is added in the Comprehensive Plan
51	Ginger Wireman	No date	Parks	Richland should be extremely careful when deciding whether to take a land set-aside or cash from developers. In the case of the Drollinger development off Duportail, we were screwed. It's a gravel pit and I don't see the City planning to improve it for soccer or lacrosse fields any time soon. The set-aside Bauder is promising is not a great gift if he expects volunteers to	

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				build a trail on a steep slope. The kids that live in those houses would be better off with more fields and a south Richland PUBLIC POOL Please prioritize additional Lacrosse fields. It is a growing sport, while soccer and baseball are probably experiencing level enrollment. We desperately need a full pool in south Richland. Not all of us can afford Hills West or MS Country Club and we do not have any other lap pools. George Prout is not convenient for kids to be able to get themselves too-from on their own.	Parks and recreation needs are assessed based on demand, and the City is working on meeting the demand for various recreational facilities.
Environment					
52	Gretchen Graber	9/7/2017	Sustainability, urban farming, parks	Concept of sustainability should be part of every working group or commission. Regardless of the working groups subject -sustainability should be part of every new idea or partnership the city engages in. There is a lack of leadership expertise in the area of sustainability and sustainable thinking in the city, please hire professional sustainability experts/consultants. If the city has not recognized this and is not working towards a sustainable ethic it is being negligent to future generations. Utilities should be partnering with solar technology, not just PV cells but passive solar hot water heaters, for lo, medium and high income consumers. Stop building homes that do not have a solar component of some kind. Take pride in our sunny weather, market it to new community members and business'. Create a solar demonstration and education park/community center, that demonstrates how to replace high-water use landscaping. – Put women in managerial positions. – Hire effective people, to include women and other pragmatic thinkers. Stop hiring fast-talking, do-nothing, my way or the hi-way people. Hire people	The City currently offers low-interest loans to promote the use of solar power.

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				who understand science, environmental thinking and sustainable development. – Talk about climate change. Address the changes we can expect and how to prepare for these changes. – Public leaders who are doing business as usual, at this point, are irresponsible and I would argue unethical. – Support economically disadvantaged families by creating incentives for solar energy via solar panels AND passive solar hot water heaters. Hire someone who knows about practical applications for solar technology use. If each lo-income alphabet house had a $3500 solar hot water heater installed they could have more money to pay their other bills and to spend in the local economy, instead of going to the food bank and getting unhealthy food that causes disease. – Can the city donate land to grow healthy organic food to give to the food banks? Want to decrease tax payer dollars on disease, get people to eat healthy food, make healthy food cool. Create internships that focus on sustainable changes that need to be made. – Create a recycling program. – Partner with PNNL to install solar hot water heaters in blocks of houses in low-income alphabet housing neighborhoods. – Hire a sustainable landscape expert to plant trees that increase heating and cooling efficiencies in individual homes. – Create partnerships with local non-profits for small 3-5 acres farms that should be incorporated into each neighborhood. – Horticulture therapy is well known for stress -release, reduction in violence and other social ills, like stress	The City has a recycling program. Please see the Solid Waste Management subsection.

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				and anxiety. Small sustainably managed gardens/farms create clean air and water. Take a stance for sustainability. – Engage CBCC/WSU campus in sustainable engineering projects. – Stop crowding and ruining our best downtown locations with chain restaurants that create obese and diabetic citizens. – Benton Frankin Counties have the highest rate of diabetes IN THE STATE! – Create a sand beach on the Columbia river. We live in the desert, surrounded by rivers and sand dunes but have no beaches. Create a nice beach and swim area in Richland. – Create a 50 year plan that incorporates green/open space, parks, sustainable and affordable housing, green corridors that pedestrians and bicyclists can maneuver through. Plan schools so they can be connected to natural or open space.	
53	Janet Davis	3/21/2017	Critical areas	SUMMARY: Richland should provide (a) a system for public input on identification of critical areas, including community treasures, and (b) protection of community treasures. The City should provide a system for public input on identification of areas in Richland that should be protected as critical areas. This would include areas in the commonly known critical area categories (wetlands, aquifer recharge areas, flood plains, geologically hazardous areas, and fish and wildlife habitat conservation areas) as well as areas with historical, natural, cultural, and educational significance – our community treasures. It looks like the City is doing a good job of identifying critical areas in the commonly known categories. Allowing public input would increase the chances that all critical areas are identified (e.g., a geologist may gain new knowledge	Map has been updated to show critical areas.

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				that shows a previously unidentified area to be geologically hazardous). The public should also be able to identify community treasures with historical, natural, cultural, and educational significance as possible critical areas. To repeat a concept in another comment I submitted about critical areas, it is important that critical areas of all types be identified early on, to allow for efficient growth management decisions. It wastes developers' and the City's time if critical areas are identified late in the planning process. We can't allow financial, development, and political pressures to "take over" when critical areas have not been identified up front. An online submittal process would be nice. A simple process for considering the submittals would also be necessary. Perhaps the first submittal to the system could be the Keene Road wetland, which needs to be designated as a critical area in the wetland category. It was nice to learn at the open house that the area by the river below Duportail St with the visible layers of ice age flood deposits is now designated as a critical area because of its steep slope. That area is also a prime educational area, since it shows the ice age flood deposits so clearly - it is truly a community treasure. Thank you for the opportunity to provide input! NOTE: The "community treasures" aspect of this comment is based on a checklist ("Ten Questions to Ask About Your City's or County's Comprehensive Plan") by Futurewise – a Washington State organization that was founded to support implementation of the Growth Management Act. Item 8 on the checklist is: "Does the plan encourage maintaining key aspects of your community that make it special? This could include landmarks, views,	Area near Durpail St is proposed is proposed for Natural Open Space land use.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				access to a river or lake, or other important community treasures." If it is inappropriate to use the critical area system to protect community treasures, the comment is still relevant – the City should provide a system for public input on identification of community treasures. The City should also have a system for protecting community treasures. The Comprehensive Plan should address the identification and protection of community treasures.	
54	Francesca Maier	8/5/2017	Climate change	1. Climate Change – the Comp Plan does not address the City of Richland's need to prepare for the impacts of climate change. Contingency plans, emergency response plans, and rainy day fund need to prepare for more frequent flooding, drought, wild fires, large snowfall or ice events, etc. Add a community goal that "Richland is a city that is resilient to climate change impacts."	Thank you for your comments. We will consider your suggestions.
55	Ginger Wireman	No date	Climate Change	SUPPORTING ANALYSIS AREA 1 CHALLENGES AND OPPORTUNITIES – AREA 1 - We must have Climate Resiliency to be economically resilient. Increasingly bizarre weather patterns, summer flash flooding in particular, but potential water scarcity and temperatures which cause work stoppages, will hurt our economy. At the HAB meetings this week we found out that last week 7 workers in the tank farms alone, suffered heat illness at Hanford, four required an ambulance. What happens to landscapers and construction workers?	Thank you for your suggestions. We will consider your suggestions.
Utilities					
56	Ginger Wireman	No date	General	SOLID WASTE	

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				the practice of charging a one time fee for a second trash can and charging extra each month for curbside bins is asinine. AT Minimum charge for extra garbage, not recyclables. Even if there's no net benefit from a 'carbon footprint' perspective recycling extends the life of our landfill and saves us money there. It is nauseating to see homes with trash cans overflowing with cardboard when we don't even fill our trash bin most of the time.	Thank you for your comments. We will consider your suggestions.
				Utilities- electrical Happy to see the City is still offering loans for net metering. Wish the city would invest in our own non-hydro, non fossil power. We have acres and acres of public and private rooftops to do community solar atop! City Shops, WalMart, Freezer, Police Station… you name it.	
				Utilities CABLE	
				It would be great if Richland installed community owned broadband. We have a decent percentage of people for whom Charter is cost prohibitive. If we didn't already own the electrical utility, that would likely be out of reach. But we do, so easements are readily available. It could level the playing field and better support the growth of STEM in our homes, giving the kids computers at school that they can't use at home is kind of pointless. https://www.consumerreports.org/municipal-broadband/are-city-owned-municipal-broadband-networks-better/	Thank you for comments. We will consider your suggestions.
				Irrigation	

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				Be careful with KIDs effort to gain control over Amon. They use it as a discharge point, but they did not BUILD the landscape. The landscape was already there. The creek provides a valuable recreational amenity and potential learning spot.	
Housing					
57	Carina ICJ Mitchell	7/18/2017	Type, EIS	I have lived in Richland for 23 years and I've been pleased to watch it grow. As an engineer and a student of public policy I know that for a community of this size it's critical to manage growth and development in order to balance the needs of people and protect the delicate environment that sustains it. And so I am pleased to see that Richland has embraced Washington State's goals for urban planning. I have read the comprehensive plan. I think it has done a thorough and reasonable job at evaluating Richland's options for the future. I would like the city to know that I strongly support Alternative 3 (emphasis on high- and medium-density housing). I currently live in North Richland, near he Van Giesen-Jadwin intersection, in one of Richland's very fiew high-density zones. Over the past months I have noticed increasing criminal activity and police presence. I think the fact that is is nearly the only area of the city where lower-income individuals can access, it has concentrated the poverty, and therefore the motive to commit property and drug-related crimes. I think adding more high-density and medium-density housing will help alleviate the pressure and make this	Thank you.

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				neighborhood safer. Long-term urban studies conducted by HUD, as well as independent advocacy groups, have shown that mixed-residential (where low, medium, and high-density housing are in close proximity or zoned together, supporting a certain percentage of subsidized housing) provide better opportunity for low-income households to succeed. These communities have improved social integration, more resident involvement in local matters (such as school boards), and lower overall crime rates, all of which lead to more stable local economies. These mixed-housing zones often result in localized business growth as well, because such populations provide a good income base for commercial expansion. That alone, I believe, is reason for Richland to enact this plan. However, there are other reasons which the report spells out clearly as an advantage of this planning strategy: increased open space for public use, more efficient use of utilities, less environmental impact overall, and more efficient transportation opportunities. High- and medium-density housing is likely to promote the use of public and shared transportation options, which has the potential to help ease congestion on our city roads (particularly if there is localized commercial growth in these areas as well). All of these issues are critical ones Richland will face as the population continues to grow. Thank you	Mixed uses and housing for all income groups are promoted in the goals and policies.
58	Ginger Wireman	No date	General	HOUSING ELEMENT There is no admission that much of the housing stock is in pretty bad shape. While HE Goals in the Comp Plan suggest code enforcement, we must acknowledge the problems, and address residential decay so that we can find a way to solve it. Another issue that should be of concern is that vacant houses lead to dying trees. In our climate the loss of a	

#	Name/Affiliation	Date	Sub-topic	Comment	Response
				shade tree is a very sad thing and contributes to heat island effect and higher energy demand.	

PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 08/30/2017 Agenda Category: New Business - Public Hearing

Prepared By: Rick Simon, Development Services Manager

Subject:
Urban Recreation Zone Text Amendment and Rezoning of Columbia Point South to Urban Recreation and Natural Open Space

Request:
Key 5 - Natural Resources Management

Recommended Motion:
Recommend to City Council approval of a new urban recreation zoning district and application of urban recreation zoning to portions of Columbia Point South along with Natural Open Space zoning for those portions of Columbia Point South adjoining the Columbia River.

Summary:
The draft comprehensive plan designates the Columbia Point South area as "urban recreation". A new zoning district has been drafted to be applied to portions of Columbia Point South and Natural Open Space zoning is proposed to be applied to those portions of Columbia Point South that are adjacent to the Columbia River. A copy of a staff report more fully describing the proposal is attached.

Attachments:
1. Staff Report
2. Draft Urban Recreation District
3. Columbia Point South URD

STAFF REPORT

TO: PLANNING COMMISSION PREPARED BY: RICK SIMON
FILE NO.: Z2017-105 MEETING DATE: AUGUST 30, 2017

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND

REQUEST: 1. TEXT AMENDMENTS TO CHAPTER 23.30, CREATING A NEW PUBLIC USE ZONE CALLED URBAN RECREATION

2. REZONING OF APPROXIMATELY 80 ACRES FROM DEVELOPED OPEN SPACE TO URBAN RECREATION

3. REZONING OF APPROXIMATELY 13.5 ACRES FROM DEVELOPED OPEN SPACE TO NATURAL OPEN SPACE

LOCATION: COLUMBIA POINT SOUTH

REASON FOR REQUEST:

As the City completes its update to the comprehensive plan, a new land use category, "urban recreation" has been applied to portions of Columbia Point South, creating a need for a new zoning category. The application of this new zone is proposed for approximately 80 acres on Columbia Point South. The comprehensive plan also calls for those portions of Columbia Point South along the Columbia River shoreline to be maintained as Natural Open Space.

FINDINGS AND CONCLUSIONS
Staff has drafted text amendments to Chapter 23.30 of the Richland Municipal Code and submits that:

1. Under the City's existing comprehensive plan, land use in the area south of I-82, known as Columbia Point South has been designated as Urban Recreation and the plan designates the portion of Columbia Point South adjacent to the Columbia River as Natural Open Space;

2. The City's existing zoning code does not currently contain a zoning district that corresponds to this urban recreation land use category;

3. The intent of the Urban Recreation land use designation, according to the comprehensive plan is to provide for public events as well as provide some limited urban amenities, passive recreation opportunities and open space uses. It is the intent of the UR land use designation to provide for a disbursed pattern of development that recognizes and protects both culturally and environmentally sensitive areas;

4. The proposed Urban Recreation zone allows for a variety of public uses in a disbursed setting;

5. In recognition of the environmentally sensitive nature of Columbia Point South, development standards included in the new zoning district require the preparation of critical areas studies and cultural resource surveys;

6. Existing zoning of Columbia Point South is Parks and Public Facilities;

7. The draft comprehensive plan designates the shoreline areas of Columbia Point South lying within 200 feet of the ordinary high water mark of the Columbia River as suitable for Natural Open Space land uses;

8. The draft comprehensive plan designates approximately 80 acres of the upland portions of Columbia Point South as suitable for Urban Recreation land uses;

9. Based upon the above findings and conclusions, the adoption of the proposed amendments to Chapter 23.30 – Public Use of the Richland Municipal Code creating an Urban Recreation zoning category for Columbia Point South and applying both Urban Recreation zoning and Natural Open Space zoning to Columbia Point South is in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2017-105) and recommend to the City Council:

1. Adoption of the proposed code amendments to RMC Chapter 23.30 creating an Urban Recreation district; and
2. Application of the Urban Recreation zone to approximately 80 acres on Columbia Point South, as depicted on the land use map contained in the draft comprehensive plan;
3. Application of the Natural Open Space zone to approximately 13.5 acres along those portions of Columbia Point South that lie within 200 feet of the Columbia River, as depicted on the land use map contained in the draft comprehensive plan.

ATTACHMENTS

A. Supplemental Information
B. Draft Code Language
C. Map

ATTACHMENT A
(Z2017-105)

SUPPLEMENTAL INFORMATION

COMPREHENSIVE PLAN

The draft comprehensive plan in the Supporting Analysis document defines Urban Recreation as follows:

***Urban Recreation**: The Urban Recreation designation includes uses that are intended to provide the public with places together for public events as well as provide some limited urban amenities, passive recreation opportunities and open space uses. It is the intent of the UR land use to provide for a disbursed pattern of development that recognizes and protects both culturally and environmentally sensitive areas.*

The attached map depicts those portions of Columbia Point South that are proposed for Urban Recreation land uses.

DESCRIPTION OF URBAN RECREATION ZONING

The urban recreation zone as proposed, is a Public Use district that would allow a variety of park and open space uses, much as the existing Parks and Public Facilities zone. In addition the new zone would allow for cultural heritage uses and a limited variety of commercial uses, such as lodges, restaurants, specialty retail and sporting good rentals. The urban recreation zone would require cultural resource surveys to be completed for any proposed development. These surveys would be distributed to the Umatilla Confederated Tribes and the state for review and comment. Additionally, development within the urban recreation zone would be required to complete critical areas reports. Under the draft critical areas ordinance, Columbia Point South is identified as a priority habitat on State Department of Fish and Wildlife maps, triggering the requirement for a fish and wildlife habitat conservation area report.

The complete text of the proposed urban recreation zone, along with definitions of several terms used in the code is attached.

ANALYSIS

The draft code would provide for public and limited commercial uses in an area that is already zoned for public use. The sensitivity of the Columbia Point South area in terms of both cultural resources and wildlife habitat means that specific studies will need to be undertaken when development projects are proposed. These restrictions will result in a disbursed development pattern over time. The most sensitive portions of Columbia

Point South, located away from the freeway and along the Yakima River shoreline would retain a Natural Open Space zoning designation and the shoreline along the Columbia River would also be zoned for Natural Open Space, providing protection along both river corridors.

SUMMARY

The proposed code amendments would implement the draft comprehensive plan through the creation of an Urban Recreation zone and the application of both the Urban Recreation and Natural Open Space zones on Columbia Point South.

PUBLIC USE ZONING DISTRICTS

Draft 8-30-17

Sections:

23.30.010 Purpose of public use districts.

23.30.020 Public use districts permitted land uses.

23.30.030 Site requirements for public use districts.

23.30.040 Parking standards for public use districts.

23.30.010 Purpose of public use districts.

A. The parks and public facilities district (PPF) is a special use classification intended to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses. This zoning classification is intended to be applied to those portions of the city that are designated as developed open space and public facility under the city of Richland comprehensive plan.

B. The natural open space use district (NOS) is a special use classification intended to provide area for the retention of publicly owned, natural open spaces that, due to their proximity to wetlands, shorelines, floodplains or critical habitat areas, are too sensitive for intensive use or development. This zoning classification is intended to be applied to those portions of the city that are designated as natural open space under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02; Ord. 04-09].

C. The urban recreational district (UR) is a special district providing for the establishment of uses that are intended to provide the public with places to gather for public events as well as provide some limited urban amenities as well as passive recreation and open space uses. It is the intent of the UR district to provide for a disbursed pattern of development that recognizes and protects both culturally and environmentally sensitive areas. This zoning classification is intended for those portions of the City that are publically owned and designated as commercial recreation under the Richland comprehensive plan. The UR district is intended to be used in conjunction with Title 26 RMC, the City Shoreline Master Program, with the U.S. Army Corps of Engineers requirements when applicable and with Title 22 RMC, the City's Critical Areas Ordinance.

23.30.020 Public 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	PPF	NOS	UR
Public/Quasi-Public Uses			
Alternative School	P[1]		
Churches	P[2]		
Clubs or Fraternal Societies	P[2]		
Cultural Institutions	P[2]		P
Cultural Heritage Uses			P
General Park Maintenance and Operations	P	P	P
Golf Courses	P		
Passive Open Space Uses	P	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P[3]	P[3]	P
Public Agency Buildings	P[3]	P[3]	
Public Agency Facilities	P[3]	P[3]	
Public Campgrounds	P		P
Public Parks	P	P	P
Schools	P[4]		

Land Use	PPF	NOS	UR
Special Events Including Concerts, Tournaments, and Competitions, Fairs, Festivals and Similar Public Gatherings	P		P
Trail Head Facilities	P	P	P
Trail for Equestrian, Pedestrian or Nonmotorized Vehicle Use	P	P	P
Recreational Uses			
Art Galleries	P		P
Boat Mooring Facilities	P		
Outdoor Theatre			P
Recreational Vehicle Campgrounds			P
Retail Uses			
Concessionaire	P[6]	P[6]	P
Health Spas			P
Lodges			P
Parking Lot	P	S[5]	P
Portable Food Vendors			P
Restaurant Sit-Down			P
Restaurant Lounge			P
Specialty Retail Stores			P[6]
Sporting Good Rentals			P[6]
Miscellaneous Uses			
Micro- and Macro-Antennas	P		
On-Site Hazardous Waste Treatment and Storage	A	A	
Cemetery	P		

1. RMC 23.42.260
2. RMC 23.42.050
3. RMC 23.42.200
4. RMC 23.42.250
5. RMC 23.42.183
6. No retail business shall operate in a building that exceeds 15,000 square feet in area.

23.30.030 Site requirements for public use districts.

A. A lot in a parks and public facilities district shall have at least an area sufficient to satisfy the requirements for minimum yard and off-street parking as required by this title.

B. The minimum yard requirements in the parks and public facilities district shall be the same as those in the adjacent zone district. Where there is more than one zone district adjacent to the parks and public facilities zone district, the yard requirement in the parks and public facilities district shall be the same as the one in the adjacent zone having the most compatible setback requirement.

C. The minimum yard requirements in the urban recreation district are zero feet from property boundaries except when setbacks are required under critical area regulations, building or fire codes.

~~C~~D. 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	PPF	NOS	UR
Maximum Building Height – Main Building	55 feet	0 feet[1]	40 feet

1. Permanent structures designed for human occupancy are not permitted in the NOS district.

23.30.040 Parking standards for public use districts.

Off-street parking space shall be provided in parks and public facilities zones in compliance with the requirements of Chapter 23.54 RMC.

23.30.050 Criteria for uses in the urban recreation district.

Uses proposed within the Urban Recreation District shall comply with the following requirements:

a. A cultural resource survey of the proposed development site shall be completed by a qualified professional. Copies of any such survey shall be distributed to the Umatilla Confederated Tribes and the Washington State Department of Archaeology and Historic Preservation for review and comment.

b. Specific studies as required under Title 22.10 RMC (Critical Areas Ordinance) whenever a proposed development site is located within or in proximity to an area that exhibits characteristics of a wetland, fish and wildlife habitat conservation area, or other identified critical area.

New Definitions to Add to Chapter 23.06

23.06.237 Cultural heritage uses

"Cultural heritage use" means a variety of uses traditionally practiced by Native Americans, including public gatherings, festivals, and camping. Modern interpretation of these uses would include buildings used as meeting centers, performing arts buildings, RV campgrounds, sales of locally produced foods and handcrafted items and similar uses.

23.06.563 Lodge

"Lodge" means a structure providing overnight accommodations that may include accessory uses that are related to the primary use. The construction and appearance of the building shall enhance and complement the natural surroundings of the immediate area and shall "blend" into the natural environment. Both the interior and exterior design and construction shall be set apart in appearance, materials, and workmanship from that of typical hotels/motels. Lodges can be a maximum of three stories in height and shall also meet the overall height requirement of the zoning district.

23.06.717 Outdoor Theater

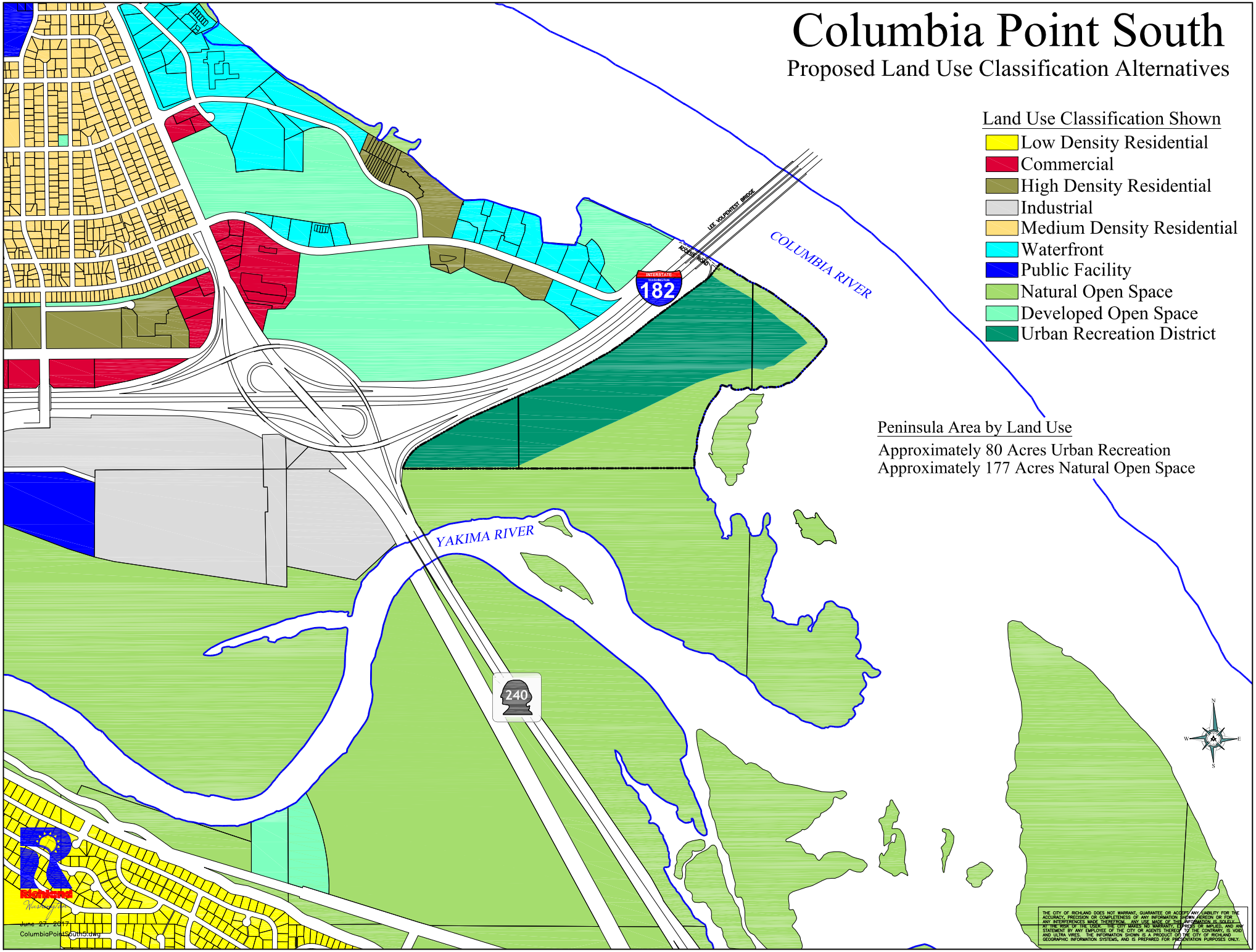
"Outdoor Theater" means an outdoor facility used by and for the performing arts.

23.06.863 Sporting Good Rentals

"Sporting Good Rentals" means a business engaged in short term rentals of outdoor related sporting goods such as bicycles, kayaks, paddle boards or similar items.

Columbia Point South

Proposed Land Use Classification Alternatives



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 08/30/2017 Agenda Category: New Business - Public Hearing

Prepared By: Rick Simon, Development Services Manager

Subject:
Critical Areas Ordinance

Request:
Key 5 - Natural Resources ManagementKey 5 - Natural Resources Management

Recommended Motion:
Recommend approval of the draft critical areas ordinance.

Summary:
A draft critical areas ordinance has been prepared for Commission review. Attached is a staff report, draft code, critical areas map and comments received from the public.

Attachments:

1. Staff Report
2. Draft Critical Areas Ordinance
3. Comments Matrix
4. Critical Areas Map
5. Written Comments 1
6. Written Comments 2

STAFF REPORT

TO: PLANNING COMMISSION PREPARED BY: RICK SIMON
FILE NO.: M2017-101 MEETING DATE: AUGUST 30, 2017

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND

REQUEST: TEXT AMENDMENTS CRITICAL AREAS ORDINANCE – TITLE 22.10 OF THE RICHLAND MUNICIPAL CODE

LOCATION: CITYWIDE

REASON FOR REQUEST:

The City's is mandated under the provisions of the Growth Management Act to review and update its Critical Areas Ordinance regulations to ensure that it remains consistent with state requirements.

FINDINGS AND CONCLUSIONS
Staff has completed its review of the proposed critical areas ordinance amendments and submits that:

1. The City has had an adopted Sensitive Areas Ordinance in place since 1993, which has been amended several times but not since 2005;

2. The existing ordinance provides protections to wetlands, geologically hazardous areas and fish and wildlife habitat areas as required under the provisions of the Growth Management Act;

3. The proposed changes to the City code would also provide protections to critical aquifer recharge areas as mandated under the Growth Management Act;

4. The City zoning code includes provisions to regulate the development of properties located within the 100 year flood plain based on Federal Emergency Management Agency requirements and meets the intent of the Growth Management Act's requirements to protect frequently flooded areas;

5. The City's Critical Areas Ordinance is obligated to comply with the "best available science" standard as required under RCW 36.70A.172;

6. The proposed ordinance is largely based upon the City's adopted 2014 Shoreline Master Program which was approved by the Department of Ecology and on the Department of Ecology's "Wetland Guidance for CAO Updates, June, 2016" which meet the requirements for best available science;

7. Based upon the above findings and conclusions, the adoption of the proposed amendments to Chapter 22.10 of the Richland Municipal Code concerning the City's Critical Areas Ordinance is in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (M2017-101) and recommend to the City Council adoption of the proposed amendments to RMC 22.10.

ATTACHMENTS

A. Draft Ordinance
B. Updated Critical Areas Map
C. Comments
D. Amon deed

ATTACHMENT A
(M2017-101)

SUPPLEMENTAL INFORMATION

EXISTING CODE

The current City code, Chapter 22.10 of the Richland Municipal Code, is titled "Sensitive Areas Ordinance and was initially adopted in 1993 in response to Growth Management Act requirements. The current code regulates wetlands, wildlife habitats and geologic hazard areas. It has been amended several times over the years, but the last amendment was completed in 2005. The City also regulates frequently flooded areas through its zoning code, rather than through its sensitive areas ordinance.

STATE REQUIREMENTS

The Growth Management Act mandates that cities and counties adopt regulations to protect critical areas, which it defines as including wetlands, frequently flooded areas, fish and wildlife habitat conservation areas, geologically hazardous areas and areas with a critical recharging effect on aquifers used for potable water. RCW 36.70A.172 states:

> *In designating and protecting critical areas under this chapter, counties and cities shall include the best available science in developing policies and development regulations to protect the functions and values of critical areas. In addition, counties and cities shall give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.*

The critical element in this language is the requirement that "best available science" be used to protect the functions and values of the critical areas. As with any field of science, as time goes on, more knowledge is gained and science is advanced, requiring local governments to review and update their regulations on a regular basis to ensure compliance with the best available science requirement. State agencies help in this regard and have published guidance documents to assist local governments in applying best available science standards.

Another mandate of the Growth Management Act requires Richland to review and update its comprehensive plan and development regulations on a regular cycle. RCW 36.70A.130 requires that Richland complete its update by June 30th of this year.

PROPOSED AMENDMENTS

The code revisions have been drafted based largely on the City's Shoreline Master Program which was completed in 2014. The shoreline program, mandated by the Shoreline Management Act has a parallel requirement that the City regulate critical areas along the shoreline using the same "best available science" standard. The master program was reviewed by the State Department of Ecology, was accepted and so was used as the basis for updating the critical areas ordinance.

The Department of Ecology also published "Wetland Guidance for CAO Updates, Eastern Washington Version, June 2016" which was also used as a source document in the code update process.

Changes to the code are extensive and are highlighted on the draft document, using ~~strikeouts~~ and underlined text. Changes include the following items:

- The name of the ordinance is changed from "sensitive areas ordinance" to "critical areas ordinance" in order to be consistent with the terminology used in the Growth Management Act;
- A number of new terms have been included in the definition section of the ordinance and some terms have been deleted, as they are no longer necessary;
- Standards have been updated, with the effect that greater protections are offered to the critical areas than those specified in the existing code;
- The critical areas map is updated to reflect the locations of aquifer recharge areas and some suspected wetland areas;
- A section on the protection of aquifer recharge areas has been added to the code, as this was a subject that is not addressed in the existing regulation; and
- A provision to allow for increased densities when property owners provide buffers that are in excess of minimum code requirements;
- The method of protecting fish and wildlife habitat areas has been modified and so now relies on priority species and habitat maps published by the State Department of Fish and Wildlife

The Critical Areas map has also been revised and now shows some areas along the Keene Road corridor as "suspected wetlands". These are areas for which wetland delineations have not been completed nor have they been included in National Wetland Inventory mapping, but may appear to possibly contain wetlands. These additions to the map are done to provide some general guidance to property owners. However, whether a wetland is mapped or not, according to section 22.10.090, the actual type, extent and boundaries of wetlands are determined in the field by a qualified consultant.

PROCESS

The Commission has held a public hearing on the draft ordinance on April 26th. Additionally, the Commission has conducted workshop sessions on March 8th, March 22nd, May 24th, June 14th, July 12th, July 26th and August 9th.

Part of the process required for code amendments relating to growth management act requirements directs the City to provide copies of the proposed code amendments to state agencies for a 60 day period for their review and comment. This comment period was initiated on May 15th. Comments were received from the Departments of Fish and Wildlife and Ecology and are attached. Additionally, comments received from the public are also attached.

COMMENTS

Comments on the draft critical areas ordinance have been received over the past two months from public agencies including the Department of Ecology, the Department of Fish and Wildlife, the Kennewick Irrigation District as well as from individuals Laurie Ness and Patrick Paulsen. Staff asked the City's land use attorney for comments on the specific issues raised in the KID correspondence. Attached is a comment matrix that lists the specific issues raised in the comment letters together with a response from staff. Responses received from Ken Harper have been inserted into the matrix under the staff response.

Comments received before the July timeframe were not included in the matrix, as significant changes have been made to the draft document since that time frame. Additionally, comments were received on August 23rd from Patrick Paulsen and Laurie Ness and were not added to the matrix due to timing issues. A complete copy of their comments are attached.

VOLUNTARY AGREEMENTS

At previous meetings, the Commission has discussed the potential for entering into a voluntary agreement with the Kennewick Irrigation District. The notion is that the two agencies could identify a number of best management practices that the KID would agree to employ for any maintenance work that needed to be done within the Amon Basin. Mr. Harper was also asked to comment on this issue and he provided the following response:

"The CAO should be generally applicable to all landowners in the City, and negotiating different terms with KID would be an aberration from how cities typically exercise their

land use legislative authority. This is not to say that an agreement could not be explored, but it would likely require an extensive work effort to identify the lawful scope of any agreement, the acceptable range of deal terms, and the studies necessary to justify an agreement. Then, detailed negotiations would be required to get to a plausible draft. All of this would require careful thought to public participation rights.

At the least, it would be a difficult undertaking with an uncertain outcome, and would represent a type of action very different from how most cities handle CAO legislation."

SUMMARY

The proposed amendments would update and improve the City's Critical Areas Ordinance in a way that is consistent with state requirements and should be approved.

August 30, 2017 Draft

Blue = proposed changes to existing code
~~Red = deletions of existing code language~~

Article I. General Introduction

22.10.010 General purpose and intent.
22.10.020 General applicability of these regulations.
22.10.030 General relationship of regulations of one type of ~~sensitive~~ critical area protection to other regulations.
22.10.040 Definitions

Article II. Wetlands

22.10.050 ~~Applicability to wetlands.~~ Reserved
22.10.060 ~~Regulation wetlands.~~ Reserved
22.10.070 Regulated activities in wetlands.
22.10.080 Exemptions ~~to wetland regulations~~. and allowed uses in wetlands
22.10.090 Wetland inventory maps.
22.10.100 Rating – Categories of wetland.
22.10.110 Wetland buffer areas.
22.10.115 Buffer modifications.
22.10.120 Wetland alteration and mitigation.
22.10.125 Stormwater runoff.
22.10.130 Mitigation standards, criteria, and plan requirements.
22.10.140 Wetland mitigation plan requirements.
22.10.150 ~~Performance~~ Design standards for wetlands mitigation planning.
22.10.160 Wetland monitoring program and contingency plan.
22.10.165 Unauthorized alterations and enforcement

Article III. Fish and Wildlife Habitat Areas

22.10.170 ~~Definitions – Fish and wildlife habitat areas.~~ Reserved
22.10.180 Exemption from fish and wildlife habitat conservation area regulations.
22.10.185 Fish and wildlife habitat conservation areas
22.10.190 Fish and wildlife habitat conservation area inventory maps.
22.10.200 ~~Classification of fish and wildlife habitat areas.~~ Requirements for habitat conservation area reports
22.10.210 ~~Fish and wildlife habitat buffer areas.~~ Fish and wildlife habitat conservation area performance standards
22.10.220 Fish and wildlife habitat alteration.
~~22.10.230 Fish and wildlife habitat conservation area performance standards and incentives.~~

Article IV. Geologically Hazardous Areas

22.10.240 Identification and definition.
22.10.250 Applicability to geologically hazardous areas.
22.10.260 Geologically hazardous area inventory maps.
22.10.270 Preliminary assessment.
22.10.280 Geologic reports and studies.
22.10.290 Administrative evaluation of geologic reports and studies.
22.10.295 Assurance.

Article V. Critical Aquifer Recharge Areas

22.10.300 Identification and definition
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22.10.010 General purpose and intent.

A. ~~Sensitive~~ Critical areas perform many important biological and physical functions and values that benefit the city of Richland and its residents.

These functions include, but are not limited to, the following (by type):

1. Wetlands: helping to maintain water quality; storing and conveying stormwater and flood water; recharging and discharging ground water; contributing to stream flow during low flow periods; stabilizing stream banks and shorelines; providing important wildlife habitat providing food, breeding, nesting and/or rearing habitat for fish and wildlife; improving water quality through biofiltration, adsorption and retention and transformation of sediments, nutrients and toxicants and serving as areas for recreation, educational and scientific study, and aesthetic appreciation; such beneficial functions are widely known as eco-system services; and

2. Fish and wildlife habitat conservation areas: maintaining species diversity and genetic diversity of local flora and fauna; providing opportunities for food, cover, nesting, breeding and movement for fish and wildlife; serving as areas for recreation, educational and scientific study and aesthetic appreciation; helping to maintain air and water quality; controlling erosion; and providing neighborhood separation and visual diversity within urban areas.

3. In addition, certain portions of the city of Richland are characterized by geologically hazardous areas that pose a risk to public and private property, to human life and safety and to the natural systems that make up the environment of the city of Richland. These lands are affected by natural processes that make them susceptible to landslides, seismic activity, and/or severe erosion. The city of Richland maintains that protection of ~~sensitive~~ critical areas and regulation of geologically hazardous areas are necessary to protect the public health, safety, and welfare.

4. In addition, certain portions of the City are located within critical aquifer recharge areas whose potential contamination ~~that~~ poses a risk to public health and safety. These lands are

susceptible to the degradation of ground water quality and quantity that could potentially impact potable water systems.

5. Certain portions of the City are subject to frequent flooding. Areas that are subject to flooding perform important hydrologic functions and may present risks to persons and property. Floodplains are regulated by the City in Chapter 23.34 of the Richland Municipal Code.

B. This section of the Richland Municipal Code contains standards, guidelines, criteria and requirements intended to identify, analyze, avoid and mitigate probable impacts to the city of Richland's ~~sensitive~~ critical areas ~~and geologic hazard areas~~ and to enhance and restore them when possible. The intent of these regulations is to protect ecological functions, avoid environmental impacts where such avoidance is feasible and reasonable. In appropriate circumstances, impacts to ~~sensitive and geologic hazard~~ critical areas that result from regulated activities may be minimized, rectified, reduced and/or compensated for, consistent with the requirements of this section. The city of Richland's goal shall be to achieve no net loss of wetlands and to avoid probable impacts, to the extent practical, to ~~fish and wildlife habitat and within geologic hazard~~ other critical areas.

C. It is the intent of this ~~section~~ chapter to:

1. Implement the goals and policies of the city of Richland's comprehensive plan, including those goals and policies that pertain to natural features and environmental protection; ~~aesthetics and community character; adequate housing and infrastructure; opportunities for economic development; creation of a balanced transportation system; adequate public facilities; and achievement of a mix of land use types and densities consistent with the city of Richland's land use plan~~;

2. Recognize and protect the beneficial functions of critical ~~Protect sensitive~~ areas through the application of the most current, accurate, and complete scientific or technical information available as determined according to WAC ~~173-26-201(2)(a),~~ 365-195 (Best Available Science) and in consultation with state and federal agencies and other qualified professionals and integrate the full spectrum of state, tribal, and federal programs;

3. Serve as a basis for exercise of the city of Richland's substantive authority under the State Environmental Policy Act (SEPA) and the city of Richland's SEPA rules;

4. Comply with the requirements of the Growth Management Act (RCW 36.70A) and implementing rules; and

5. Coordinate environmental review and permitting of proposals to avoid duplication and delay.

D. The city of Richland further notes that Benton County, the U.S. Department of Fish and Wildlife, the U.S. Department of Energy, the Washington State Department of Fish and Wildlife and the Washington State Department of Ecology have identified and mapped some portions of the city of Richland – based on topographic, geologic, hydrologic, and habitat characteristics – where the conditions indicate that ~~sensitive~~ critical areas or geologic hazards may exist. Additional study and mapping are needed to verify that such conditions do prevail and are needed to identify other areas that are potentially ~~geologic hazards~~ ~~sensitive~~ critical areas. Mapping will enable the city of

Richland to provide notice of the potential presence of ~~sensitive~~ critical areas or the risks associated with developing lands subject to geologically hazardous areas to the public. It should be noted that the boundaries of the ~~sensitive~~ critical areas and geologically hazardous areas displayed on these maps are approximate and are not intended to be used for individual site assessment. When differences occur between what is illustrated on these maps and current site conditions, the actual presence or absence of environmentally ~~sensitive~~ critical areas or geologically hazardous areas on the site shall determine the action to be taken.

E. Compliance with the provisions of this chapter does not constitute compliance with other federal, state and local regulations. Other permits, including but not limited to HPA permits, Army Corps of Engineers Section 404 permits, and/or NPDES permits may be required. It is the responsibility of the applicant to comply with other requirements apart from the provisions of this chapter.

22.10.020 General applicability of these regulations.

A. The provisions of these regulations shall apply to any activity that affects critical areas or their established buffers unless otherwise exempt.

B. To avoid duplication, the following permits and approvals shall be subject to and coordinated with the requirements of these regulations: ~~clearing and~~ grading; subdivision or short subdivision; building permit; planned unit development; shoreline substantial development; variance; ~~conditional~~ ~~and~~ special use permits. and other permits leading to the development or alteration of land. ~~rezones and annexations~~. The City shall not approve any permit or otherwise issue any authorization to alter the condition of any land, water or vegetation, or to construct or alter any structure or improvement in, over or on a critical area or associated buffer, without first assuring compliance with the requirements of this chapter.

22.10.030 General relationship of regulations of one type of ~~sensitive~~ critical area protection to other regulations.

These regulations shall apply as an overlay and in addition to zoning, land use and other regulations, including critical areas regulations, established by the city of Richland. The provisions of this chapter apply whether or not a permit or other type of City approval is being sought

A. Areas characterized as ~~sensitive~~ critical may also be subject to other regulations established by this chapter due to the overlap or multiple functions of some sensitive or critical areas. For example, some landslide hazard areas (e.g., steep slopes) adjacent to wetlands may be regulated by buffering requirements according to the wetland management provisions of this chapter. Wetlands may be defined and regulated according to the wetland section and habitat management provisions of this chapter. In the event of any conflict among regulations in this chapter or with any other regulations of the City of Richland for a particular ~~sensitive~~ critical area, those regulations that provide greater protection to the ~~environmentally sensitive~~ critical area shall apply.

B. ~~These sensitive area regulations shall apply as an overlay and in addition to zoning, land use, and other regulations established by the city of Richland. In the event of any conflict between these~~

~~regulations and any other regulations of the city of Richland, the regulations which provide greater protection to environmentally sensitive areas shall apply.~~

22.10.040 Definitions ~~– Wetlands.~~

For purposes of this article, the following definitions shall apply:

"Administrator" means such person as the City Manager of the City of Richland shall designate to administer and enforce the provisions of this title.

"Applicant" means the person, party, firm, partnership, corporation, or other entity that proposes any activity that could affect a ~~wetland~~. ~~sensitive~~ critical area.

"Agricultural activities, existing and ongoing" includes those activities conducted on lands defined in RCW 84.34.020(2), and those activities involved in the production of crops and livestock, including, but not limited to, operation and maintenance of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities that bring a previously nonagricultural area into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area on which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program.

~~"Artificially created wetland" means wetlands created through purposeful action from nonwetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscaping amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands.~~

~~"Best available science" means use of a valid scientific process that includes the following:~~

~~1. Peer Review. The information has been critically reviewed by other persons who are qualified professionals or based on scientific publications.~~

~~2. Method. The methods used to obtain the information are clearly stated and able to be replicated. The methods are standardized in the pertinent scientific discipline or, if not, the methods have been appropriately peer-reviewed to assure their reliability and validity.~~

~~3. Logical conclusions and reasonable inferences. The conclusions presented are based on reasonable assumptions supported by other studies and consistent with the general theory underlying the assumptions. The conclusions are logically and reasonably derived from the assumptions and supported by the data presented. Any gaps in information and inconsistencies with other pertinent scientific information are adequately explained.~~

~~4. Quantitative Analysis. The data has been analyzed using appropriate statistical or quantitative methods.~~

~~5. Context. The information is placed in proper context. The assumptions, analytical techniques, data, and conclusions are appropriately framed with respect to the prevailing body of pertinent scientific knowledge.~~

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~~6. References. The assumptions, analytical techniques, and conclusions are well referenced with citations to relevant, credible literature and other pertinent existing information.~~

"Best available science" means current scientific information used in the process to designate, protect, or restore critical areas that is derived from a valid scientific process as defined by WAC 365-195-900 through 925.

"Best management practices (BMPs)" ~~excludes existing, ongoing, and new agricultural activities outside of sensitive areas and their buffers.~~ BMPs are current and evolving conservation practices, or systems of practices, management or operational measures, or design and construction techniques; or normal and accepted industry standards that are applied to land use activity in a manner which:

A. Controls soil loss and reduces water surface and ground water quality degradation caused by nutrients, wastes, toxics, and sediment; and
B. Minimizes and mitigates adverse impacts to the natural chemical, physical and biological environment of the city; and
C. Utilizes the city's natural resources on a long-term, sustainable yield basis.
D. Protect trees, vegetation, and soils designated to be retained during and following site construction and use native plant species appropriate to the site for revegetation of disturbed areas; and
E. Prevent contamination of surface and groundwater resources, and protect from impacts to native and other desirable vegetation with BMPs for chemical pesticide, herbicide, and fertilizer applications.

"Buffer" means an area adjacent to a critical area that functions to avoid loss or diminution of the ecologic functions and values of the critical area. Specifically, a buffer may:

- Preserve the ecologic functions and values of a system including, but not limited to, providing microclimate conditions, shading, input of organic material, and sediments; room for variation and changes in natural wetland, river, or stream characteristics; providing for habitat for lifecycle stages of species normally associated with the resource; and
- Physically isolate a critical area such as a wetland, river, or stream from potential disturbance and harmful intrusion from surrounding uses using distance, height, visual, and/or sound barriers, and generally including dense native vegetation, but also may include human-made features such as wildlife friendly fences and other barriers;
- Act to minimize risk to the public from loss of life, well-being, or property damage resulting from natural disasters such as from landslide or flooding.

~~"Channel migration zone" means the area along a river within which the channel(s) can be reasonably predicted to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings. For the purpose of this program, the channel migration zone excludes areas separated from the active river channel by legally existing artificial structures that are likely to restrain channel migration including, but not limited to, flood control facilities, transportation facilities, and structures built above or constructed to remain intact through the 100-year flood.~~

"Clearing" means the removal of trees, brush, grass, ground cover, or other vegetative matter from a site which exposes the earth's surface of the site.

"Creation" ~~means the production or formation of a wetland through artificial means from an upland (dry) site.~~ (wetland) means the manipulation of the physical, chemical, or biological characteristics present to

develop a wetland on an upland or deepwater site, where a wetland did not previously exist. Creation results in a gain in wetland acreage [and function]. [A typical action is the excavation of upland soils to elevations that will produce a wetland hydroperiod and hydric soils, and support the growth of hydrophytic plant species.

"Critical aquifer recharge areas" are areas with a critical recharging effect on aquifers needed for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water.

"Critical areas" are areas defined in Chapter 36.70A.030(5) RCW including any of the following areas or ecosystems: wetlands; areas with a critical recharging effect on aquifers used for potable water, fish and wildlife habitat conservation areas, frequently flooded areas and geologically hazardous areas.

~~"Critical habitat" or "critical wildlife habitat" means habitat areas associated with threatened, endangered, sensitive, or priority species of plants or wildlife which, if altered, could reduce the likelihood that the species will maintain and reproduce over the long term. Such areas are documented with reference to lists, categories and definitions of species promulgated by the Washington Department of Fish and Wildlife (Non-Game Data System Special Animal Species); or by rules and regulations adopted currently or hereafter by the U.S. Fish and Wildlife Service.~~

~~"Critical habitat" also includes the following types of areas:~~

~~A. Regionally rare native fish and wildlife habitat (i.e., one of five or fewer examples of the habitat within the Mid-Columbia region).~~

~~B. Fish and wildlife areas with irreplaceable ecological functions, including but not necessarily limited to the following:~~

~~1. The areas listed as a national wildlife refuge, national park, natural area preserve or any preserve or reserve designated under WAC 332-30-151;~~
~~2. The Lake Wallula wildlife habitat areas managed by the U.S. Army Corps of Engineers, including the Yakima River Wildlife Management Area and the Hanford Islands in the Columbia River managed by the U.S. Fish and Wildlife Service;~~
~~3. Category I wetlands as defined in RMC 22.10.100;~~
~~4. State nature area preserves or natural resource conservation areas identified by state law and managed by the Department of Natural Resources;~~
~~5. Documented habitat, other than accidental presence, of threatened or endangered species;~~
~~6. Documented habitat, other than accidental presence, of regional or national significance for migrating birds.~~

~~"Critical habitat" or "critical wildlife habitat" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.~~

~~"Department" means the city of Richland community and development services group.~~

"Earth/earth material" means naturally occurring rock, soil, stone, sediment, or combination thereof.

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~~"Enhancement" means the improvement of an existing viable wetland or buffer, such as by increasing plant diversity, increasing wildlife habitat, installing environmentally compatible erosion controls, or removing nonindigenous plant or pest animal species.~~

"Enhancement" (habitats in general) means the improvement of existing habitat such as by increasing plant density or structural diversity, or by removing nonindigenous or noxious species.

Enhancement (wetlands) means the manipulation of the physical, chemical, or biological characteristics of a wetland to heighten, intensify, or improve specific function(s) or to change the growth stage or composition of the vegetation present. Enhancement is undertaken for specified purposes such as water quality improvement, flood water retention, or wildlife habitat. Enhancement results in a change in wetland function(s) and can lead to a decline in other wetland functions, but does not result in a gain in wetland acres. [Examples are planting vegetation, controlling non-native or invasive species, and modifying site elevations to alter hydroperiods.] Activities typically consist of planting vegetation, controlling non-native or invasive species, modifying site elevations or the proportion of open water to influence hydroperiods, or some combination of these activities.

"Erosion" means wearing away of rock or soil by the gradual detachment of soil and rock fragments by water, wind, ice, and other mechanical and chemical forces.

"Erosion Hazard Areas" are areas identified by the United States Department of Agriculture Soil Conservation Service as having a severe rill and inter-rill erosion hazard.

"Excavation" means the mechanical removal of earth material.

~~"Existing and ongoing agricultural activities" include those activities conducted on lands defined in RCW 84.34.020(2), and those activities involved in the production of crops and livestock, including, but not limited to, operation and maintenance of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities that bring a previously nonagricultural area into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area on which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program.~~

"Federal Manual" or "federal methodology" means the methodology for identifying wetlands in the field as described in the current Federal Manual for Identifying and Delineating Jurisdictional Wetlands.

~~"Fill/fill materials" means a deposit of earth materials placed by human or mechanical (machine) means~~.

"Fill" means earth or any other substance or material placed in or on the ground, including earth retaining structures. In wetlands it includes any action that raises the elevation or creates dry land.

"Filling" means the act of transporting or placing (by any manner or mechanism) fill material from, to, or on any soil surface, sediment surface, or other fill material.

"Fish and wildlife habitat conservation area" means areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may include, but are not limited to, rare or vulnerable ecological systems, communities, and habitat or habitat or habitat elements

including seasonal ranges, breeding habitat, winter range and movement corridors; and areas with high relative population density or species richness. Fish and wildlife habitat conservation areas does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by a port district or an irrigation district or company."

"Functions and values" means the beneficial roles served by critical areas including, but not limited to water quality protection and enhancement; fish and wildlife habitat; food chain support; flood storage, conveyance and attenuation; ground water recharge and discharge; erosion control; wave attenuation; protection from hazards; historical, archaeological and aesthetic value protection; educational opportunities and recreation.

"Frequently flooded areas" are lands in the floodplain subject to at least a 1% or greater chance of flooding in any given year or within areas subject to flooding due to high groundwater. These areas included, but are not limited to streams, rivers, wetland areas where high ground water ponds on the ground surface.

~~"Geotechnical report or geotechnical analysis" means a scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, estimates of susceptibility to erosion, sliding, earthquake, or other geological events, and the extent of risk to the health and safety of persons and property. Such a report shall include conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-gradient properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise regarding the regional and local geology and processes.~~

~~"Grading" means any excavating, filling, clearing, leveling, or contouring of the ground surface by human or mechanical means.~~

"Geologically hazardous areas" are areas that because of their susceptibility to erosion, sliding, earthquakes or other geological events are not suited to siting commercial, residential or industrial development consistent with public health or safety concerns.

"Grading" means the movement or redistribution of the soil, sand, rock, gravel, sediment, or other material on a site in a manner that alters the natural contour of the land.

"Habitat management" means management of land to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases.

"High impact land use" means land uses that are generally associated with relatively high levels of human activity or disturbance, development of structures, or substantial wetland habitat impacts. Depending on their context, high impact land uses can include, but are not limited to, residential buildings and structures, active recreation areas and facilities, commercial and industrial land uses, buildings and

structures, and similar uses and activities which create a significant potential for impacts to wetlands. The context for determining the impact of a land use includes the sensitivity of the wetland, the density and intensity of adjacent development, the amount of impervious surface, the orientation of proposed buildings and structures and other relevant factors as determined in an individual case.

"In-kind mitigation" means replacement of wetlands with substitute wetlands whose characteristics closely approximate those destroyed or degraded by a regulated activity.

"Isolated wetlands" means those wetlands that are outside of and not contiguous to any 100-year floodplain of a lake, river, or stream and have no contiguous hydric soil or hydrophytic vegetation between the wetland and any surface water.

"Landslide Hazard Areas" are areas that are potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Landslide hazard areas include, but are not limited to, the following types of areas:

1. Areas delineated by the United States Department of Agriculture Soil Conservation Service as having a severe limitation for building site development;
2. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published by the United States Geological Survey or Department of Natural Resources Division of Geology and Earth Resources;
3. Areas with all three of the following characteristics:
    a. Areas with slope steeper than 15 percent;
    b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and
    c. Springs or ground water seepage;
4. Areas that have shown movement during the holocene epoch (from 10,000 years ago to the present) or which are underlain or covered by mass wastage debris of that epoch;
5. Areas with slopes that are parallel or subparallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;
6. Areas with slopes having gradients steeper than 80 percent subject to rockfall during seismic shaking;
7. Areas potentially unstable as a result of rapid stream incision, stream bank erosion and undercutting by wave action;
8. Areas that show evidence of, or on, an active alluvial fan presently or potentially subject to inundation by debris flows or catastrophic flooding; or
9. Areas with a slope of 40 percent or steeper and with a vertical relief of 10 or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least 10 feet of vertical relief.

"Low impact land use" means land uses that are typically associated with relatively low levels of human activity, disturbance or development and that are conducted in a manner as to minimize impacts to the buffer. Low impact land uses may include:

A. Conservation or restoration activities aimed at protecting the soil, water, vegetation, or wildlife;
B. Passive recreation, including walkways or trails located in the outer 25 percent of the buffer area;

C. Educational and scientific research activities, provided prior approval is obtained from the approval authority;
D. Normal and routine maintenance and repair of any existing public or private facilities, provided appropriate measures are undertaken to minimize impacts to the wetland and its buffer and that disturbed areas are restored immediately to a natural condition; or
E. Agricultural land uses that do not create a ~~significant~~ probable wetland impact.

"Mitigation" means a series of prioritized actions that when achieved in full ensures project impacts will result in no net loss of habitat value or fish and wildlife populations.

"Mitigation" involves actions that proceed in sequence from the highest to the lowest priority as follows:

A. Avoiding impacts to environmentally ~~sensitive~~ critical areas by not taking action or parts of actions.
B. Minimizing impact by limiting the degree or magnitude of the action and its implementation.
C. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.
D. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
E. Compensating for the impact by replacing or providing substitute resources or environments.
While monitoring alone is not considered mitigation for purposes of these regulations, it may be part of a comprehensive mitigation program.
F. Monitoring the hazard or other required mitigation and taking remedial action when necessary.

"Native vegetation" means vegetation indigenous to the area in question.

~~"Out-of-kind mitigation" means replacement of wetlands with substitute wetlands whose characteristics do not closely approximate those destroyed or degraded by a regulated activity.~~

~~"Permanent erosion control" means continuous on-site and off-site control measures that are needed to control conveyance or deposition of earth, and turbidity or pollutants after development, construction, or restoration.~~

Preservation (wetlands) means the removal of a threat to, or preventing the decline of, wetland conditions by an action in or near a wetland. This term includes the purchase of land or easements, repairing water control structures or fences, or structural protection. Preservation does not result in a gain of wetland acres [but may result in a gain in functions over the long term].

"Priority habitat" means a habitat type with unique or significant value to one or more species. An area classified and mapped as priority habitat must have one or more of the following attributes:

- Comparatively high fish or wildlife density;
- Comparatively high fish or wildlife species diversity;
- Fish spawning habitat;
- Important wildlife habitat;
- Important fish or wildlife seasonal range;
- Important fish or wildlife movement corridor;
- Rearing and foraging habitat;
- Important marine mammal haul-out;
- Refugia habitat;
- Limited availability;

- High vulnerability to habitat alteration;
- Unique or dependent species; or
- Shellfish bed.

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (such as oak woodlands or eelgrass meadows or shrub steppe habitat). A priority habitat may also be described by a successional stage (such as, old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves, snags) of key value to fish and wildlife. A priority habitat may contain priority and/or nonpriority fish and wildlife.

"Priority Habitat and species map" means maps of plant cover types/communities (titled: Fish and Wildlife Conservation Areas). Considered by Washington State Department of Fish and Wildlife to contain priority habitat or wildlife species. PHS is a source of best available science that informs local planning activities and land use applications.

"Priority habitat and species list" means a list published by the Washington Department of Fish and Wildlife, which is a catalog of habitats and species considered to be priorities for conservation and management. Priority species require protective measures for their survival due to their population status, sensitivity to habitat alteration, and/or recreational, commercial or tribal importance. Priority species include state endangered, threatened, sensitive and candidate species; animal aggregations (e.g., heron colonies, bat colonies) considered vulnerable; and species of recreational, commercial or tribal importance that are vulnerable. Priority habitats are habitat types or elements with unique or significant value to a diverse assemblage of species. A priority habitat may consist of a unique vegetation types (e.g., shrub-steppe) or dominant plant species (e.g., juniper savannah) a described successional stage (e.g., old-growth forest) or a specific habitat feature (e.g., cliffs)

"Priority species" means species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed below.

A. Criterion 1. State-listed or state proposed species. State-listed species are those native fish and wildlife species legally designated as endangered threatened or sensitive. State proposed species are those fish and wildlife species that will be reviewed by the department of fish and wildlife for possible listing as endangered, or threatened,
B. Criterion 2. Vulnerable aggregations. Vulnerable aggregations include those species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to congregate. Examples include heron colonies, seabird concentrations, and marine mammal congregations.
C. Criterion 3. Species of recreational, commercial, and/or tribal importance. Native and nonnative fish, shellfish, and wildlife species of recreational or commercial importance and recognized species used for tribal ceremonial and subsistence purposes that are vulnerable to habitat loss or degradation.
D. Criterion 4. Species listed under the federal Endangered Species Act as either proposed, threatened, or endangered.

"~~Qualified consultant," for purposes of these regulations, shall mean a professionally trained and/or certified wildlife biologist or ecologist or other professional with expertise in the scientific disciplines necessary to identify, evaluate and manage habitat.~~

"Qualified professional" for the purpose of these regulations, shall mean a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, ecology, engineering, environmental studies, fisheries, geomorphology, or related field, and two years of related work experience.

A. A qualified professional for habitats or wetlands must have a degree in biology, ecology or related field and professional experience related to the subject species. A Qualified wetland specialist" is further defined below.
B. A qualified professional for a geological hazard must be a geo-technical engineer or geologist, licensed in the state of Washington.
C. A qualified professional for critical aquifer recharge areas means a hydrogeologist, geologist, engineer, or other scientist with experience in preparing hydrogeologic assessments.

"Qualified wetland specialist" means a person or firm with experience and training in wetland issues, and with experience in performing delineations, analyzing wetland impacts, and recommending wetland mitigation and restoration. Qualifications include:

A. A Bachelor of Science or Bachelor of Arts or equivalent degree in biology, botany, ecology, environmental studies, fisheries, soil science, wildlife or related field, and two years of related work experience, including a minimum of one year of experience delineating wetlands using the Unified Federal Manual preparing wetland reports. Additional education may substitute for one year of related work experience; or
B. Four years of related work experience and training, with a minimum of two years' experience delineating wetlands with the Federal Delineation Manual and preparing wetland reports.

~~Qualified Consultant. A "qualified wetland specialist" means a person or firm with experience and training in wetland issues, and with experience in performing delineations, analyzing wetland impacts, and recommending wetland mitigation and restoration. Qualifications include:~~

~~A. A Bachelor of Science or Bachelor of Arts or equivalent degree in biology, botany, or environmental studies, fisheries, soil science, wildlife or related field, and two years of related work experience, including a minimum of one year of experience delineating wetlands using the Unified Federal Manual preparing wetland reports. Additional education may substitute for one year of related work experience; or~~

~~B. Four years of related work experience and training, with a minimum of two years' experience delineating wetlands with the Unified Federal Manual and preparing wetland reports.~~

"Re-establishment:" means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former wetland. Re-establishment results in a gain in wetland acres (and functions). Activities could include removing fill material, plugging ditches, or breaking drain tiles.

"Regulated activity" means activities occurring in or near and/or potentially affecting a wetland or wetland buffer that are subject to the provisions of this section. Regulated activities generally include, but are not

limited to, any filling, dredging, dumping or stockpiling, draining, excavation, flooding, construction or reconstruction, driving pilings, obstructing, shading, clearing or harvesting.

"Rehabilitation" (wetland): means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions [and processes] of a degraded wetland. Rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. [Activities could involve breaching a dike to reconnect wetlands to a floodplain or returning tidal influence to a wetland.]

"Restore", "Restoration" or "ecological restoration" means the reestablishment or upgrading of impaired natural or enhanced ecological ~~shoreline~~ processes or functions. This may be accomplished through measures including but not limited to re-vegetation, removal of intrusive ~~shoreline~~ structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the ~~shoreline~~ area to pre-Columbia Basin Project, aboriginal or pre-European settlement conditions.

~~"Restoration" means the reestablishment of a viable wetland from a previously filled or degraded wetland site.~~

~~"Secondary habitat" or "secondary wildlife habitat" means areas with one or more of the following attributes: comparatively high wildlife density; high wildlife species richness; significant wildlife breeding habitat; significant wildlife seasonal ranges; significant movement corridors; limited availability; and/or high vulnerability. Secondary habitat offers less diversity of animal and plant species than critical habitat, but is important for performing the essential functions of habitat. "Secondary habitat" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.~~

"Seismic Hazard Areas" are areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington. The strength of ground shaking is primarily affected by: (1) magnitude of an earthquake; (2) distance from the source of an earthquake; (3) type of thickness of geologic materials at the surface; and (4) type of subsurface geologic structure.

"Site" means any parcel or combination of contiguous parcels where the proposed project impacts a wetland(s) or other critical area.

"Slope" means an inclined earth surface, the inclination of which is expressed as the ratio of horizontal distance to vertical distance.

"Stormwater" means runoff during and following precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, pipes and other features of a stormwater drainage system into a defined surface water body or a constructed treatment, evaporation or infiltration facility.

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"Structural diversity" means the relative degree of diversity or complexity of vegetation in a habitat area as indicated by the stratification or layering of different plant communities (e.g., ground cover, shrub layer, and tree canopy); the variety of plant species; and the spacing or pattern of vegetation.

"Structure" means a permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels;

"Substrate" means the soil, sediment, decomposing organic matter or combination of those located on the bottom surface of the wetland.

~~"Temporary erosion control" means on-site and off-site control measures that are needed to control conveyance or deposition of earth, turbidity or pollutants during development, construction, or restoration.~~

"Wetland" or "wetlands" refers to areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate the conversion of wetlands or wetland areas preserved as mitigation for the conversion of wetlands. ~~However, wetlands do include those artificial wetlands intentionally created to mitigate conversion of wetlands~~.

"Wetland buffer area" means a naturally vegetated and undisturbed, enhanced or revegetated zone surrounding a natural, restored or newly created wetland that is an integral part of a wetland ecosystem, and protects a wetland from adverse impacts to the integrity and value of the wetland. Wetland buffers serve to moderate runoff volume and flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect wetland resources from harmful intrusion.

~~Wetland Class. The U.S. Fish and Wildlife Service wetland classification scheme uses a hierarchy of systems, subsystems, classes and subclasses to describe wetland types (refer to USFWS, December 1979, Classification of Wetlands and Deepwater Habitats of the United States for a complete explanation of the wetland classification scheme). Eleven class names are used to describe wetland and deepwater habitat types. These include: forested wetland, scrub-shrub wetland, emergent wetland, moss-lichen wetland, unconsolidated shore, aquatic bed, unconsolidated bottom, rock bottom, rocky shore, stream bed, and reef~~.

"Wetland delineation" means ~~the~~ a delineation done in accordance with the approved federal wetland delineation manual and applicable regional supplements as provided for in WAC 273-22-035.~~requires the actual flagging or staking in the field of the edges of the wetland by a qualified consultant or their representative.~~

"Wetland determination" means a report prepared by a qualified ~~consultant~~ professional that identifies, characterizes and analyzes potential impacts to wetlands consistent with applicable provisions of these regulations. A determination does not include a formal delineation.

Article 2 - Wetlands

~~**22.10.050 Applicability to wetlands.**~~

~~A. See RMC 22.10.020 for general applicability.~~

~~B. Nonproject actions, limited to: rezones and annexations.~~

~~**22.10.060 Regulation wetlands.**~~

~~A. All Category I wetlands;~~

~~B. Category II and III wetlands greater than one-half acre; and~~

~~C. Category IV wetlands greater than one acre.~~

22.10.070 Regulated activities in wetlands.

The following activities which occur ~~in conjunction with a development application~~ within a wetland and its associated buffer, or outside a wetland or buffer, but affecting the wetland or buffer, shall be regulated pursuant to the standards of this chapter:

A. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind;

B. Dumping, discharging or filling with any material;

C. Draining, flooding or disturbing the water level or water table;

D. Driving, piling or placing obstructions;

E. Constructing, reconstructing, demolishing or altering any structure or infrastructure if the activity results in greater impervious surface coverage;

F. Destroying or altering vegetation including through clearing, harvesting, intentional burning, shading or planting vegetation that would alter the character of wetland;

G. Activities that result in significant changes in water temperature, physical or chemical characteristics of wetland water sources, introduction of pollutants, including water quantity and quality as stated in Chapter 90.03 RCW and Chapter 173-201 WAC;

H. Alteration of natural drainage patterns or any activity that results in a discharge of stormwater runoff into a wetland; and

I. Any other activities affecting a wetland or wetland buffer not otherwise exempt from the provisions of this section. [Ord. 48-93; Ord. 23-01].

22.10.080 Exemptions ~~to wetland regulations.~~ and allowed uses in wetlands

A. See RMC 22.10.300 for general exemptions to all ~~sensitive~~ critical areas.

~~B. The following activities shall be exempt from the provisions of this chapter, provided they are conducted using best management practices on wetlands:~~

~~1. Activities involving artificially created wetlands intentionally created from nonwetland sites, including but not limited to, grass-lined swales, irrigation and drainage ditches, detention facilities, and landscape features, except wetlands created as mitigation.~~

~~C. Notwithstanding the exemptions provided by RMC 22.10.300 and by this chapter, any otherwise exempt activities occurring in or near wetlands shall comply with the intent of these standards and shall consider on-site alternatives that avoid or minimize probable wetland impacts.~~

B. Wetlands. The following wetlands are exempt from the buffer provisions contained in this Chapter and may be filled if impacts are fully mitigated based on provisions in RMC 22.10.120 Wetland alteration and mitigation. In order to verify the following conditions, a critical area report for wetlands must be submitted.

1. All isolated Category III and IV wetlands less than 1,000 square feet that:
   a. Are not associated with riparian areas or buffer
   b. Are not part of a wetland mosaic.
   c. Do not contain habitat identified as essential for local populations of priority species identified by Washington Department of Fish and Wildlife or species of local importance.
   d. Are not a vernal pool.
   e. Are not an alkali wetland
   f. Do not contain aspen stands

C. Activities Allowed in Wetlands. The activities listed below are allowed in wetlands. These activities do not require submission of a critical area report, except where such activities result in a loss of the functions and values of a wetland or wetland buffer. These activities include:

1. Conservation or preservation of soil, water, vegetation, fish, shellfish, and/or other wildlife that does not entail changing the structure or functions of the existing wetland.
2. The harvesting of wild crops in a manner that is not injurious to natural reproduction of such crops and provided the harvesting does not require tilling of soil, planting of crops, chemical applications, or alteration of the wetland by changing existing topography, water conditions, or water sources.
3. Agricultural activities that are existing and ongoing, provided that they implement applicable Best management Practices (BMPs) contained in the latest editions of the USDA Natural Resources Conservation Services Field office Technical Guide; or develop a farm conservation plan in coordination with the local conservation district. BMPs and/or farm plans should address potential impacts to wetlands from livestock, nutrient and farm chemicals, soil erosion and sediment control and agricultural drainage infrastructure. BMPs and/or farm plans should ensure that ongoing agricultural activities minimize their effects on water quality, riparian ecology, salmonid populations and wildlife habitat.
4. Drilling for utilities/utility corridors under a wetland, with entrance/exit portals located completely outside of the wetland buffer, provided that the drilling does not interrupt the ground water connection to the wetland or percolation of surface water down through the soil column. Specific studies by a hydrologist are necessary to determine whether the ground

water connection to the wetland or percolation of surface water down through the soil column will be disturbed.

5. Enhancement of a wetland through the removal of non-native invasive plant species. Removal of invasive plant species shall be restricted to hand removal unless permits from the appropriate regulatory agencies have been obtained for approved biological or chemical treatments. All removed plant material shall be taken away from the site and appropriately disposed of. Plants that appear on the Washington State Noxious Weed Control Board list of noxious weeds must be handled and disposed of according to a noxious weed control plan appropriate to that species. Re-vegetation with appropriate native species at natural densities shall occur in conjunction with removal of invasive plant species.
6. Educational and scientific research activities.
7. Normal and routine maintenance and repair of any existing public or private facilities within an existing right-of-way, provided that the maintenance or repair does not expand the footprint or use of the facility or right-of-way.

D. Notwithstanding the exemptions provided by this chapter, any otherwise exempt activities occurring in or near wetlands shall comply with the intent of these standards and shall consider on-site alternatives that achieve no net loss of ecological wetland functions.

22.10.090 Wetland inventory maps.

The approximate location and extent of wetlands within the city of Richland's planning area are shown on the ~~sensitive~~ critical areas maps adopted as part of this section. These maps shall be used only as a general guide for the assistance of property owners and the public, as the boundaries are generalized. The actual type, extent and boundaries of wetlands shall be determined in the field by a qualified ~~consultant~~ professional according to the procedures, definitions and criteria established by this chapter. In the event of any conflict between the wetland location or designation shown on the city of Richland's maps and the criteria or standards of this chapter, the results of applying the criteria and standards during the field investigation shall control.

22.10.100 Rating – Categories of wetland.

Wetlands shall be designated Category I, Category II, Category III, or Category IV ~~or locally significant~~ according to the ~~following~~ criteria:

~~A. Category I, II, III, and IV are~~ As set forth in the Washington State Department of Ecology's Wetland Rating System for Eastern Washington, ~~October 1991 (Publication No. 91-58) or as amended.~~ Publication #14-06-030, as may be amended in the future (hereinafter referred to as the Ecology Wetlands Rating System).

~~B. "Locally significant wetlands" are those that are deemed important to the city of Richland because they function as part of a water quality or flood mitigation program, are planned to be or can be integrated into an identified open space plan or system, or serve other substantial public purposes. Locally significant wetlands may be considered for acquisition by the city of Richland pursuant to land trade, purchase of a fee or lesser interest, or other appropriate mechanism.~~

22.10.110 Wetland buffer areas.

A. The establishment of wetland buffer areas shall be required for all development proposals and activities adjacent to wetlands to protect the integrity, function and value of the wetland. Buffers shall consist of an undisturbed area of vegetation established to protect the functions and values of the wetland. The standard buffer widths assume that the buffer is vegetated with a native plant community appropriate for the ecoregion. If the existing buffer is unvegetated, sparsely vegetated, or vegetated with invasive species that do not perform needed functions, the buffer should either be planted to create the appropriate plant community or the buffer should be widened to ensure that adequate functions of the buffer are provided. Buffers shall be determined in conjunction with considerations of wetland type and quality, approved wetland alterations, and required mitigation measures. Buffers are not intended to be established or to function independently of the wetland they are established to protect; the establishment of a buffer shall not operate to prevent a use or activity that would otherwise be permitted in the wetland subject to mitigation.

A. B. Buffers shall be measured from the wetland edge as delineated using the 1987 Army Corps of Engineers Wetlands Delineation Manual and the Arid West Regional Supplement, as may be amended. Buffers shall be ~~Washington State Wetlands Identification and Delineation Manual and~~ marked in the field. Required buffer widths shall be determined according to the proposed land use (Table 22.10.110(C) below) and the wetland category in Table 22.10.110(D). ~~reflect the sensitivity of the wetland and the type and intensity of human activity proposed to be conducted near the wetland.~~

C. ~~The following buffer widths are established~~: The following table describes the types of land use:

~~WETLAND CATEGORY~~	~~HIGH IMPACT LAND USE~~	~~LOW IMPACT LAND USE~~
~~Category I~~	~~150 feet~~	~~75 feet~~
~~Category II~~	~~100 feet~~	~~50 feet~~
~~Category III~~	~~50 feet~~	~~25 feet~~
~~Category IV~~	~~50 feet~~	~~25 feet~~

Table 22.10.110(C) - Types of Land Uses

Level of Impact from Proposed Change in Land Use	Types of Land Use Based on Common Zoning Designations
High	• Commercial • Urban • Industrial • Institutional • Retail sales • Residential (more than 1 unit/acre) • High-intensity recreation (golf courses, ball fields, etc.)

	• Conversion to high intensity agriculture (dairies, nurseries, greenhouses, growing and harvesting crops requiring annual tilling and raising and maintaining animals, etc.) • Hobby Farms
Moderate	• Residential (1 unit/acre or less) • Moderate-intensity open space (parks with biking, jogging, etc.) • Paved driveways and gravel driveways serving 3 or more residences • • Paved trails • Conversion to moderate intensity agriculture (orchards, hay fields, etc.) • Utility corridor or right-of-way shared by several utilities and including access/maintenance road
Low	• Low-intensity open space (hiking, bird-watching, preservation of natural resources, etc.) • Timber management (cutting of trees only) • Gravel driveways serving 2 or fewer residences • Unpaved trails • Utility corridor without a maintenance road and little or no vegetation management.

B. ~~Buffer widths may be modified by averaging buffer widths or by enhancing buffer quality as set forth herein~~. The following buffer widths are established:

Table 22.10.110(D) – Buffer Widths

Wetland Characteristics	Buffer Width by Impact of Proposed Land Use	Other Measures Recommended for Protection
Category IV Wetlands (For wetlands scoring less than 16 points for all functions)		
Score for all 3 basic functions is less than 16 points	Low – 25 ft. Moderate – 40 ft. High – 50 ft.	None
Category III Wetlands (For wetlands scoring 16-18 points for all functions)		
Moderate level of function for habitat (score for habitat 5-7 points)	Low – 75 ft. Moderate – 110 ft. High – 150 ft.	None
Score for habitat 3-4 points	Low – 40 ft. Moderate – 60 ft. High – 80 ft.	None
Category II Wetlands (For wetlands that score 19-21 points or more for all functions or having the "Special Characteristics" identified in the rating system)		
High level of function for habitat (score for habitat 8-9 points)	Low – 100 ft. Moderate – 150 ft.	Maintain connections to other habitat areas.

Wetland Characteristics	Buffer Width by Impact of Proposed Land Use	Other Measures Recommended for Protection
	High – 200 ft.	
Moderate level of function for habitat (score for habitat 5-7 points)	Low – 75 ft. Moderate – 110 ft. High – 150 ft.	None
High level of function for water quality improvement and low for habitat (score for water quality 8-9 points; habitat less than 5 points)	Low – 50 ft. Moderate – 75 ft. High – 100 ft.	No additional surface discharges of untreated runoff
Vernal Pool	200 ft.	None
Riparian forest	Buffer width to be based on score for habitat functions or water quality functions	Riparian forest wetlands need to be protected at a watershed or subbasin scale Other protection based on needs to protect habitat and/or water quality functions
Not meeting above characteristic	Low – 50 ft. Moderate – 75 ft. High – 100 ft.	None
Category I Wetlands (For wetlands that score 22 points or more for all functions or having the "Special Characteristics" identified in the rating system)		
Wetlands of High Conservation Value	Low – 125 ft. Moderate – 190 ft. High – 250 ft.	No additional surface discharges to wetland or its tributaries. No septic systems within 300 ft. of wetland. Restore degraded parts of buffer.
High level of function for habitat (score for habitat 8-9 points)	Low – 100 ft. Moderate – 150 ft. High – 200 ft.	Restore degraded parts of buffer. Maintain connections to other habitat areas
Moderate level of function for habitat (score for habitat 5-7 points)	Low – 75 ft. Moderate – 110 ft. High – 150 ft.	None
High level of function for water quality improvement (8-9 points) and low for habitat (less than 5 points)	Low – 50 ft. Moderate – 75 ft. High – 100 ft.	No additional surface discharges of untreated runoff
Not meeting above characteristics	Low – 50 ft.	None

Wetland Characteristics	Buffer Width by Impact of Proposed Land Use	Other Measures Recommended for Protection
	Moderate – 75 ft. High – 100 ft.	

22.10.115 Buffer modifications

~~1. Buffer width averaging shall be allowed only where the applicant demonstrates to the department that the wetland contains variations in sensitivity due to existing physical characteristics, that lower intensity land uses would be located adjacent to areas where the buffer width is reduced, that width averaging will not adversely impact the wetland functional values, and that the total area contained within the buffer after averaging is no less than that contained within the standard buffer prior to averaging.~~

~~2. Buffer width may be reduced by up to 25 percent if the existing buffer area is vegetated with greater than 90 percent areal cover of native species and a report by a qualified wetlands specialist demonstrates that a smaller than standard wetland buffer will provide all of the buffer functions necessary to protect all functions and values of the wetland. The department may require long-term monitoring of the buffer and wetland with appropriate contingency actions if adverse impacts to the wetland occur.~~

~~3. Notwithstanding the reductions permitted in subsections (D)(1) and (2) of this section, buffer widths shall not be reduced by more than 50 percent of the required buffer or to less than 25 feet.~~

~~E. The minimum buffer width stated in subsection (E)(3) of this section shall be increased not more than 125 percent (buffer width x 1.25) when the qualified consultant determines, based upon a site-specific wetland analysis, that impacts on the wetland from a proposed development can only be mitigated by a greater buffer width. The standard wetland buffer width shall be increased:~~

~~1. When the adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse wetland impacts; or~~

~~2. When the standard buffer has minimal or degraded vegetative cover that cannot be improved through enhancement; or~~

~~3. When the minimum buffer for a wetland extends into an area with a slope of greater than 25 percent, the buffer shall be the greater of:~~

~~a. The minimum buffer for that particular wetland; or~~

~~b. Twenty-five feet beyond the point where the slope becomes 25 percent or less.~~

~~F. Low impact uses and activities that are consistent with the purpose and function of the wetland buffer and do not detract from its integrity may be permitted within the buffer depending on the sensitivity of the wetland. Examples of uses and activities which may be permitted in appropriate cases include pedestrian trails, viewing platforms, stormwater management facilities such as grass-lined swales, and utility easements. Uses permitted within the buffer shall be located in the outer portion of the buffer as far as possible from the wetland.~~

~~G. Required buffers shall not deny all reasonable use of property. A variance from buffer width requirements may be granted by the city of Richland upon a demonstration by the applicant that:~~

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~~1. There are special circumstances applicable to the subject property or to the intended use such as shape, topography, location or surroundings that do not apply generally to other properties and which support the granting of a variance from the buffer width requirements;~~

~~2. Such buffer width variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other similarly situated property, but which because of special circumstances is denied to the property in question;~~

~~3. The granting of such buffer width variance will not be materially detrimental to the public welfare or injurious to the property or improvement; and~~

~~4. The granting of the buffer width variance will not materially affect the subject wetland.~~

~~5. All variances shall be in accord with RMC 23.70.110 through 23.70.170.~~

A. Buffer averaging to improve wetland protection may be permitted when all of the following conditions are met:

1. The wetland has significant differences in characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded emergent component or a "dual-rated" wetland with a Category I area adjacent to a lower rated area.
2. The buffer is increased adjacent to the higher functioning area of habitat or more sensitive portion of the wetland and decreased adjacent to the lower functioning or less sensitive portion as demonstrated by a critical areas report from a qualified wetland professional.
3. The total area of the buffer after averaging is equal to the area required without averaging.
4. The buffer at its narrowest point is never less than either ¾ of the required width or 75 feet for Category I and II, 50 feet for Category III, and 25 feet for Category IV, whichever is greater.

B. Averaging to allow reasonable uses may be allowed when all of the following are met:

1. There are no feasible alternatives to the site design that could be accomplished without buffer averaging.
2. The averaged buffer will not result in degradation of the wetland's functions and values as demonstrated by a critical areas report from a qualified wetland professional.
3. The total buffer area after averaging is equal to the area required without averaging.
4. The buffer at its narrowest point is never less than either ¾ of the required width or 75 feet for Category I and II, 50 feet for Category III, and 25 feet for Category IV, whichever is greater.

C. Reduction in buffer width based on reducing the intensity of impacts from proposed land uses

1. The buffer widths recommended for proposed land uses with high-intensity impacts to wetlands can be reduced to those recommended for moderate-intensity impacts under the following conditions:
   a. For wetlands that score moderate or high for habitat (5 points or more for the habitat functions), the width of the buffer can be reduced if all three of the following criteria are met:

i. A relatively undisturbed, vegetated corridor at least 100 feet wide is protected between the wetland and any other Priority Habitats as defined by the Washington State Department of Fish and Wildlife ("relatively undisturbed" and "vegetated corridor" are defined in the Washington State Wetland Rating System for Eastern Washington – 2014 Update, or latest update). Priority Habitats in eastern Washington include:
   - Wetlands
   - Riparian zones
   - Cliffs
   - Urban natural open space
   - Shrub steppe habitat

ii. The corridor must be protected for the entire distance between the wetland and the Priority Habitat by some type of legal protection such as a conservation easement.

iii. Measures to minimize the impacts of different land uses on wetlands, as applicable in Table 22.10.110(D), are applied.

b. For wetlands that score fewer than 5 points for habitat, the buffer width can be reduced to that required for moderate land-use impacts by applying applicable measures to minimize the impacts of the proposed land uses (see examples in Table 22.10.115 D).

D. Required Mitigation to minimize impacts to wetlands from changes in land uses with high impacts:

Table 22.10.115 D

Types of Disturbance	**Examples of Activities and Uses that Cause Disturbances**	**Required Mitigation**
Lights	• Parking lots • Warehouses • Manufacturing • Residential areas	• Direct lights away from wetland
Noise	• Manufacturing • Residential areas	• Locate activity that generates noise away from wetland • If warranted, enhance existing buffer with native vegetation plantings adjacent to noise source • For activities that generate relatively continuous, potentially disruptive noise, such as certain heavy industry or mining, establish an additional 10' heavily vegetated buffer strip immediately adjacent to the outer wetland buffer
Toxic runoff*	• Parking lots • Roads • Manufacturing • Residential areas	• Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered • Establish covenants limiting use of pesticides within 150 ft of wetland

	• Application of agricultural pesticides • Landscaping	• Apply integrated pest management
Stormwater runoff	• Parking lots • Roads • Manufacturing • Residential areas • Commercial • Landscaping	• Retrofit stormwater detention and treatment for roads and existing adjacent development • Prevent channelized flow from lawns that directly enters the buffer • Use Low Intensity Development techniques
Change in water regime	• Impermeable surfaces • Lawns • Tilling	• Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns
Pets and human disturbance	• Residential areas	• Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion; place wetland and its buffer in a separate tract
Dust	• Tilled fields	• Use BMPs to control dust
* These examples are not necessarily adequate for minimizing toxic runoff if sensitive, threatened or endangered species are present at the site.		

E. The minimum buffer width stated in Table 22.10.110(D) Wetland Buffer Widths shall be increased when the qualified ~~consultant~~ professional determines, based upon a site-specific wetland analysis, that impacts on the wetland from a proposed development can only be mitigated by a greater buffer width. The standard wetland buffer width shall be increased:

1. When the adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse wetland impacts; or
2. When the standard buffer has minimal or degraded vegetative cover that cannot be improved through enhancement; or
3. When the wetland provides habitat for a species that is particularly sensitive to disturbance (listed by the federal government of the state as endangered, threatened, candidate, monitored or documented priority species or habitat for those species or has unusual nesting or resting sites such as heron rookeries or raptor nesting trees), the width of the buffer should be increased to provide adequate protection for the species based on its particular life-history needs: or
4. When the minimum buffer for a wetland extends into an area with a slope of greater than 25 percent, the buffer shall be ~~increased by 50 percent~~. the greater of:
   a. The minimum buffer for that particular wetland; or
   b. Twenty-five feet beyond the point where the slope becomes 25 percent or less.

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F. Low impact uses and activities (see Table 22.10.110(C)) that are consistent with the purpose and function of the wetland buffer and do not detract from its integrity may be permitted within the buffer depending on the sensitivity of the wetland. Examples of uses and activities that may be permitted in appropriate cases, based on guidance in Wetlands Guidance for CAO Updates, June 2016, Publication No. 16-06-002 and as amended in the future, include pedestrian trails, viewing platforms, stormwater management facilities such as grass-lined swales, and utility easements. Uses permitted within the buffer shall be located in the outer portion of the buffer as far as possible from the wetland.

G. A variance from buffer width requirements may be granted by the city of Richland Hearing Examiner following Type II permit procedures as set forth in Title 19 of the Richland Municipal Code upon a demonstration by the applicant that the following criteria are met:

1. That the strict application of the bulk, dimensional or performance standards set forth in this title preclude, or significantly interfere with, reasonable use of the property;
2. That the hardship described in (1) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of this title, and not, for example, from deed restrictions or the applicant's own actions;
3. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and applicable development regulations and will not cause adverse impacts to the wetland;
4. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
5. That the variance requested is the minimum necessary to afford relief; and
6. That the public interest will suffer no substantial detrimental effect.

H. Signs and Fencing of Wetlands and Buffers

1. Temporary markers. The outer perimeter of the wetland buffer and the clearing limits identified in an approved permit or land use approval shall be marked in the field with temporary “clearing limits” fencing in such a way as to ensure that no unauthorized intrusion will occur. The marking is subject to inspection by the administrator prior to the commencement of permitted activities. Temporary marking shall be maintained throughout completion of all construction activities.
2. Permanent signs. As a condition of any permit or land use approval, the administrator may require the applicant to install permanent signs along the boundary of a wetland or its buffer. Permanent signs shall be made of an enamel-coated metal face and attached to a metal post. Signs, when required, shall be posted at an interval of one every fifty feet or one per lot if a lot is less than 50 feet wide and must be maintained by the property owner in perpetuity. Wording of the sign shall note the presence of a protected wetland area and/or wildlife habitat. Specific wording of the sign shall be approved by the administrator.
3. Fencing.
   a. The applicant shall be required to install a permanent fence around the wetland or its buffer when domestic grazing animals are present or may be introduced on site.
   b. Fencing installed as part of a proposed activity or as required by the administrator shall be designed so as not to interfere with species migration and shall be constructed in a manner that minimizes impacts to the wetland and associated habitat.

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22.10.120 Wetland alteration and mitigation.

A. All adverse impacts to wetland functions and values shall be mitigated. Mitigation actions by an applicant or property owner shall occur in the following priority sequence:

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

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

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

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

5. Compensating for the impact by replacing or providing substitute resources or environments. Preference shall be given to measures that replace the impacted functions on-site or in the immediate vicinity of the impact. However, alternative compensatory mitigation within the watershed that addresses limiting factors or identified critical needs based on watershed or comprehensive resource management plans may be authorized.

6. Monitoring the adverse impact and taking appropriate corrective measures.

B. Where impacts cannot be avoided, the applicant or property owner shall seek to implement other appropriate mitigation actions in compliance with the intent, standards and criteria of this section. These shall include consideration of alternative site plans and building layouts and/or reduction in the density or scope of the proposal.

C. Alteration of wetlands and/or their buffers may be permitted by the ~~department~~ administrator subject to the following criteria:

1. Category I Wetlands. Alterations of Type I wetlands shall be avoided ~~subject to the reasonable use provisions of these regulations.~~

2. Category II, III and IV Wetlands.

a. Any proposed alteration and mitigation shall comply with the requirements of this section through RMC 22.10.150; and

b. Where enhancement is proposed, replacement ratios comply with the requirements of RMC 22.10.130(C); and

c. No net loss of wetland function and value will occur due to the alteration; and

d. Avoids alterations of wetlands previously enhanced or created as mitigation.

~~3. Category III Wetlands.~~

~~a. The proposed mitigation complies with the requirements of this section through RMC 22.10.150; and~~

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~~b. Where enhancement is proposed, replacement ratios comply with the requirements of RMC 22.10.130(C); and~~

~~c. No net loss of wetland function and value will occur due to the alteration.~~

22.10.125 Stormwater runoff.

New development within 150 feet of a wetland buffer shall contain stormwater runoff within the developed portions of the site. No stormwater runoff shall drain into the wetland. Deviations from this standard may be approved by the ~~department~~ administrator; provided, that a study undertaken by a qualified ~~consultant~~ professional in accordance with the provisions of RMC 22.10.140 indicates that the potential discharge of stormwater runoff from a development site into a wetland is adequately mitigated to protect the functions and values of the wetland. In the case of a Category ~~3~~ III or Category ~~4~~ IV wetland, stormwater management facilities may be located within the outer 25 percent of the required wetland buffer; provided, that a determination is made that no other location is feasible and the location of such facilities will not have an adverse impact on the functions and values of the wetland.

Streamflows that are influenced by irrigation practices are not considered stormwater runoff for the purposes of this chapter.

22.10.130 Mitigation standards, criteria, and plan requirements.

~~A. Location and Timing of Mitigation.~~

1. ~~Mitigation shall be provided on site, except where on-site mitigation is not feasible or practical due to physical features of the property. The burden of proof shall be on the applicant to demonstrate that mitigation cannot be provided on site.~~

~~2. When mitigation cannot be provided on site, mitigation shall be provided in the immediate vicinity of and within the same watershed as the permitted activity on property owned or controlled by the applicant. When possible, this means within the same watershed as the location of the proposed project.~~

~~3. In-kind mitigation shall be provided except when the applicant demonstrates and the department concurs that greater functional and habitat value can be achieved through out-of-kind mitigation.~~

~~4. Only when it is determined by the department that subsections (A)(1), (2) and (3) of this section are inappropriate and/or impractical shall off-site, out-of-kind mitigation be considered.~~

~~5. Whether occurring on site or off site, the mitigation project shall occur near an adequate water supply (river, stream, ground water) with a hydrologic connection to the wetland to ensure a successful wetlands development or restoration.~~

~~6. Any agreed-upon proposal shall be completed before initiation of other permitted activities, unless a phased or concurrent schedule has been approved by the department.~~

~~7. Wetland acreage replacement ratios shall be as specified in subsection (C) of this section.~~

A. Types of Compensatory Mitigation. Mitigation for lost or diminished wetland and buffer functions shall rely on a type listed below in order of preference. A lower preference form of mitigation shall be used only if the applicant's qualified wetland professional demonstrates to the satisfaction of the Administrator that all higher-ranked types of mitigation are not viable, consistent with the criteria in this section.

1. Restoration: Restoration is divided into:

   a. Re-establishment.

   b. Rehabilitation.

2. Establishment (creation). If a site is not available for wetland restoration to compensate for expected wetland and/or buffer impacts, the Administrator may authorize creation of a wetland and buffer upon demonstration by the applicant's qualified wetland professional that:

   a. The hydrology and soil conditions at the proposed mitigation site are conducive for sustaining the proposed wetland and that creation of a wetland at the site will not likely cause hydrologic problems elsewhere;

   b. Adjacent land uses and site conditions do not jeopardize the viability of the proposed wetland and buffer (e.g., due to the presence of invasive plants or noxious weeds, stormwater runoff, noise, light or other impacts); and

   c. The proposed wetland and buffer will eventually be self-sustaining with little or no long-term maintenance.

3. Enhancement. Applications proposing to enhance wetland or associated buffers shall demonstrate how the proposed enhancement will increase the wetland's buffer's functions, how this increase in function will adequately compensate for the impacts, and how existing wetland functions at the mitigation site will be protected.

4. Protection/Maintenance (Preservation). Permanent protection of a Category I or II wetland and associated buffer at risk of degradation can be used only if:

   a. The administrator determines that the proposed preservation is the best mitigation option;

   b. The proposed preservation site in under threat of undesirable ecological change due to permitted, planned, or likely actions that will not be adequately mitigated under existing regulations;

   c. The area proposed for preservation is of high quality or critical for the health of the watershed or basin due to its location. Some of the following features may be indicative of high-quality sites:

      i. Category I or II wetland rating (using the wetland rating system for Eastern Washington);

      ii. Rare or irreplaceable wetland type or aquatic habitat that is rare or a limited resource in the area;

      iii. The presence of habitat for priority or locally important wildlife species;

      iv. Provides biological and/or hydrological connectivity;

      vi. Priority sites in an adopted watershed plan.

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d. Permanent preservation of the wetland and buffer will be provided through a conservation easement or tract held by an appropriate natural land resource manager, such as a land trust.

e. The administrator may approve other legal and administrative mechanisms in lieu of a conservation easement if determined to be adequate to protect the site.

f. Ratios for preservation in combination with other forms of mitigation generally range from 10:1 to 20:1, as determined on a case-by-case basis, depending on the quality of the wetlands being impacted and the quality of the wetlands being preserved. Ratios for preservation as the sole means of mitigation generally start at 20:1.

B. Location and Timing of Mitigation.

1. Location of Compensatory Mitigation. Compensatory mitigation actions shall be conducted within the same sub-drainage basin and on the site of the alteration except when all of a through d below apply. In that case, mitigation may be allowed off site within the subwatershed of the impact site. When considering off-site mitigation, preference should be given to using alternative mitigation, such as a mitigation bank, an in-lieu fee program, or advanced mitigation.

a. There are no reasonable opportunities on site or within the sub-drainage basin (e.g., on-site options would require elimination of high-functioning upland habitat), or opportunities on site or within the sub-drainage basin do not have a high likelihood of success based on a determination of the capacity of the site to compensate for the impacts. Considerations should include: anticipated replacement ratios for wetland mitigation, buffer conditions and proposed widths, available water to maintain anticipated hydrogeomorphic classes of wetlands when restored, proposed flood storage capacity, and potential to mitigate riparian fish and wildlife impacts (such as connectivity).

b. On-site mitigation would require elimination of high-quality upland habitat.

c. Off-site mitigation has a greater likelihood of providing equal or improved wetland functions than the altered wetland.

d. Off-site locations shall be in the same sub-drainage basin unless:

i. Established watershed goals for water quality, flood storage or conveyance, habitat, or other wetland functions have been established by the City and strongly justify location of mitigation at another site.

ii. The design for the compensatory mitigation project needs to be appropriate for its location (i.e., position in the landscape). Therefore, compensatory mitigation should not result in the creation, restoration, or enhancement of an atypical wetland. An atypical wetland refers to a compensation wetland (e.g., created or enhanced) that does not match the type of existing wetland that would be found in the geomorphic setting of the site (i.e., the water source[s] and hydroperiod proposed for the mitigation site are not typical for the geomorphic setting). Likewise, it should not provide exaggerated morphology or require a berm or other engineered structures to hold back water. For example, excavating a permanently inundated pond in an existing seasonally saturated or inundated wetland is one example of an enhancement project that could result in an atypical wetland. Another example would be

excavating depressions in an existing wetland on a slope, which would require the construction of berms to hold the water.

2. Timing of Compensatory Mitigation. It is preferred that compensatory mitigation projects be completed prior to activities that will disturb wetlands. At the least, compensatory mitigation shall be completed immediately following disturbance and prior to use or occupancy of the action or development. Construction of mitigation projects shall be timed to reduce impacts to existing fisheries, wildlife, and flora.

3. The administrator may authorize a one-time, temporary delay in completing construction or installation of the compensatory mitigation when the applicant provides a written explanation from a qualified wetland professional as to the rationale for the delay. An appropriate rationale would include identification of the environmental conditions that could produce a high probability of failure or significant construction difficulties (e.g., project delay lapses past a fisheries window, or installing plants should be delayed until the dormant season to ensure greater survival of installed materials). The delay shall not create or perpetuate hazardous conditions or environmental damage or degradation, and the delay shall not be injurious to the health, safety, or general welfare of the public. The request for the temporary delay must include a written justification that documents the environmental constraints that preclude implementation of the compensatory mitigation plan. The justification must be verified and approved by the ~~City~~ administrator.

C. Mitigation Performance Standards.

1. Adverse impacts to wetlands functions and values shall be mitigated. Mitigation actions shall be implemented in the preferred sequence identified in RMC 22.10.120(A). Proposals which include less preferred and/or compensatory mitigation shall demonstrate that:

a. All feasible and reasonable measures will be taken to reduce impacts and losses to the original wetland; including a description of how preferred order of wetlands mitigation was followed: 1) restoration (including reestablishment and rehabilitation); 2) creation (establishment); 3) enhancement in combination with restoration or creation; and 4) preservation of high quality, at risk wetlands.

b. Compensatory mitigation shall be allowed only after mitigation sequencing is applied and higher priority means of mitigation are determined to be infeasible, and shall achieve equivalent or greater wetland ecological functions.

~~b~~. c. No overall net loss will occur in wetland functions and values; and

~~c~~. d.The restored, created or enhanced wetland will be as persistent and sustainable as the wetland it replaces.

D. Wetland Replacement Ratios.

1. Where wetlands alterations are permitted by the ~~department~~ administrator, the applicant shall restore or create equivalent areas of wetlands in order to compensate for wetland losses. Equivalent areas shall

be determined according to acreage, function, type, location, timing factors, and projected success of restoration or creation.

2. The following acreage replacement ratios shall be applied: ~~used as targets. The department may vary these standards if the applicant can demonstrate and the department agrees that the variation will provide adequate compensation for lost wetland area, functions and values, or if other circumstances as determined by the department justify the variation.~~

~~WETLAND SYSTEM CATEGORY/CLASS~~	~~WETLAND CREATION AND REPLACEMENT RATIO*~~	~~WETLAND ENHANCEMENT RATIO**~~
~~Category I~~	~~6:1~~	~~12:1~~
~~Category II and III~~		
~~– Forested~~	~~3:1~~	~~6:1~~
~~– Scrub/Shrub or Emergent~~	~~2:1~~	~~4:1~~
~~Category IV~~	~~1.5:1~~	~~3:1~~

~~* Acres replaced: acres altered.~~

~~** Acres enhanced: acres altered.~~

Table 22.10.130(C) Mitigation ratios for eastern Washington[1]

Category and Type of Wetland Impacts	**Re-establishment or Creation**	**Rehabilitation Only[2]**	**Re-establishment or Creation (R/C) and Rehabilitation (RH)[2]**	**Re-establishment or Creation (R, C) and Enhancement (E)[2]**	**Enhancement Only[2]**
All Category IV	1.5:1	3:1	1:1 R/C and 1:1 RH	1:1 R/C and 2:1 E	6:1
All Category III	2:1	4:1	1:1 R/C and 2:1 RH	1:1 R/C and 4:1 E	8:1
Category II	3:1	6:1	1:1 R/C and 4:1 RH	1:1 R/C and 8:1 E	12:1
Category I based on score for functions	4:1	8:1	1:1 R/C and 6:1 RH	1:1 R/C and 12:1 E	16:1
Category I Natural Heritage site	Not considered possible[3]	Case by case	R/C Not considered possible[3]	R/C Not considered possible[3]	Case-by-case

1. Ratios for rehabilitation and enhancement may be reduced when combined with 1:1 replacement through creation or re-establishment. See Table 1b, Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance--Version 1, (Ecology Publication #06-06-011a, Olympia, WA, March 2006 or as revised).

2. These ratios are based on the assumption that the rehabilitation or enhancement actions implemented represent the average degree of improvement possible for the site. Proposals to implement more effective rehabilitation or enhancement actions may result in a lower ratio, while less effective actions may result in a higher ratio. The distinction between rehabilitation and enhancement is not clear-cut. Instead, rehabilitation and enhancement actions span a continuum. Proposals that fall within the gray area between rehabilitation and enhancement will result in a ratio that lies between the ratios for rehabilitation and the ratios for enhancement

3. Natural Heritage sites, alkali wetland, and bogs are considered irreplaceable wetlands because they perform some functions that cannot be replaced through compensatory mitigation. Impacts to such wetlands would therefore result in a net loss of some functions no matter what kind of compensation is proposed.

Reference:

Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. March 2006. Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Version 1). Washington State Department of Ecology Publication #06-06-011a. Olympia, WA.

3. ~~The qualified consultant in the wetlands report may, where feasible, recommend that restored or created wetlands shall be a higher wetland category than the altered wetland in exchange for requiring less than the required amount of restored or created wetland acreage for Categories II, III, and IV only.~~

3. Credit/Debit Method. To more fully protect functions and values, and as an alternative to the mitigation ratios found in the joint guidance "Wetland Mitigation in Washington State Parts I and II" (Ecology Publication #06-06-011a-b, Olympia, WA, March, 2006, or as revised), the administrator may allow mitigation based on the "credit/debit" method developed by the Department of Ecology in "Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Eastern Washington: Final Report" (Ecology Publication #11-06-015, August 2012, or as revised).

22.10.140 Wetland mitigation plan requirements.

Where it is determined by the ~~city~~ administrator that compensatory wetland mitigation is required or appropriate, a mitigation plan shall be prepared consistent with the provisions below and shall also meet the minimum requirements contained in the Wetlands Guidance for CAO Updates, June 2016, Publication No. 16-06-002 and as amended in the future). The purpose of the plan is to prescribe mitigation to compensate for impacts to the wetland functions, values and acreage as a result of the proposed action. This plan shall consider the chemical, physical, and biological impacts on the wetland system using a recognized wetlands assessment methodology and/or best professional judgment. The mitigation plan shall be prepared in two phases, a conceptual phase and a detailed phase.

A. Conceptual Plan – Standards and Criteria. The applicant shall prepare a conceptual mitigation plan for submission to the ~~department~~ administrator at a premitigation conference. The conceptual mitigation plan shall include:

1. General goals of the mitigation plan;

2. A review of literature or experience to date in restoring or creating the type of wetland proposed;

3. Location of proposed wetland compensation area;

4. General hydrologic patterns on the site following construction;

5. Nature of compensation, including wetland types (in-kind ~~and out-of-kind~~), general plant selection and justification, approximate project sequencing and schedule, and approximate size of the new wetland buffer;

6. A conceptual maintenance plan; and

7. Conceptual monitoring and contingency plan.

B. Detailed Plan – Standards and Criteria. Following acceptance of the conceptual mitigation plan by the ~~department~~ administrator, the applicant will prepare a detailed mitigation plan. Each detailed plan shall contain, at a minimum, the following seven components, and shall be consistent with the standards in RMC 22.10.100 through 22.10.130:

1. A clear statement of the objectives of the mitigation. The goals of the mitigation plan should be stated in terms of the new wetland functions and values compared to the functions and values of the original wetland. Objectives should include:

2. Qualitative and quantitative standards for success of the project, including hydrologic characteristics (water depths, water quality, hydroperiod/hydrocycle characteristics, flood storage capacity); vegetative characteristics (community types, species composition, density, and spacing); faunal characteristics, and final topographic elevations.

3. An ecological assessment of the wetland values and wetland buffers that will be lost as a result of the activities, and of the replacement wetlands and buffers, including but not limited to the following:

i. Acreage of project;

ii. Existing functions and values;

iii. Sizes of wetlands, wetland buffers, and areas to be altered;

iv. Vegetative characteristics, including community type, areal coverage, species composition, and density;

v. Habitat type(s) to be enhanced, restored, or created; and

vi. Dates for beginning and completion of the mitigation project, and sequence of construction activities.

4. A statement of the location, elevation, and hydrology of the new site, including the following:

a. Relationship of the project to the watershed and existing water bodies;

b. Topography of site using the smallest readily available intervals, preferably one-foot contour intervals but two-foot is acceptable;

c. Water level data, including depth and duration of seasonally high water table;

d. Water flow patterns;

e. Grading, filling and excavation, including a description of imported soils;

f. Irrigation requirements, if any;

g. Water pollution mitigation measures during construction;

h. Areal coverage of planted areas to open water areas (if any open water is to be present); and

i. Appropriate buffers.

5. A planting plan, describing what will be planted, and where and when the planting will occur, as follows:

a. Soils and substrate characteristics;

b. Specify substrate stockpiling techniques; and

c. Planting instructions, including species, stock type and size, density or spacing of plants, and water and nutrient requirements.

6. A monitoring and maintenance plan, consistent with RMC 22.10.160.

a. Specify procedures for monitoring and site maintenance including control of invasive species; and

b. Submit monitoring reports to the ~~department~~ administrator.

7. A contingency plan, consistent with these regulations.

8. A detailed budget for implementation of the mitigation plan, including monitoring, maintenance and contingency phases.

9. A guarantee, in the form of a bond or other security device in a form and amount acceptable to the city attorney, assuring that the work will be performed as planned and approved, consistent with these regulations, including monitoring, maintenance and contingency.

22.10.150 ~~Performance~~ Design standards for wetlands mitigation planning.

A. The following performance standards shall be incorporated into mitigation plans submitted to the city of Richland:

1. Plants should be indigenous to the region (not introduced or foreign species);

2. Plants should be adaptable to a broad range of water depths;

3. Plants should be commercially available or available from local sources;

4. Plant species high in food and cover value for fish and wildlife are recommended, when possible;

5. Plants should be mostly perennial species;

6. Avoid committing significant areas of site to species that have questionable potential for successful establishment;

7. Plant selection must be approved by wetlands biologist/ecologist;

8. Water depth is not to exceed six and one-half feet (two meters);

9. The grade or slope that water flows through the wetland is not to exceed six percent;

10. Slopes within the wetland basin and the buffer zone should not be steeper than 3:1 (horizontal to vertical);

11. The substrate should consist of a minimum of one foot, in depth, of clean (uncontaminated with chemicals, or solid/hazardous wastes) inorganic/organic materials;

12. Planting densities and placement of plants should be determined by a qualified professional and shown on the design plans;

13. The wetland (excluding the buffer area) should not contain more than 60 percent open water as measured at the seasonal high water mark;

14. Minimum buffer widths should extend ~~25 to 100 feet from the wetland boundary~~; from the wetland boundary in accordance with buffer requirements in Table 22.10.110(D) Wetland Buffer Widths for the proposed category rating of the wetland that will be created.

15. The planting plan must be approved by the ~~deputy city manager for~~ community ~~and~~ development ~~services~~ administrator or ~~consultant~~ qualified professional acting on behalf of the city;

16. Stockpiling should be confined to upland areas and contract specifications should limit stockpile durations to less than four weeks. Any area designated as open space shall not be used to stockpile material;

17. Planting instructions which describe proper placement, diversity, and spacing of seeds, tubers, bulbs, rhizomes, sprigs, plugs, and transplanted stock;

18. Apply controlled release fertilizer, if reasonable and prudent, at the time of planting and afterward only as plant conditions warrant (determined during the monitoring process);

19. Install an irrigation system, if necessary, for initial establishment period; and

20. Construction specifications and methods must be approved by a qualified ~~consultant~~ professional and the ~~department~~ administrator.

B. On completion of construction, the wetland mitigation project must be signed off by the applicant's qualified ~~consultant~~ professional and the ~~department~~ administrator. Signature will indicate that the construction has been completed as planned and all design elements have been fully and correctly implemented. If there have been changes in the implementation of the plan, a written explanation from the ~~consulting biologist~~ qualified professional must be included.

22.10.160 Wetland monitoring program and contingency plan.

A. A monitoring program shall be implemented to determine the success of the mitigation project and any necessary corrective actions. This chapter shall determine if the original goals and objectives are being met.

B. A contingency plan shall be established for compensation in the event that the mitigation project is inadequate or fails. A performance and maintenance bond or other acceptable security device is required to ensure the applicant's compliance with the terms of the mitigation agreement. The amount of the performance and maintenance bond shall equal 125 percent of the cost of the mitigation project for a period of ~~three~~ five years. The ~~department~~ administrator may agree to reduce the bond in phases in proportion to work successfully completed over the period of the bond.

1. During monitoring, scientific procedures for establishing the success or failure of the project must be used and shall be identified in the monitoring plan;

2. For vegetation determinations, permanent ~~sampling points shall be established~~ monitoring transects or plots shall be established that adequately represent the compensatory mitigation site;

3. Vegetative success ~~will be defined as 80 percent per year survival of planted trees and shrubs and 80 percent per year cover of desirable understory or emergent species~~ in the compensatory mitigation wetland will be defined as as:

a. An average density of at least 4 plants per 100 square feet in the scrub-shrub and forested communities in year one;
b. A cover of native wetland trees and shrubs combined (planted and volunteer) of at least 10% in year 3; 25% in year 5; 40% in year 7; 50% in year 10;
c. A cover of native wetland herbaceous plant species (planted and volunteer) of at least 25% in year 5; 40% I year 7 and 50% in year 10.
d. Non-native invasive species must be maintained per site specific specifications and shall not exceed the maximum amount as identified in the approved monitoring plan;
e. Buffer vegetation shall be maintained in the amount as identified in the approved monitoring plan;

4. Submit monitoring reports on the current status of the mitigation project to the ~~department~~ administrator. The reports are to be prepared by a qualified ~~consultant~~ professional and reviewed by the ~~city's consultant~~ administrator and should include monitoring information on wildlife, vegetation, water quality, water flow, stormwater storage and conveyance, and existing or potential degradation, and shall be produced ~~on the following schedule:~~ for years 1, 2, 3, and 4. Monitoring reports shall incorporate hydrology standards to ensure the required wetland habitat and buffer areas are established and functioning and shall detail the minimum number of days during the growing season when soils must remain inundated or saturated to the ground surface;

~~a. At the time of construction;~~
~~b. Thirty days after planting;~~
~~c. Early in the growing season of the first year;~~
~~d. End of the growing season of the first year;~~
~~e. Twice the second year; and~~
~~f. Annually thereafter;~~

5. Monitor ~~between three and~~ for five growing seasons, ~~depending on the complexity of the wetland system. The time period will be determined and specified by the qualified consultant in writing prior to the implementation of the site plan;~~ If the mitigation goals are not obtained within the initial 5-year period, the applicant remains responsible for restoration of the natural resource values and functions until the mitigation goals agreed to in the mitigation plan are achieved. If monitoring beyond 5 years is required, monitoring reports shall be submitted for years 7 and 10;

6. If necessary, correct for failures in the mitigation project;

7. Replace dead or undesirable vegetation with appropriate plantings, based on the approved planting plan or RMC 22.10.150;

8. Repair damages caused by erosion, settling, or other geomorphological processes;

9. Redesign mitigation project (if necessary) and implement the new design; and

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10. Correction procedures shall be approved by a qualified ~~consultant~~ professional and the ~~department~~ administrator.

11. The area where the mitigation occurred and any associated buffer shall be located in a critical area tract, a conservation easement or similar legal instrument as approved by the Administrator to ensure the future protection of the mitigation site.

Article III. Fish and Wildlife Habitat Conservation Areas

~~**22.10.170 Definitions – Fish and wildlife habitat areas.**~~

~~For purposes of this article, the following definitions shall apply:~~

~~"Critical habitat," or "critical wildlife habitat" means habitat areas associated with threatened, endangered, sensitive, or priority species of plants or wildlife which, if altered, could reduce the likelihood that the species will maintain and reproduce over the long term. Such areas are documented with reference to lists, categories and definitions of species promulgated by the Washington Department of Wildlife (Non-Game Data System Special Animal Species) as identified in WAC 232-12-011 or 232-12-014 and in the priority habitat species lists compiled in compliance with WAC 365-190-080; or by rules and regulations adopted currently or hereafter by the U.S. Fish and Wildlife Service.~~

~~"Critical habitat" also includes the following types of areas:~~

~~A. Regionally rare native fish and wildlife habitat (i.e., one of five or fewer examples of the habitat within the Mid-Columbia region).~~

~~B. Fish and wildlife areas with irreplaceable ecological functions, including the following:~~

~~1. The areas listed as a national wildlife refuge, national park, natural area preserve or any preserve or reserve designated under WAC 332-30-151;~~

~~2. The Lake Wallula wildlife habitat areas managed by the U.S. Army Corps of Engineers, including the Yakima River Wildlife Management Area and the Hanford Islands in the Columbia River managed by the U.S. Fish and Wildlife Service;~~

~~3. Category I wetlands as defined in RMC 22.10.100;~~

~~4. State nature area preserves or natural resource conservation areas identified by state law and managed by the Department of Natural Resources;~~

~~5. Documented habitat, other than transient and/or occasional presence, of threatened or endangered species;~~

~~6. Documented habitat, other than transient and/or occasional presence, of regional or national significance for migrating birds.~~

~~"Enhancement" means the improvement of existing habitat such as by increasing plant density or structural diversity, or by removing nonindigenous or noxious species.~~

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~~"alt" means a species, plant community type, or habitat that has been introduced or modified as a result of human actions.~~

~~"Habitat management" means management of land to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases.~~

~~"Habitat map" means maps of plant cover types/communities (titled: Fish and Wildlife Conservation Areas) adopted by the city of Richland to indicate the potential presence of wildlife species.~~

~~"Native vegetation" means vegetation existing on a site or plant species that are indigenous to the area in question.~~

~~"Priority species" means fish and wildlife species requiring protective measures for their perpetuation due to their population status, their sensitivity to habitat alteration and/or their recreational, commercial, or tribal importance, as identified by the Washington Department of Fish and Wildlife.~~

~~"Qualified consultant," for purposes of these regulations, shall mean a professionally trained and/or certified wildlife biologist or ecologist or other professional with expertise in the scientific disciplines necessary to identify, evaluate and manage habitat. See RMC 22.10.320 for more information.~~

~~"Secondary habitat" or "secondary wildlife habitat" means areas with one or more of the following attributes: comparatively high wildlife density; high wildlife species richness; significant wildlife breeding habitat; significant wildlife seasonal ranges; significant movement corridors; limited availability; and/or high vulnerability. Secondary habitat offers less diversity of animal and plant species than critical habitat, but is important for performing the essential functions of habitat.~~

~~"Structural diversity" means the relative degree of diversity or complexity of vegetation in a habitat area as indicated by the stratification or layering of different plant communities (e.g., ground cover, shrub layer and tree canopy); the variety of plant species; and the spacing or pattern of vegetation.~~

~~"Wildlife habitat" means areas that provide food, protective cover, nesting, breeding or movement for fish and wildlife and with which individual species have a primary association.~~

~~"Wildlife report" means a report, prepared by a qualified consultant, that evaluates plant communities and wildlife functions and values on a site, consistent with the format and requirements established by this chapter. [Ord. 48-93; Ord. 23-01].~~

22.10.180 Exemption from fish and wildlife habitat conservation area regulations.

A. See RMC 22.10.~~300~~360 for general exemptions to all ~~sensitive~~ critical areas.

B. The following activities shall be exempt from the provisions of this chapter related to fish and wildlife habitat conservation areas, provided they are conducted using best management practices:

1. Activities involving artificially created habitat, including but not limited to grass-lined swales, irrigation and drainage ditches, detention facilities such as reservoirs, ponds, and landscape features, except for habitat areas created as mitigation.

C. Notwithstanding the exemption provided by this section, any otherwise exempt activities occurring in or near critical habitat areas shall comply with the intent of these standards and shall consider on-site

alternatives that avoid or minimize potential habitat impacts and shall consider the timing of exempt work to minimize disturbances to wildlife including disturbance to migratory bird nesting sites.

22.10.185 Fish and wildlife habitat conservation areas

1. Fish and wildlife habitat conservation areas include the following:

(a) Areas where state or federal designated endangered, threatened, and sensitive species have a primary association;

(i) Federal designated endangered and threatened species are those fish, wildlife and plant species identified by the U.S. Fish and Wildlife Service and the National Marine Fisheries Service that are in danger of extinction or threatened to become endangered. The U.S. Fish and Wildlife Service and the National Marine Fisheries Service should be consulted as necessary for current listing status.

(ii) State designated endangered, threatened and sensitive species are those fish, wildlife and plant species native to the State of Washington identified by the state Department of Fish and Wildlife, that are in danger of extinction, threatened to become endangered, vulnerable, or declining and are likely to become endangered or threatened in a significant portion of their range within the state without cooperative management or removal of threats.

(b) The areas listed as a national wildlife refuge, national park, natural area preserve or any preserve or reserve designated under WAC 332-30-151;

(c)The Yakima River Delta area, including Lake Wallula wildlife habitat areas currently managed by the U.S. Army Corps of Engineers, the Chamna Natural Preserve, Bateman Island;

(d) The Hanford Islands in the Columbia River managed by the U.S. Fish and Wildlife Service;

(e) Amon Creek Natural Preserve;

(f) Badger Mountain Natural Preserve;

(g) Category I wetlands as defined in RMC 22.10.100;

(h) State nature area preserves or natural resource conservation areas and state wildlife areas;

(i) Documented habitat, other than accidental presence, of threatened or endangered species;

(j) Documented habitat, other than accidental presence, of regional or national significance for migrating birds;

(k) Naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat;

(l) Waters of the state; and

(m) Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity.

2. Fish and wildlife habitat conservation areas are intended to:

(a) Create a system of fish and wildlife habitat with connections between larger habitat blocks and open spaces, integrating with open space corridor planning where appropriate;

(b) Limit the level of human activity within such areas that is appropriate for certain areas and habitats, including presence of roads and level of recreation type (passive or active recreation);

(c) Protect riparian ecosystems including potential for restoring lost or impaired salmonid habitat;

(d) Evaluate land uses that may negatively impact these areas, or conversely, that may contribute positively to their function;

(e) Establish buffer zones around these areas to separate incompatible uses from habitat areas;

(f) Establish or enhance non-regulatory approaches in addition to regulatory methods to protect fish and wildlife habitat conservation areas.

22.10.190 Fish and wildlife habitat conservation area inventory maps.

To determine the location and extent of fish and wildlife habitat conservation areas, the City shall use current information contained in priority habitats and species maps as maintained by the Washington state Department of Fish and Wildlife. These maps shall be used as a general guide only for the assistance of property owners and other interested parties; boundaries are generalized. The actual type, extent, and boundaries of habitat areas shall be determined by a qualified professional according to the procedures, definitions, and criteria established by this article. In the event of any conflict between the habitat location or type shown on maps and the criteria or standards of this article, the criteria and standards resulting from the field investigation shall control.

Recovery plans and management recommendations for many of these species are available from the United States Fish and Wildlife Service, the National Marine Fisheries Service and the Washington State Department of Fish and Wildlife. Additional information is also available from the Washington State Department of Natural Resources, Natural Heritage Program, and Aquatic Resources Program.

~~The approximate location and extent of habitat areas within the city of Richland's planning area are shown on the maps adopted as part of this chapter. These maps shall be used as a general guide only for the assistance of property owners and other interested parties; boundaries are generalized. The actual type, extent, and boundaries of habitat areas shall be determined by a qualified professional according to the procedures, definitions, and criteria established by this article. In the event of any conflict between the habitat location or type shown on the city of Richland's maps and the criteria or standards of this article, the criteria and standards resulting from the field investigation shall control.~~

~~22.10.200 Classification of fish and wildlife habitat areas.~~

~~Wildlife habitat areas shall be established as critical, secondary or tertiary according to the criteria established in RMC 22.10.170.~~

22.10.200 Requirements for Habitat Conservation Area Reports

When development is proposed within a fish and wildlife habitat conservation area, a habitat conservation report shall be prepared consisting of the following:

1. The report shall be prepared by a qualified professional;
2. The area addressed in any report for a fish and wildlife habitat conservation area shall include the project area and adjacent lands within 300 feet of the project boundaries to account for potential buffers that may not be accurately mapped at the time of application. Further the report shall identify all habitat conservation areas, shorelines, flood plains, other critical areas and related buffers;
3. A habitat conservation report shall include an assessment to evaluate the presence or absence of priority habitat. At a minimum the habitat assessment shall include:
    a. Detailed description of vegetation on and adjacent to the project area;
    b. Identification of any priority species and habitats (PHS) or any endangered, threatened, sensitive or candidate species that have a primary association with habitat on or adjacent to the project area, and assessment of potential project impacts to the use of the site by the species;

c. A discussion of any federal, state or local special management recommendations, including Department of Fish and Wildlife habitat management recommendations, that have been developed for species or habitats located on or adjacent to the project area;
d. A discussion of measures, including avoidance, minimization and mitigation proposed to preserve existing habitats or restore any habitat that was degraded prior to the current proposed land use activity and to be conducted in accordance with (RMC 22.10.220– mitigation sequencing);
e. A discussion of ongoing management practices that will protect habitat after the project site has been developed, including proposed monitoring and maintenance programs;
f. When warranted, the Administrator may require detailed surface and subsurface hydrologic features both on and adjacent to the site;

4. Habitat conservation area reports shall be forwarded to the Washington Department of Fish and Wildlife and local Native American Indian Tribes to provide them with an opportunity to comment on the adequacy and accuracy of the report;
5. The administrator may waive the requirement for the preparation of a habitat conservation area report upon a determination that by reason of previous development that the proposed project site does not provide functional habitat. Such waiver shall be made in writing and a copy shall be provided to the Washington State Department of Fish and Wildlife.

22.10.210 Fish and wildlife habitat conservation area – performance standards

Development or any regulated activity occurring within a designated habitat conservation area shall only be permitted in accordance with the conditions of an approved habitat conservation area report. Such report shall be based on the following standards:

1. Consider habitat in site planning and design;
2. Locate buildings and structures in a manner that preserves and minimizes adverse impacts to important habitat areas;
3. Integrate retained habitat into open space and native plantings, consistent with the provisions of all open space and landscaping requirements;
4. Activity within a habitat conservation area shall not result in the degradation of the functions and values of the habitat;
5. Non-indigenous species shall not be introduced into a habitat conservation area;
6. Contiguous corridors through a project area shall be maintained. Measures necessary to mitigate impacts within a habitat conservation area shall attempt to achieve contiguous functioning habitat corridors in order to minimize the isolating effects of development on habitat;
7. Identify habitat contiguous to other habitat areas, open space or landscape areas to contribute to a continuous system or corridor that provides connections to adjacent habitat areas and allows movement of wildlife;
8. Use native species in any landscaping of disturbed or undeveloped areas and in any enhancement of habitat areas;

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9. Emphasize heterogeneity and structural diversity of vegetation in landscaping and food producing plants beneficial to wildlife;
10. Riparian corridors shall meet the minimum requirements as established in RMC Title 26 and wetland buffer requirements as established in RMC 22.10.130;
11. Activities within a habitat conservation area shall be conditioned as identified in the habitat conservation area report to minimize or mitigate potential adverse impacts. Conditions may include, but are not limited to, the following measures:
    a. Establishment of undisturbed habitat areas;
    b. Staking of undisturbed habitat areas prior to any construction, including clearing, grading and filling taking place on-site;
    c. Fencing of undisturbed habitat areas in a manner consistent with the provisions of RMC 22.10.115(H);
    d. Temporary erosion and sedimentation controls, pursuant to an approved plan, shall be implemented during construction;
    e. Preservation of critically important vegetation;
    f. Supplemental planting of native tree or shrub cover;
    g. Removal and/or control of any noxious or undesirable species of plants and animals;
    h. Preservation of significant trees and/or snags, preferably in groups, consistent with achieving the objectives of these standards;
    i. Re-planting of disturbed areas and/or areas where noxious weed species were removed with native vegetation types, including ongoing plans for weed control and irrigation as appropriate;
    j. Limitation of access to an identified habitat area, including fencing to deter unauthorized access;
    k. Seasonal restriction on construction activities;
    l. Implementation of a schedule for periodic review of completed mitigation measures for a specified time period;
    m. Posting of a bond or other financial surety to ensure completion and success of proposed mitigation measures. Such bond or other security device shall be required to assure successful establishment of required planting for an appropriate monitoring period. The amount of the bond or other security device shall equal 125 percent of the cost of the mitigation project for a period of five years. The administrator may agree to reduce the bond in phases in proportion to work successfully completed over the period of the bond.

~~22.10.210 Fish and wildlife habitat conservation buffer areas.~~

~~B. A. The establishment of buffer areas shall be required for regulated activities in or adjacent to habitat areas. Buffer shall consist of an undisturbed area of native vegetation established to protect the integrity, functions, and values of the affected habitat. Enhancement of buffers may be required if a portion of the buffer has been cleared, or if tree or shrub cover is substantially less than a native climax community.~~

~~B. Buffer widths for the riparian areas adjacent to the Columbia and Yakima Rivers are set forth in RMC 26.60.42. For all other, non shoreline, wildlife habitat areas, the following buffer widths are established:~~

~~WILDLIFE HABITAT TYPE~~	~~HIGH IMPACT LAND USE~~	~~LOW IMPACT LAND USE~~
~~Critical~~	~~150~~	~~75~~
~~Secondary~~	~~100~~	~~50~~

~~C. Buffers shall be measured, on a horizontal plane, from the habitat edge as delineated by a qualified consultant. Required buffer widths shall reflect the sensitivity of the habitat and the type and intensity of human activity proposed to be conducted nearby. Buffers shall be determined by the department administrator based on information in the wildlife report supplemented by its own investigations, the sensitivity and value of the habitat areas, the intensity and design of the proposed use, and adjacent uses and activities.~~

~~D. Buffer widths may be modified by averaging buffer widths or by enhancing buffer quality as set forth herein.~~

~~1. Buffer width averaging shall be allowed only where the applicant demonstrates to the department that:~~

~~a. The habitat contains variations in sensitivity due to the existing physical characteristics;~~

~~b. That lower intensity land uses would be located adjacent to areas where buffer width is reduced;~~

~~c. That width averaging will not adversely impact the habitat functional values; and~~

~~d. That the total area contained within the buffer after averaging is no less than that contained within the standard buffer prior to averaging.~~

~~2. Buffer width may be reduced by up to 25 percent if the existing buffer area is vegetated with greater than 90 percent areal cover of native species and a report by a qualified fish/wildlife specialist demonstrates that a smaller than standard buffer will provide all of the buffer functions necessary to protect all functions and values of the habitat. The department may require long-term monitoring of the buffer with appropriate contingency actions if adverse impacts to the wetland occur. In no instance, however, shall the buffer width be reduced by more than 50 percent of the required buffer or be less than 25 feet.~~

~~D. Administrative Buffer Adjustments.~~

~~1. The required buffer widths established in this section may be modified by the City administrator for a development on existing legal lots of record in place at the time of adoption of this program, in accordance with the provisions of this section only where the applicant demonstrates all of the following:~~

~~a. Averaging is necessary to avoid an extraordinary hardship to the applicant caused by circumstances peculiar to the property, and no feasible alternative exists;~~

~~b. The designated buffer area contains variations in sensitivity to ecological impacts due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation;~~

c. The total area contained within the buffer after averaging is no less than that contained within the standard buffer prior to averaging;

d. The minimum buffer width at its narrowest point shall not be less than seventy five (75) percent of the buffer width established under this section; and

e. The buffer width averaging does not result in a net loss of ecological function.

2. Standard Buffer Reduction. Reductions of up to twenty-five (25) percent of the standard buffer may be approved if the applicant demonstrates to the satisfaction of the administrator that a mitigation plan developed by a qualified professional indicates that enhancing the buffer (by removing invasive plants or impervious surfaces, and planting native vegetation, or installing habitat features or other means) will result in a reduced buffer that functions at a higher level than the existing standard buffer. Any mitigation plan that includes the planting of vegetation shall also include a monitoring program.

3. In-fill Development. In an effort to facilitate in-fill development in approved plats, the administrator may approve requests to reduce the standard wildlife habitat buffers up to a maximum of fifty (50) percent for a new single-family residence and appurtenant structures in accordance with the following criteria:

a. Where there are single-family residences within 150 feet on either side of the proposed residence in an existing plat, the buffer shall be determined as the greater of one of the following three options: 1) a common line drawn between the nearest corners of the nearest residences; 2) a common line calculated by the average of the nearest residence's' existing buffer; or 3) a fifty (50) percent reduction of the standard buffer.

b. Where there is only a residence located within 150 feet on one side of the proposed residence in an existing plat, the standard buffer shall be determined as the greater of a common line drawn between the nearest corner of the nearest residence and the nearest point of the standard buffer on the adjacent vacant lot, a common line calculated by the average of the nearest residence's setback and the standard buffer for the adjacent vacant lot, or a fifty (50) percent reduction of the standard buffer.

E. The buffer width stated in subsection (B) of this section shall be increased not more than 125 percent (buffer width x 1.25) when the qualified consultant determines, based upon a site-specific habitat analysis, that impacts on the habitat from a proposed development can only be mitigated by a greater buffer width. The standard habitat buffer width shall be increased:

1. When the adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse habitat impacts; or

2. When the standard buffer has minimal or degraded vegetative cover that cannot be improved through enhancement; or

3. When the wetland or other habitat area provides habitat for a species that is particularly sensitive to disturbance (such as sensitive, threatened or endangered species), the width of the buffer should be increased to provide adequate protection for the species based on its particular, life-history needs; or

3. 4. When the minimum buffer for a habitat extends into an area with a slope of greater than 25 percent, the buffer shall be the greater of:

~~a. The minimum buffer for that particular habitat; or~~

~~b. Twenty-five feet beyond the point where the slope becomes 25 percent or less.~~

~~F. Low impact uses and activities which are consistent with the purpose and function of the habitat buffer and do not detract from its integrity may be permitted within the buffer depending on the sensitivity of the habitat involved. Examples of uses and activities which may be permitted in appropriate cases include pedestrian trails, viewing platforms, stormwater management facilities such as grass-lined swales and utility easements.~~

~~G. Required buffers shall not deny all reasonable use of property. A variance from buffer widths requirements may be granted by the city of Richland Hearing Examiner, in accordance with the procedures set forth in RMC Title 19 for Type II permits, upon a showing by the applicant that:~~

~~1. There are special circumstances applicable to the subject property or to the intended use such as shape, topography, location or surroundings that do not apply generally to other properties and which support the granting of a variance from the buffer width requirement;~~

~~2. Such buffer width variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other similarly situated property but which because of special circumstances is denied to the property in question;~~

~~3. The granting of such buffer width variance will not be materially detrimental to the public welfare or injurious to the property or improvement; and~~

~~4. All variances shall be in accord with RMC 23.70.110 through 23.70.170~~.

~~1. That the strict application of the bulk, dimensional or performance standards set forth in this title preclude, or significantly interfere with, reasonable use of the property;~~
~~2. That the hardship described in (1) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of this title, and not, for example, from deed restrictions or the applicant's own actions;~~
~~3. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and applicable development regulations and will not cause adverse impacts to the habitat;~~
~~4. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;~~
~~5. That the variance requested is the minimum necessary to afford relief; and~~
~~6. That the public interest will suffer no substantial detrimental effect.~~

22.10.220 Fish and wildlife habitat conservation area alteration.

A. Adverse impacts to habitat functions and values shall be mitigated to the extent feasible and reasonable. Mitigation actions by an applicant or property owner shall occur in the following preferred sequence:

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

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

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

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

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

6. Monitoring the impact over time and taking corrective measures to minimize additional impacts.

B. Where impacts cannot be avoided, the applicant or property owner shall seek to implement other appropriate mitigation actions in compliance with the intent, standards and criteria of this section. In an individual case, these actions may include consideration of alternative site plans and layouts, reductions in the density or scope of the proposal, and/or implementation of the performance standards listed in RMC 22.10.210.

~~C. Alteration of habitat and/or their buffers may be permitted by the department administrator subject to the following standards:~~

~~1. Critical Habitat. Alterations of critical habitat shall be avoided, subject to the reasonable use provisions of this chapter.~~

~~2. Secondary Habitat. Alterations of secondary habitat may be permitted; provided, that the applicant mitigates adverse impacts consistent with the performance standards and other requirements of this chapter.~~

~~22.10.230 Fish and wildlife habitat performance standards and incentives.~~

~~A. The performance standards and criteria contained in this section shall be incorporated into plans submitted for regulated activities and shall:~~

~~1. Consider habitat in site planning and design;~~

~~2. Locate buildings and structures in a manner that preserves and minimizes adverse impacts to important habitat areas;~~

~~3. Integrate retained habitat into open space and landscaping, consistent with the provisions of all open space and landscaping requirements;~~

~~4. Where possible, consolidate habitat and vegetated open space in contiguous blocks;~~

~~5. Locate habitat contiguous to other habitat areas, open space or landscaped areas to contribute to a continuous system or corridor that provides connections to adjacent habitat areas and allows movement of wildlife;~~

~~6. Use native species in any landscaping of disturbed or undeveloped areas and in any enhancement of habitat or buffers;~~

~~7. Emphasize heterogeneity and structural diversity of vegetation in landscaping and food producing plants beneficial to wildlife;~~

~~8. Remove and/or control any noxious or undesirable species of plants and animals;~~

~~9. Preserve significant trees and/or snags, preferably in groups, consistent with achieving the objectives of these standards;~~

~~10. Buffers shall be preserved and shall be surveyed, staked, and fenced prior to any constructed work, including grading and clearing, that may take place on the site; and~~

~~11. Temporary erosion and sedimentation controls, pursuant to an approved plan, shall be implemented during construction.~~

~~B. A landscape vegetation management plan shall be submitted consistent with the requirements, goals and standards of this chapter. The plan shall reflect the report prepared pursuant to RMC 22.10.310370 Any required mitigation, including supplemental buffer plantings, shall be guaranteed by a bond or other acceptable security device. Such bond or other security device shall be required to assure successful establishment of required planting for an appropriate monitoring period. The amount of the bond or other security device shall equal 125 percent of the cost of the mitigation project for a period of five years. The administrator may agree to reduce the bond in phases in proportion to work successfully completed over the period of the bond.~~

~~C. As an incentive to encourage preservation of secondary habitat as defined in this article, the net amount of landscaping required by the city of Richland may be reduced by one-quarter acre for each one acre of secondary habitat and buffer preserved on the site; however, that amount cannot exceed 50 percent of the amount of required landscaping. The reduction shall be calculated on the basis of square feet of habitat preserved or enhanced and square feet required. Habitat and habitat buffer that is enhanced by the applicant may also qualify for this reduction. Preservation of secondary habitat shall be execution of an easement or other protective device acceptable to the city of Richland.~~

Article IV. Geologically Hazardous Areas

22.10.240 Identification and definition.

A. Geologically hazardous areas identification and designation shall be consistent with the minimum guideline classifications established in WAC 365-190-120 which includes any future amendments to the code. Areas that are susceptible to one or more of the following types of hazards shall be classified as a geologically hazardous area:

1. Erosion hazard;

2. Landslide hazard;

3. Seismic hazard; and

4. Mine hazard.

B. Erosion Hazard Areas. Those areas that are identified by the United States Department of Agriculture Soil Conservation Service as having a severe rill and inter-rill erosion hazard.

C. Landslide Hazard Areas. Those areas that are potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Landslide hazard areas include, but are not limited to, the following types of areas:

1. Areas delineated by the United States Department of Agriculture Soil Conservation Service as having a severe limitation for building site development;

2. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published by the United States Geological Survey or Department of Natural Resources Division of Geology and Earth Resources;

3. Areas with all three of the following characteristics:

a. Areas with slope steeper than 15 percent;

b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and

c. Springs or ground water seepage;

4. Areas that have shown movement during the holocene epoch (from 10,000 years ago to the present) or which are underlain or covered by mass wastage debris of that epoch;

5. Areas with slopes that are parallel or subparallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;

6. Areas with slopes having gradients steeper than 80 percent subject to rockfall during seismic shaking;

7. Areas potentially unstable as a result of rapid stream incision, stream bank erosion and undercutting by wave action;

8. Areas that show evidence of, or on, an active alluvial fan presently or potentially subject to inundation by debris flows or catastrophic flooding; or

9. Areas with a slope of 40 percent or steeper and with a vertical relief of 10 or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least 10 feet of vertical relief.

D. Seismic Hazard Areas. Those areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington. The strength of ground shaking is primarily affected by: (1) magnitude of an earthquake; (2) distance from the source of an earthquake; (3) type of thickness of geologic materials at the surface; and (4) type of subsurface geologic structure.

E. Mine Hazard Areas. Those areas underlain by, adjacent to, or affected by mine working areas as designated by the Washington State Department of Natural Resources.

22.10.250 Applicability to geologically hazardous areas.

The provisions of this article shall apply to any activity that occurs in or within 200 feet of a geologically hazardous area unless otherwise exempt. These activities include but are not limited to the following:

A. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind;

B. Dumping, discharging or filling with any material;

C. Driving piling or placing obstructions;

D. Constructing, reconstructing, demolishing or altering the size of any structure or infrastructure which has an adverse effect on a geologically hazardous area; destroying or altering vegetation through clearing or harvesting; road construction; utility installation and any project permit established in Chapter 19.20 RMC.

22.10.260 Geologically hazardous area inventory maps.

The approximate location and extent of geologically hazardous areas within the city of Richland's planning area are shown on the critical areas maps adopted as part of this chapter. These maps should be used as a general guide only for the assistance of property owners and the city of Richland to identify and designate geologically hazardous areas.

22.10.270 Preliminary assessment.

A. The ~~city of Richland~~ administrator shall conduct a preliminary assessment of the proposed activity. The preliminary assessment shall consist of reviewing geologically hazardous inventory maps, conducting an on-site evaluation, and, if necessary, consulting with state and/or federal agencies to determine whether there is a reasonable belief that a proposed activity may be present within 200 feet of a geologically hazardous area. In the event there is a disagreement as to whether the activity is within 200 feet of a geologically hazardous area, a geologic report prepared by a qualified ~~consultant~~ professional as defined in RMC 22.10.~~320~~380 shall be required, at the property owner or applicant's expense, to determine this issue.

B. If it is determined that there is a reasonable belief that a proposed activity may be present within 200 feet of a geologically hazardous area, then geologic reports and studies are required at the property owner or applicant's expense.

22.10.280 Geologic reports and studies.

A. Geologic studies and reports shall comply with the requirements established in RMC 22.10.~~310~~370(B)(6), Permit process and application requirements. ~~These studies and reports shall be prepared using best available science to protect the functions and values of the geologic hazard area. Best available science includes using a valid scientific process that includes the following:~~

~~1. Peer Review. The information has been critically reviewed by other persons who are qualified professionals or based on scientific publications.~~

~~2. Method. The methods used to obtain the information are clearly stated and able to be replicated. The methods are standardized in the pertinent scientific discipline or, if not, the methods have been appropriately peer-reviewed to assure their reliability and validity.~~

~~3. Logical conclusions and reasonable inferences. The conclusions presented are based on reasonable assumptions supported by other studies and consistent with the general theory underlying the assumptions. The conclusions are logically and reasonably derived from the assumptions and supported by the data presented. Any gaps in information and inconsistencies with other pertinent scientific information are adequately explained.~~

~~4. Quantitative Analysis. The data has been analyzed using appropriate statistical or quantitative methods.~~

~~5. Context. The information is placed in proper context. The assumptions, analytical techniques, data, and conclusions are appropriately framed with respect to the prevailing body of pertinent scientific knowledge.~~

~~B. References. The assumptions, analytical techniques, and conclusions are well referenced with citations to relevant, credible literature and other pertinent existing information.~~

22.10.290 Administrative evaluation of geologic reports and studies.

The ~~city of Richland~~ administrator shall review the geologic reports and studies to determine the significant risks posed by the activity to life and property on and off the project site. The city of Richland may approve, conditionally approve or deny an activity, as appropriate, based on the degree to which significant risks are posed to public and private property and to the health and safety of the community. Conditional approval of the activity may include mitigation measures based on the geologic reports and studies. Where potential impacts of the activity cannot be effectively mitigated, or where the risk to public health, safety and welfare of the community is significant notwithstanding mitigation, the activity shall be denied.

22.10.295 Assurance.

The ~~city of Richland~~ administrator may require assurance from the owner or applicant and/or ~~its geologic consultant~~ qualified professional that the activity creates a minimal risk of danger to life or property on or off the project site. Such assurance may include the following:

A. A letter from the ~~its geologic consultant~~ qualified professional who prepared the required study and report stating that the activity creates a minimal risk of danger to life or property on or off the project site; or

B. A letter from the owner or applicant stating its understanding and acceptance of any risk of injury or damage associated with the activity and agreeing to notify any future purchasers of the site, portions of the site, or structures located on the site of the geologic hazard.

Article V. Critical Aquifer Recharge Areas Protection

22.10.300 Identification and definition.

Critical aquifer recharge areas (CARAs) are defined as those areas having a critical recharging effect on aquifer use for potable water in community systems. CARAs are classified and designated as follows:

A. Those areas designated as "Wellhead Protection Areas" pursuant to WAC 246-290-135(3) and the groundwater contribution area in WAC 246-291-125. Wellhead protection areas shall, for the purpose of this regulation, include the identified recharge areas associated with either Group A public water supply wells and those Group B wells with a wellhead protection plan filed with the City and/or Benton Franklin Health District; and

B. Any land identified in the Soil Survey of Benton County as having high potential for aquifer recharge, as determined by the Administrator.

In order to protect the public health and safety, prevent degradation of ground water and for potentially usable potable water, and to provide for regulations that prevent and control risks to the degradation of ground water quality and quantity, development in CARAs shall be subject to the standards described in this section.

22.10.310 Critical Aquifer Recharge Area maps.

The approximate location and extent of aquifer recharge areas are shown on the critical areas maps. Wellhead protection areas are shown in the City's adopted Wellhead Protection Plan as presented in the City's 2017 Water System Plan. These maps should be used as a general guide only for the assistance of property owners and the city of Richland to identify and designate critical aquifer recharge areas.

22.10.320 Exemptions from Critical Aquifer Recharge Area regulations.

A. See RMC 22.10.360 for general exemptions to all critical areas.

B. The following activities shall be exempt from the CARA provisions of this section, provided they are conducted using best management practices for protecting surface and ground water quality:

1. Single-family residential development.

2. Development and improvement of parks, recreation facilities, open space, or conservation areas resulting in less than five percent total site impervious surface area that do not increase the use of a hazardous substance.

3. Group A public water system source development and associated infrastructure.

4. Public water supply aquifer storage and recovery (ASR) facilities.

5. Public water pipelines and supply storage structures.

6. The following underground storage tank (UST) systems, including any piping connected thereto:

   1. Any UST system holding hazardous wastes subject to Subtitle C of the Federal Solid Waste Disposal Act, or a mixture of such hazardous waste and other regulated substances;
   2. Any wastewater treatment tank system that is part of a wastewater treatment facility regulated under Section 402 or 307(b) of the Clean Water Act;
   3. Equipment or machinery that contains regulated substances for operational purposes such as hydraulic lift tanks and electrical equipment tanks;
   4. Any UST system whose capacity is one hundred ten (110) gallons or less;
   5. Any UST system that contains a de minimis concentration of regulated substances;
   6. Any emergency spill or overflow containment UST system that is expeditiously emptied after use;
   7. UST systems used for storing heating oil for consumptive use on the premises where stored; except that such systems which store in excess of one thousand one hundred (1,100) gallons are subject to the release reporting requirements of WAC 173-360-372;
   8. Any pipeline facility (including gathering lines) regulated under:
      a. The Natural Gas Pipeline Safety Act of 1968 (49 U.S.C. App. 1671, et seq.), or
      b. The Hazardous Liquid Pipeline Safety Act of 1979 (49 U.S.C. App. 2001, et seq.), or
      c. Which is an intrastate pipeline facility regulated under state laws comparable to the provisions of the law referred to in Section 40.410.010(B)(3)(j)(1) or (2) of this definition;
   9. Surface impoundments, pits, ponds, or lagoons;
   10. Stormwater or wastewater collection systems;
   11. Flow-through process tanks;
   12. Storage tanks situated in an underground area (such as a basement, cellar, vault, mineworking drift, shaft, or tunnel), if the storage tank is situated upon or above the surface of the floor.

22.10.330 Reports and Studies

Reports for CARAs shall be submitted to the administrator by the applicant when a development proposal activity not otherwise exempted as provided in Section 22.210.320 is proposed on a parcel within an aquifer recharge area. Requirements for a hydrogeologic assessment are found in Section 22.10.340.

22.10.340 Performance Standards

1. Activities may only be permitted in a critical aquifer recharge area if the applicant can show that the proposed activity will not cause contaminants to enter the aquifer and that the proposed activity will not adversely affect the recharging of the aquifer.

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2. The proposed activity must comply with the water source protection requirements and recommendations of the U.S. Environmental Protection Agency, Washington State Department of Health, Washington State Department of Ecology, and the Benton County Health Department.

3. The proposed activity must be designed and constructed in accordance with existing local, state and federal laws and regulations, and the Stormwater Management Manual for Eastern Washington, as amended (Ecology 2004) and/or the locally adopted program, as applicable.

22.10.350 Uses Prohibited in Critical Aquifer Recharge Areas

The following activities and uses are prohibited in CARAs:

1. Landfills. Landfills, including hazardous or dangerous waste, municipal solid waste, special waste, woodwaste, and inert and demolition waste landfills;

2. Underground Injection Wells. Class I, III, and IV wells and subclasses 5F01, 5D03, 5F04, 5W09, 5W10, 5W11, 5W31, 5X13, 5X14, 5X15, 5W20, 5X28, and 5N24 of Class V wells;

3. Mining in critical aquifer recharge areas determined to be highly susceptible in the City's Wellhead Protection Plan.

   a. Metals and hard rock mining;

   b. Sand and gravel mining.

4. Wood Treatment Facilities. Wood treatment facilities that allow any portion of the treatment process to occur over permeable surfaces (both natural and manmade);

5. Storage, Processing, or Disposal of Radioactive Substances. Facilities that store, process, or dispose of radioactive substances.

Article VI. General Information

22.10.360 General exemptions.

The following activities shall be exempt from the provisions of this chapter, provided they are conducted using best management practices and minimize and/or mitigation the impacts to critical areas:

A. Existing and ongoing agricultural activities, as defined in RMC 22.10.040 and subject to the provisions found in RMC 22.10.080(B)(3).

B. Maintenance, operation and reconstruction of existing roads, streets, utilities, and associated structures; provided, that reconstruction of any structures may not increase the impervious area;

C. Normal maintenance, repair and reconstruction of residential or commercial structures; provided, that reconstruction of any structures may not increase the impervious floor area;

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D. Site investigative work and studies necessary for preparing land use applications, including soils tests, water quality studies, wildlife studies and similar tests and investigations; provided, that any disturbance of ~~sensitive~~ critical areas shall be the minimum necessary to carry out the work or studies;

E. Educational activities, scientific research, and outdoor recreational activities, including but not limited to interpretive fields, bird watching, fishing and hiking, that will not have a significant effect on the habitat area;

F. Public agency emergency activities necessary to prevent an immediate threat to public health, safety or property, provided that retroactive mitigation is required to restore a site to a pre-emergency response condition to ensure no net loss of ecological functions. Retroactive mitigation must occur within the first growing season following completion of the emergency work;

G. Prior to the effective date of the ordinance codified in this chapter any of the following activities that have met all conditions of approval in a timely manner and are consistent with the reasonable use provisions of this chapter:

1. Complete applications as defined by the appropriate ordinance;

2. Approved preliminary plats; and

3. Development of legally created lots which have been recorded with Benton County;

H. Minor activities not mentioned above and determined by the ~~community and development services group~~ administrator to pose minimal risk to ~~the public health, safety, and general welfare~~ critical areas.

I. The operation, maintenance, or re-construction of existing canals, waterways, drains, reservoirs or other facilities that lie within the boundaries of and are maintained by an irrigation district or company, provided that any new construction or related activity does not encroach into a critical area.

~~22.10.365 Exemption Procedures~~

~~Any person proposing an activity within a designated critical area shall submit a written description of the proposed activity and a site plan indicating the location and extent of the proposed activity to the City. Such description and site plan may be included in an application for development, such as a preliminary plat application, site plan approval, shoreline permit application or an environmental checklist. The Administrator shall make a determination as to whether the proposed activity is exempt under the provisions of this chapter or whether the proposed activity requires the preparation of a report in accordance with RMC 22.10.370.~~

~~If determined that the proposed activity is exempt under this critical areas ordinance, the administrator shall issue a written statement to the applicant identifying the specific exemption provision(s) that are being applied to the proposed activity and identify any conditions of approval that are necessary to ensure consistency of the proposed activity with this critical areas ordinance. Copies of exemption letters involving wetlands shall be provided to the State Department of Ecology and copies of exemption letters involving fish and wildlife habitat conservation areas shall be provided to the Washington State Department of Fish and Wildlife.~~

22.10.370 Permit process and application requirements.

A. Preapplication Conference. All applicants are encouraged to meet with the ~~planning and development services manager of the city of Richland or his or her representative~~ administrator prior to submitting an application subject to these regulations. The purpose of this meeting shall be to discuss the city of Richland's ~~sensitive~~ critical areas requirements, processes, and procedures; to review any conceptual site plans prepared by the applicant; to discuss appropriate investigative techniques and methodology; to identify potential impacts and mitigation measures; and to familiarize the applicant with state and federal programs, particularly those pertaining to wetlands. Such conference shall be for the convenience of the applicant and any recommendations shall not be binding on the applicant or the city of Richland.

B. Application Requirements. The information required by this section should be coordinated with reporting requirements required by this section for any other ~~sensitive~~ critical area located on the site.

1. Prior to the issuance of a SEPA threshold determination for a proposal, a wetland determination, wetland delineation report, fish and wildlife habitat conservation area report, ~~or~~ geologic hazard report or critical aquifer recharge area report must be submitted to the ~~city of Richland~~ administrator for review ~~upon request of the planning and development services manager~~ if such ~~sensitive~~ critical areas are indicated on any portion of the site. The purpose of the reports is to determine the extent and function of ~~wetlands, and the extent, type, function and value of wildlife habitat on any site sensitive~~ critical areas where regulated activities are proposed. The report will also be used by the ~~city of Richland~~ administrator to determine the appropriate ~~wetland rating designation and buffering requirement for the wetland, or the sensitivity and appropriate classification of the habitat, appropriate buffering requirements, and~~ implementation of critical area regulations and the extent to which potential impacts of proposed activities are addressed by existing regulations that provide environmental analysis and measures that avoid or otherwise mitigate the probable specific adverse environmental impacts of proposed activities.

2. In addition, wetland boundaries must be staked and flagged in the field by a qualified ~~consultant~~ professional. ~~employing the federal methodology. Field flagging must be distinguishable from other survey flagging on the site. The field flagging must be accompanied by a wetland delineation report~~.

~~3. Applicants for activities within 200 feet of geologic hazard areas shall conduct technical studies and reports which include the following:~~

~~a. Review site history and available information;~~

~~b. Conduct a surface reconnaissance of the site and adjacent areas;~~

~~c. Conduct subsurface exploration suitable to the site and proposal to assess geotechnical geohydrologic conditions;~~

~~d. Recommend surface water management controls during construction and operation;~~

~~e. Propose construction scheduling;~~

~~f. Recommendations for site monitoring and inspection during construction;~~

~~g. Conduct a detailed stability analysis of the existing landslide that demonstrates that the proposal will result in a suitable factor of safety during and following site development;~~

~~h. Evaluate the presence of geologic conditions giving rise to geologic hazards;~~

~~i. Evaluate the safety and appropriateness of the proposed activities;~~

~~j. Recommend appropriate construction practices, monitoring programs and other mitigating measures required to ensure achievement of the purpose and intent of these regulations. The format of any required reports shall be determined by the city of Richland;~~

~~k. A characterization of soils, geology and drainage;~~

~~l. A characterization of ground water conditions including the presence of any public or private wells in the immediate vicinity; and~~

~~m. Analysis of proposed clearing, grading and construction activities, including construction scheduling; potential direct and indirect, on-site and off-site, impacts from development; and proposed mitigation measures, including any special construction techniques, monitoring or inspection programs (during and after construction), and surface water management controls.~~

3. The report on any ~~sensitive~~ critical area shall include the following information:

a. Vicinity map;

b. A map showing:

i. Site boundary, property lines and roads;

ii. Internal property lines, rights-of-way, easements, etc.;

iii. Existing physical features of the site including buildings, fences, and other structures, roads, parking lots, utilities, water bodies, etc.;

iv. Contours at the smallest readily available intervals, preferably at five-foot intervals; and

v. For large (50 acres or larger) or complex projects with wetlands or habitat areas, an aerial photo with overlays displaying the site boundaries and wetland delineation or habitat area(s) may be required. Generally, an orthophotograph at a scale of one inch equals 400 feet or greater (such as one inch equals 200 feet) should be used. If an orthophotograph is not available, the center of a small scale (e.g., one inch equals 2,000 feet) aerial enlarged to one inch equals 400 feet may be used;

~~c. The report for any sensitive area must describe~~:

vi. Locational information including legal description and address;

vii. All natural and manmade features within 150 feet of the site boundary;

viii. General site conditions including topography, acreage, and water bodies or wetlands; and

ix. Identification of any areas that have previously been disturbed or degraded by human activity or natural processes.

~~5~~. 4. In addition to the general report requirements, a report on wetlands shall include the following information:

a. Delineated wetland boundary;

b. The wetland boundary must be accurately drawn at an appropriate engineering scale such that information shown is not cramped or illegible. The drawing shall be prepared by a surveyor. Generally, a scale of one inch equals 40 feet or greater (such as one inch equals 20 feet) should be used. Existing features must be distinguished from proposed features;

c. Site designated on the wetlands areas maps described in RMC 22.10.090;

d. Hydrologic mapping showing patterns of water movement into, through, and out of the site area;

e. Location of all test holes and vegetation sample sites, numbered to correspond with flagging in the field and field data sheets;

f. Field data sheets from the Federal Manual, numbered to correspond with sample site locations as staked and flagged in the field; and describe:

i. Specific descriptions of plant communities, soils, and hydrology;

ii. A summary of existing wetland function and value; and

iii. A summary of proposed wetland and buffer alterations, impacts, and the need for the alterations as proposed. Potential impacts may include but are not limited to loss of flood storage potential, loss of wildlife habitat, expected decreases in species diversity or quantity, changes in water quality, increases in human intrusion, and impacts on associated wetland or water resources. If alteration of a Category I, II, III or IV wetland is proposed, a wetland mitigation plan is required according to the standards of RMC 22.10.140.

~~6~~. 5. In addition to the general report requirements, a report on fish and wildlife habitat conservation areas shall include the following information. (The level of detail contained in the report shall generally reflect the size and complexity of the proposal and the function and value of the habitat. The ~~department~~ administrator may require field studies at the applicant's expense in appropriate cases.):

a. A map of vegetative cover types, reflecting the general boundaries of different plant communities on the site;

b. A description of the species typically associated with the cover types, including an identification of any critical wildlife species expected to be found;

c. The results of searches of Washington State Department of Natural Resource's Natural Heritage and Washington State Department of Wildlife's nongame data system databases, if available; and

d. Additional information on species occurrence available from the city of Richland or Benton County or the Washington State Department of Fish and Wildlife;

e. ~~And describe~~ Include the following descriptions:

i. The layers, diversity and variety of habitat found on the site;

ii. Identification of edges between habitat types and any species commonly associated with that habitat;

iii. The location of any migration or movement corridors;

iv. A narrative summary of existing habitat functions and values; and

v. A summary of proposed habitat and buffer alterations, impacts, and mitigation. Potential impacts may include but are not limited to clearing of vegetation, fragmentation of wildlife habitat, expected decreases in species diversity or quantity, changes in water quality, increases in human intrusion, and impacts on wetlands or water resources.

vi. Describe how mitigation meets the criteria of RMC 22.10.210 including the specified mitigation sequence.

6. In addition to the general report requirements, applicants for activities within 200 feet of geologically hazardous areas shall conduct technical studies and reports which include the following:

a. Review site history and available information;

b. Conduct a surface reconnaissance of the site and adjacent areas;

c. Conduct subsurface exploration suitable to the site and proposal to assess geotechnical geohydrologic conditions;

d. Conduct a detailed stability analysis of the existing landslide that demonstrates that the proposal will result in a suitable factor of safety during and following site development;

e. Characterize soils, geology and drainage;

f. Ccharacterize ground water conditions including the presence of any public or private wells in the immediate vicinity; and

g. Analyze proposed clearing, grading and construction activities, including construction scheduling; potential direct and indirect, on-site and off-site, impacts from development; and proposed mitigation measures, including any special construction techniques, monitoring or inspection programs (during and after construction), and surface water management controls.

h. Evaluate the presence of geologic conditions giving rise to geologic hazards;

i. Evaluate the safety and appropriateness of the proposed activities;

j. Recommend appropriate construction practices, monitoring programs and other mitigating measures required to ensure achievement of the purpose and intent of these regulations. The format of any required reports shall be determined by the administrator;

k. Recommend surface water management controls during construction and operation;

l. Propose construction scheduling;

m. Recommend site monitoring and inspection during construction;

7. In addition to the general report requirements, a report for Critical Aquifer Recharge Areas must meet the following requirements:

a. Available information regarding geologic and hydrogeologic characteristics of the site including the surface location of all CARAs located on site or immediately adjacent to the site, and permeability of the unsaturated zone;

b. Ground water depth, flow direction, and gradient based on available information;

c. Currently available data on wells and springs within one thousand feet of the project area;

d. Location of other ~~sensitive~~ critical areas, including surface waters, within one thousand feet of the project area;

e. Available historic water quality data for the area to be affected by the proposed activity; and

f. Evaluation of the potential impact of the proposed development on groundwater quality, both short and long term, based on an assessment of the cumulative impacts of the proposal in combination with existing and potential future land use activities; and

g. A proposed mitigation plan, as applicable. Applicants must demonstrate how they will integrate necessary and appropriate best management practices to prevent degradation of groundwater.

8 In addition to the general report requirements, a report on floodplain development shall include the information required by RMC 23.34.100 Floodplain district – Development permit.

C. Permit Process. This section is not intended to create a separate permit process for development proposals. To the extent possible, the ~~city of Richland~~ administrator shall consolidate and integrate the review and processing of ~~sensitive~~ critical area-related aspects of proposals with other land use and environmental considerations and approvals.

22.10.380 Requirements of qualified ~~consultant~~ professional.

All reports or studies are to be performed by a professional, licensed or qualified as a consultant, in the ~~sensitive~~ critical area at issue. The ~~city of Richland~~ administrator shall determine whether a person is a qualified ~~consultant~~ professional based on the criteria established in WAC 365-195-905(4).

22.10.385 Notice on Title.

A. In order to inform subsequent purchasers of real property of the existence of critical areas, the owner of any property that contains one or more critical areas or buffers for which a development proposal has been approved shall file a notice with the County Auditor's office according to the direction of the City. The notice shall state the presence of the critical area(s) or buffer(s) on the property, the application of this chapter to the property, and a listing of the limitations on actions in or affecting the critical area or buffer that may exist. The notice shall note specific requirements that may include but not be limited to the preservation of existing native vegetation; restrictions on access; the prohibition on construction of buildings or other improvements; the prohibition on grading, filling or clearing activities or other requirements as identified in this chapter. The notice shall "run with the land."

B. The notice on title shall not be required for a development proposal by a public agency or public or private utility:

1. Within a recorded easement or right-of-way;
2. Where the agency or utility has been adjudicated the right to an easement or right-of-way; or
3. On the site of a permanent public facility.

C. The applicant shall submit proof that the notice has been filed for public record before the City grants any final development approval for the property. In the case of subdivisions, short subdivisions or binding site plans, a note on the recorded plat shall satisfy the requirement for a notice on title.

22.10.390 Land divisions.

All proposed divisions of land which include regulated ~~sensitive~~ critical areas shall comply with the following procedure and development standard:

A. New lots shall contain at least one building site, including access that is suitable for development and is not within the regulated ~~sensitive~~ critical area or its associated buffer or setback in which a restriction of prohibition on alteration is provided by this program.

22.10.400 On-site density transfer for ~~sensitive~~ critical areas.

A. An owner of a residential site or property containing ~~sensitive~~ critical areas may be permitted to transfer the density attributable to the ~~sensitive~~ critical area and associated buffer area or setback to another nonsensitive portion of the same site or property, subject to the limitations of this section and other applicable regulations.

B. Density can be transferred from the ~~sensitive~~ critical portion and associated buffer area or setback to the nonsensitive portion of the residential site subject to the following conditions:

1. The basis for the density transfer will be an actual site plan for the site or property as if it did not have the ~~sensitive~~ critical area, subject to the provisions of the underlying zoning classification, applicable setbacks, and other standards of the city code or other land development regulations.

2. Based on the above site plan, a portion of the density that could be achieved on the ~~sensitive~~ critical portion and associated buffer or setback of the site can be transferred to the nonsensitive portion of the site. The following chart indicates the amount of density that can be transferred, based on the degree of sensitivity of the ~~sensitive~~ critical area:

CATEGORY OF ~~SENSITIVE~~ CRITICAL AREA	PERCENT OF DENSITY ON ~~SENSITIVE~~ CRITICAL AREA THAT MAY BE TRANSFERRED ON SITE
Category I and II Wetlands	25%
~~Critical Habitat~~	
High and Very High Geologically Hazardous Area	25%
Seismic Hazard	25%

CATEGORY OF ~~SENSITIVE~~ CRITICAL AREA	PERCENT OF DENSITY ON ~~SENSITIVE~~ CRITICAL AREA THAT MAY BE TRANSFERRED ON SITE
Category III and IV Wetlands	100%
~~Secondary Habitat~~	
Low and Medium Geologically Hazardous Area	100%

3. In transferring the density from the ~~sensitive~~ critical portion of the site and its associated buffer or setback to the nonsensitive portion of the site the density of the nonsensitive portion of the site may be increased up to the equivalent next density classification. However, in the case of the highest density multifamily zoning classifications, the density may not be increased beyond the current density.

4. The nonwetland portion of the site is not constrained by another environmentally ~~sensitive~~ critical or geologically hazardous area regulated by this code.

5. The nonwetland portion of the site is subject to the density limitations of the new density zoning classification, and to applicable setbacks, and other standards of the city code or other land development regulations.

C. An on-site density transfer shall meet the requirements and follow the procedures of:

1. Planned unit development, RMC 23.50.010;

2. Plats and subdivisions, RMC Title 24.

D. The fact that development rights have been sold or received, and all related conditions, will be recorded, in a form acceptable to the city attorney, to become a part of the deed of the "sending" and "receiving" properties.

22.10.405 Density bonus for increased buffers.

1. An owner of a residential site or property containing ~~sensitive~~ critical areas who chooses to increase the buffers adjacent to a wetland or wildlife habitat area beyond the minimums required under this title shall be permitted to increase the density on the portion of the site that lies outside of a critical area or its required buffer. The amount of density bonus shall be based on the amount of additional buffer lands provided, through a calculation of the area of the additional buffer and/or wildlife corridor proposed on-site, expressed as a percentage of the total site area, exclusive of the total wetland, wetland buffer area and/or wildlife corridor as required under the provisions of this chapter. This percentage can then be doubled and applied to the total number of units located within the non-critical area portion of the site to determine the allowed density increase.

   An example application of the density bonus provision is as follows: An applicant has a 15 acre site with an identified wetland area and buffer and proposes an additional .75 acres of buffer, which translates to 5% of the total site. This entitles the developer to a 10% increase in lot count. If the existing zoning permitted 40 lots, the density bonus would entitle the applicant to an additional 4 lots.

2. In order to qualify for a density bonus:

a. Any additional wetland buffer area must be adjacent to the required wetland buffer area;
b. Any additional habitat buffer area must be adjacent to the required habitat area;
c. A wildlife corridor not otherwise required by this title may qualify for a density bonus provided that the fish and wildlife habitat conservation area report prepared by a qualified ~~consultant~~ professional identifies the location of said wildlife corridor as beneficial to priority, threatened or endangered species.

3. In transferring the density bonus from the sensitive portion of the site and its associated buffer or setback to the non-sensitive portion of the site, the density of the non-sensitive portion of the site may be increased up to the equivalent next density classification. However, in the case of the highest density multifamily zoning classifications, the density may not be increased beyond the current density.

22.10.410 ~~General procedural provisions.~~ Interpretations and appeals

A. Interpretations and Conflicts. Any question regarding interpretation of these regulations shall be resolved pursuant to the procedures set forth in RMC 23.70.070.

B. Appeals from permit decisions shall be governed by the procedures set forth in Chapter 19.70 of the Richland Municipal Code.

22.10.415 Penalties.

Any person who has violated any provision of this chapter shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E).

Provided, if the same violator has been found to have committed an infraction violation for the same or similar conduct two separate times, with the violations occurring at the same location and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses.

22.10.420 General savings provision – Reasonable use.

A. The standards and regulations of this chapter are not intended, and shall not be construed or applied in a manner, to deny all reasonable economic use of private property. If an applicant demonstrates to the satisfaction of the ~~city of Richland~~ administrator that strict application of these standards and the utilization of cluster techniques, planned unit development, and transfer of development rights would deny all reasonable economic use of its property, development may be permitted subject to appropriate conditions, derived from this chapter as determined by the ~~deputy city manager~~, ~~community and development services~~ administrator and after all variance requests from the ~~board of adjustment~~ hearing examiner have been denied.

B. An applicant for relief from strict application of these standards shall demonstrate the following:

1. That no reasonable use with less impact on the critical habitat and/or hazard area and buffer is feasible and reasonable;

2. That there is no feasible and reasonable on-site alternative to the activities proposed, considering possible changes in site layout, reductions in density and similar factors;

3. That the proposed activities, as conditioned, will result in the minimum possible impacts to wetlands and buffers;

4. That all reasonable mitigation measures have been implemented or assured;

5. That all provisions of the city's regulations allowing density transfer on site and off site have been considered;

6. That the inability to derive a reasonable economic use is not the result of the applicant's actions or that of a previous property owner, such as by segregating or dividing the property and creating an undevelopable condition.

22.10.430 No special duty created.

It is the purpose of this chapter to provide for the health, welfare, and safety of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this chapter. No provision or term used in this chapter is intended to impose any duty whatsoever upon the city or any of its officers, agents, or employees for whom the implementation or enforcement of this chapter shall be discretionary and not mandatory.

Nothing contained in this chapter is intended to be, nor shall be construed to create or form the basis for any liability on the part of the city or its officers, agents, and employees for any injury or damage resulting from the failure of any premises to abate a nuisance or to comply with the provisions of this chapter or be a reason or a consequence of any inspector, notice, or order, in connection with the implementation or enforcement of this chapter, or by reason of any action of the city related in any manner to enforcement of this chapter by its officers, agents or employees.

22.10.435 Unauthorized Alterations and Enforcement

A. When a critical area or its buffer has been altered in violation of this Chapter, all ongoing development work shall stop and the critical area shall be restored. The administrator shall have the authority to issue a "stop-work" order to cease all ongoing development work and order restoration, rehabilitation, or replacement measures at the owner's or other responsible party's expense to compensate for violation of provisions of this Chapter.

B. Requirement for Restoration Plan. All development work shall remain stopped until a restoration plan is prepared and approved by City. Such a plan shall be prepared by a qualified professional using the currently accepted scientific principles and shall describe how the actions proposed meet the minimum requirements described in Subsection C. The administrator shall, at the violator's expense, seek expert advice in determining the adequacy of the plan. Inadequate plans shall be returned to the applicant or violator for revision and resubmittal.

C. Minimum Performance Standards for Restoration. The following minimum performance standards shall be met for the restoration of a critical area, provided that if the violator can demonstrate that greater functions and habitat values can be obtained, these standards may be modified:

1. The historic structure, functions, and values of the affected critical area shall be restored, including water quality and habitat functions;

2. The historic soil types and configuration shall be restored to the extent practicable;

3. The affected critical area and its buffer shall be replanted with native vegetation that replicates the vegetation historically found on the site in species types, sizes, and densities. The historic functions and values should be replicated at the location of the alteration;

4. Information demonstrating compliance with other applicable provisions of this Chapter shall be submitted to the Administrator.

D. Site Investigations. The administrator is authorized to make site inspections and take such actions as necessary to enforce this Chapter. The administrator shall present proper credentials and make a reasonable effort to contact any property owner before entering onto private property.

E. Penalties. See Section 22.10.415.

F. If the critical area affected cannot be restored, money from any associated penalties shall be deposited in a dedicated account for the preservation or restoration of landscape processes and functions in the watershed in which the affected wetland is located. The administrator may coordinate its preservation or restoration activities with others to optimize the effectiveness of the restoration action.

G. Illegal modifications. Wetland rating categories and/or fish and wildlife conservation area boundaries shall not change due to illegal modifications made by the applicant or with the applicant's knowledge.

22.10.440 Severability.

The provisions of this chapter are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this chapter to any person or circumstance shall not affect the validity of the remainder of this chapter or the validity of its application to other persons or circumstances.

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COMMENTS ON CRITICAL AREA ORDINANCE UPDATE

This matrix provides a summary of the comments received on the draft critical areas ordinance and provides a staff response to each comment made. Only comments that suggested specific amendments to the draft ordinance are reported here.

	Name	Date	Comment	Staff Response
1	Department of Ecology	8/21/17	The use of brackets throughout the document is unclear. A brief note indicating the use would be helpful.	Brackets have been removed from the text. They were only intended to provide explanatory notes for use in the draft document and not intended to be part of the final version.
2	Department of Ecology	8/21/17	Page 6: Creation: Replace establishment with creation to read, "Creation results in a again in wetland acreage"	Change in definition of "creation" in 22.10.030 made.
3	Department of Ecology	8/21/17	Page 8: Establishment: remove paragraph. Definition of establishment and creation appear to be the same and produce the same results.	Definition of "establishment" in 22.10.030 has been removed.
4	Department of Ecology	8/21/17	Page 13: "Qualified Wetland Specialist" Item B refers to Unified Federal Manual. This should be changed to the federal delineation manual.	Change made to definition of "qualified wetland specialist" in 22.10.030.
5	Department of Ecology	8/21/17	Page 15, 3rd paragraph, remove the sentences "For identifying and delineating a regulated wetland, the methodology shall be done in accordance with the approved federal wetland delineation manual and applicable regional supplements as provided WAC 173-22-035. Refer also to Department of Ecology publication "Focus on Irrigation Influenced Wetlands (Publication No. 10-06-015 or as may be amended in the future." Neither entry is required under the GMA and is not found with the RCW 36.70A.030(21) code. However, they could be included as criteria or guidance.	Change made to definition of "wetland" in 22.10.030.
6	Department of Ecology	8/21/17	Page 15, Wetland Delineation could be	Change made to definition of "Wetland

			strengthened by including the following: "Wetland delineation shall be done in accordance with the approved federal delineation manual and applicable regional supplements as provided in WAC 273-22-035. Remove the flagging and staking language.	delineation" in 22.10.030.
7	Department of Ecology	8/21/17	Page 17, B, Wetlands: Ecology's previous guidance supported the exemption of small wetlands that met criteria specified within the current drafted listing due to administrative conclusions. However the Department currently recommends such wetlands be held under a higher standing and reviewed equivalent to other larger wetland areas due to the importance they play in providing critical wildlife habitat in Eastern Washington's arid climate.	The exemption to allow filling of Category III and IV isolated wetlands less than 1,000 square feet can only be accomplished if the wetland is not part of a riparian area and does not contain priority habitat as identified by Department of Fish and Wildlife. A wetland meeting this criteria can only be filled if impacts are fully mitigated.
8	Department of Ecology	8/21/17	Page 18, 22.10.100 Rating: The publication is not correctly cited. It should be #14-06-030 and not #04-06-030.	Correction made.
9	Department of Ecology	8/21/17	Page 20, Category II wetlands: Vernal pools need to be add consistently throughout the document. The need to be included in the table within Category II wetlands.	Vernal pools were added to Table 22.10.110(D) Buffer Widths.
10	Department of Ecology	8/21/17	Page 25, Reference cited is incorrect. This paragraph should be reviewed for consistency with the *2016 Wetland Guidance for CAO Updates* (Eastern Washington) and cited correctly.	Citation included in 22.10.110(E) was corrected.
11	Department of Ecology	8/21/17	Page 32, Table 22.10.130(C) includes bogs and alkali wetlands however the buffer table does not. Revise tables for consistency and for those wetland types located within your region.	Table 22.10.130(C) was revised to eliminate Alkali and Bog type wetlands, as those type of wetlands are not present in the City.
12	Department of Ecology	8/21/17	Page 33; Incorrect reference citation. Revise to,	Citation referenced in 22.10.140 was

			Wetland Guidance for CAO Updates, *June 2016, Publication No. 16-06-002.*	corrected.
13	Department of Ecology	8/21/17	Page 35, 22.10.050. Performance standards for wetlands mitigation planning; items listed here appear to be design standards for a mitigation site and not performance standards for a mitigation site.	Title of 22.10.050 has been relabeled as Design standards for wetlands mitigation planning.

14	Department of Ecology	8/21/17	Page 35, 22.10.160 Wetland Monitoring Program and Contingency Plan; we recommend performance standards be project specific and determined on a case-by-case condition. However, we suggest using the following guidance:
			• A monitoring plan with methods using, scientific procedures for establishing the success or failure of the project must be submitted;
			• For vegetation determinations, permanent monitoring transects or plots shall be established that adequately represent the compensatory mitigation site;
			• Vegetation success in the compensatory mitigation wetland will be defined as:
			  ○ An average density of at least 4 plants per 100 square feet in the scrub-shrub and forested communities in year one;
			  ○ A cover of native wetland trees and shrubs combined (planted and volunteer) of at least 10% in year 3; 25% in year 5; 40% in year 7; 50% in year 10%;
			  ○ A cover of native wetland herbaceous plant species (planted and volunteer) of at least: 25% in year 5; 40% in year 7;
				Recommended changes to 22.10.160 have been made. Language in subsection (B)1 was amended to require monitoring plans; (B)2 requires use of monitoring transects or plots. B(3) provides standard for average planning densities over monitoring period; calls for removal of non-native invasive species and requires buffer vegetation be maintained as called for in approved monitoring plans. B(4) requires monitoring reports for first 4 years and requires the monitoring report to incorporate hydrology standards. B(5) extends the obligation for extending monitoring periods beyond 5 years if the mitigation goals are not achieved within the first 5 years.

			50% in year 10; ○ A cover of native wetland herbaceous plant species (planted and volunteer) of at least: 25% in year 5; 40% in year 7; 50% in year 10. ○ Alternatively, you could leave the success criteria at 80% for year 10 and decrease percentages per monitoring year leading up to year 10. • Non-native invasive species must be maintained per site specific specifications and shall not exceed a maximum of (x amount) 5 aerial coverage. Tailored to each compensatory mitigation site. • Buffer vegetation shall be maintained at (x amount) % aerial coverage. Tailored to each compensatory mitigation site. • Monitoring reports could be simplified and received for years 1, 2, 3, 4, 7 and 10. If the site in an emergent wetland monitoring for 5 years and 10 for predominately scrub-shrub and forested wetland habitats. • Hydrology standards and monitoring should be incorporated and tailored for each project to ensure the required area of wetland habitat and buffer are established and functioning. ○ Soils of the compensatory mitigation site must remain inundated or saturated to the surface for a minimum of (xx) days (attribute) during the growing season for each monitoring year (time frame).	
15	Department of Ecology	8/21/17	Page 55, F: Provide a time limit when mitigation must occur after an emergency	22.10.360(F) was amended to provide that retroactive mitigation is required to restore

			activity.	a site to a pre-emergency response condition to ensure no net loss of ecological functions. Retroactive mitigation must occur within the first growing season following completion of the emergency work.
16	Department of Ecology	8/21/17	Page 55, H: Minor activities should be better defined in addition the latter part of the sentence should read more closely to the following: "…as long as it poses minimal risk to critical areas" in place of risks to public health, safety and welfare.	22.10.360(H) was amended to read as: "Minor activities not mentioned above and determined by the administrator to pose minimal risk to critical areas."
17	Department of Ecology	8/21/17	Page 55, I: Revise sentence to demonstrate maintenance or reconstruction is to occur on EXISTING canals, waterways, drains, reservoirs or other facilities and all work is to take place within the existing footprint. Any new construction is required to occur within the existing footprint and not encroach in a critical area.	22.10.360(I) was amended to include the word "existing". The language also references that new construction or related activities shall not encroach into a critical area.
18	Department of Ecology	8/21/17	Page 63, 22.10.410: include the following: That the inability to derive a reasonable economic use is not the result of the applicant's actions or that of a previous property owner, such as by segregating or dividing the property and creating an undevelopable condition.	22.10.420(6) to add the recommended language.
19	Department of Ecology	8/21/17	Include a Frequently Flooded Areas Section. At a minimum the City could reference the flood hazard areas ordinance found within Chapter 23.34 Floodplain Combining District of the Title 23 Zoning Regulations of the City's Municipal Code. Guidance can be found within the Benton County's Critical Areas Ordinance, Chapter 15.30 Frequently flooded areas and the	22.10.010(A) reads as follows: Certain portions of the City are subject to frequent flooding. Areas that are subject to flooding perform important hydrologic functions and may present risks to persons and property. Floodplains are regulated by the City in Chapter 23.34 of the Richland Municipal Code.

			Department of Ecology's website: http://wcy.wa.gov/programs/sea/floods/ FloodedAreaGuidance.html.	
20	Kennewick Irrigation District	8/9/17	RMC 22.10.040 – Definitions, "Wetlands." The draft CAO inappropriately includes the following sentence: "**Refer also to Department of Ecology publication 'Focus on Irrigation Influenced Wetlands.**'" This addition is inconsistent with the definition of "wetlands" adopted by the state legislature under RCW 36.70A.030(21), which reads in full as follows: *"Wetland" or "wetlands" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands.* According to Department of Commerce	Response from Ken Harper: I don't think it is appropriate to include the reference to the Ecology publication as part of the City's CAO regulations. The Ecology publication is useful, but it is not the type of document that is equivalent to regulatory text. I don't think Ecology itself would suggest that its publication would be valid despite changes in the law, and having it as part of the CAO leaves unanswered its exact role in the City's code. Meanwhile, the availability of the publication as a resource is not hindered by leaving it out of the code, so it can continue to be instructive wherever applicable. I would suggest accepting KID's proposed revision. Change made to 22.10.040. Also see comment #5.

			regulations, WAC 365-190-090, counties and cities must use the definition of wetlands in RCW 36.70A.030 in designating wetlands for regulatory purposes. The Department of Ecology publication that is proposed for reference in the definition of "wetland" is a policy document that consists of the agency's legal interpretation of the statutory definition and does not constitute best-available science. This Ecology publication is not the legal equivalent of the definition established by the State Legislature under RCW 36.70A.030(21). The CAO should not be amended with the proposed reference to the Department of Ecology publication, as quoted in **BOLD** above.	
21	Kennewick Irrigation District	8/9/17	RMC 22.10.185(1)(d) – Fish and Wildlife Habitat Conservation Areas. The draft CAO now includes overly broad reference to the **"Amon Creek Natural Preserve"** as a designated fish and wildlife habitat conservation areas. Certain artificial features and constructs used by the KID, including portions of its irrigation delivery system, are located within the parcel of land commonly referenced as the Amon Creek Natural Preserve. The updated draft CAO correctly excludes the KID's irrigation infrastructure from the definition of "fish and wildlife habitat conservation areas," consistent with state law under RCW 36.70A.030(5). While this would necessarily exclude all of the KID infrastructure located within the Amon Creek Natural Preserve from being regulated as a fish and wildlife habitat conservation areas, to	Response from Ken Harper: I don't see why there should be any confusion here. If the entire Amon Creek Natural Preserve merits inclusion as FWHCA, then its listing at 22.10.185 is appropriate. And if portions of the ACNP are not FWHCA because they are artificial features or constructs that are part of an irrigation district or company, then they're exempted by the definitional section at 22.10.040. It seems that going further to repeat the definitional exemption for certain kinds of structures within the ACNP is unnecessary and is itself a point of confusion. I would suggest rejecting KID's proposed revision. No change made to code.

			avoid confusion about ongoing KID operations on this parcel of land, RCW 22.10.185(1)(d) should expressly recognize that KID's artificial features and constructs within the Amon Creek Natural Preserve are not part of the designated fish and wildlife habitat conservation areas.	
22	Kennewick Irrigation District	8/9/17	RMC 22.10.365 – Exemption Procedures. The scope of this new section within the draft CAO is unclear, but appears to require advanced City approval of benign, routine, and emergency activities currently exempt from regulation under the CAO per RMC 22.10.360. If the new exemption procedures in RCW 22.10.365 are made applicable to exemptions listed under RMC 22.10.360, a wide range of everyday activities by City staff, public agencies, and private citizens would need to approved by the City if there is any possibility that the activity occurs within a critical area (e.g., road and utility maintenance, educational and outdoor recreation – birdwatching, fishing, and hiking; public emergency activities). The KID is still analyzing the potential impact of this proposed language and reserves the right to supplement these comments before the Planning Commission takes action on the draft CAO.	Response from Ken Harper: The exemption procedures should be triggered by a type of event that poses some consequence for CAO protection. Ephemeral impacts that might arise from recreational activities and other actions would not appear to justify a formal City review and exemption process. I would suggest revision to the exemption procedures to tailor their applicability to an appropriate level of action meriting exemption review. This section has been removed from the code.
23	Kennewick Irrigation District	8/9/17	RMC 22.010.125 – Stormwater runoff and RMC 22.10.040 – Definitions, "Stormwater." Because the term "stormwater" is used in several sections of chapter 22.10 RMC, the KID proposes the following sentence be moved from RMC 22.010.125 to the definitions section	Response from Ken Harper: The cited text seems appropriate in its current location. RMC 22.10.125 is the main section addressing stormwater runoff, and the cited text helps the reader understand how certain types of

			in RMC 22.10.040: "Streamflows that are influenced by irrigation practices are not considered stormwater runoff for the purposes of this chapter."	streamflows are or are not considered stormwater runoff. I think this is a more logical place for this information than in the definitional section for "stormwater" because this is more descriptive of stormwater runoff in certain circumstances than it is strictly definitional. I would suggest rejecting KID's proposed revision. No change made to code.
24	Kennewick Irrigation District	8/9/17	Critical Areas Map. The KID respectfully requests that those portions of the Amon Wasteway that the City has formally concluded are not designated critical areas (wetlands or fish and wildlife habitat conservation area) be removed from the critical area map. The KID further disagrees with inclusion of any portion of the Amon Wasteway within the City's critical area map.	Response from Ken Harper: I doubt that the City has sufficiently detailed mapping data to fully meet this request. The text of the CAO provides guidance on what is and what is not FWHCA within the ACNP, and I don't believe that mapping portrayal of the regulations is required or feasible at the level of detail being sought by KID. The term "Amon Wasteway" must be read in conjunction with the CAO regulatory text. Any further meaning or intent of KID in using this term is nebulous and I would suggest simply that KID's position is deemed noted. No change made to map.
25	Laurie Ness	8/8/2017	Section RMC 22.10 of the updated code defines the relationship of the various regulations. This section should be supplemented with the following language from section 16.34.030 of the model ordinance: B. Any individual critical area adjoined by another type of critical area shall have the	Section 22.10.030(A) provides similar language: In the event of any conflict among regulations in this chapter or with any other regulations of the City of Richland for a particular critical area, those regulations that provide greater protection to the

			buffer and meet the requirements that provide the most protection to the critical areas involved. When any provision of this Chapter or any existing regulation, easement, covenant or deed restriction conflicts with this Chapter, that which provides more protection to the critical areas shall apply.	critical area shall apply.
26	Laurie Ness	8/8/2017	C. These critical areas regulations shall apply concurrently with review conducted under the State Environmental Policy Act (SEPA) as locally adopted. Any potential impacts of a development and conditions required pursuant to this Chapter shall be considered in the SEPA review process.	Section 22.10.370(1) provides similar language: Prior to the issuance of a SEPA threshold determination for a proposal, a wetland determination, wetland delineation report, fish and wildlife habitat conservation area report, geologic hazard report or critical aquifer recharge area report must be submitted to the administrator for review if such critical areas are indicated on any portion of the site. The purpose of the reports is to determine the extent and function of critical areas where regulated activities are proposed. The report will also be used by the administrator to determine the implementation of critical area regulations and the extent to which potential impacts of proposed activities are addressed by existing regulations that provide environmental analysis and measures that avoid or otherwise mitigate the probable specific adverse environmental impacts of proposed activities.
27	Laurie Ness	8/8/2017	D. Compliance with the provision of this Chapter does not constitute compliance with other deferral, state, and local regulations and	Section 22.10.010(E) provides similar language: Compliance with the provisions of this

			permit requirements that may be required (for example, Shoreline Substantial Development Permits, Hydraulic Permit Act permits, Section 106 of the National Historic Preservation Act, U.S. Army Corps of Engineers Section 404 Permits, National Pollution Discharge Elimination System permits). The applicant is responsible for complying with these requirements, apart from the process established in this Chapter.	chapter does not constitute compliance with other federal, state and local regulations. Other permits, including but not limited to HPA permits, Army Corps of Engineers Section 404 permits, and/or NPDES permits may be required. It is the responsibility of the applicant to comply with other requirements apart from the provisions of this chapter.
28	Laurie Ness	8/8/2017	Section 22.10.010 of the CAO, describes the handling of frequently flooded areas. In this section please add the text: "Frequently Flooded Areas are also subject to the critical areas regulations to protect their functions and values as a type of critical area." This section, all cross references to other sections of the code should be checked. In addition, it should be stated that the cross referenced code require the same compliance that would be required if the cross referenced code were physically in the CAO. Please cross reference where the frequently flooded areas is chapter on page 9 of RMC.	Uses permitted and prohibited within a floodplain are spelled out in RMC 23.34, as are standards and procedures for development activities. The suggested amendment could create some uncertainty in the administration of the codes. If a procedure identified in 23.34 differs from one in 22.10, which one takes precedence? One area of conflict is found in 22.10.370(C) which states that the CAO does not intend to create a separate permit process; however; 23.34.100 requires that a development permit for any construction within the designated floodplain area.
29	Laurie Ness	8/8/2017	Please add the definitions from the Model Ordinance given in Appendix A. Critical Areas Functions and Values Isolated Wetlands Monitoring Primary Association Area Project Area Recharge Repair or Maintenance	The regulation could be improved with the addition of some additional definitions, so the terms critical areas, functions and values, isolated wetlands have been added. The species definitions are well covered in existing definitions of priority habitat, priority habitat and species map, priority habitat and species list and priority species. Other terms are not used in the text of the ordinance and so are not needed. Primary

			Restoration Scientific Process Species of Local Importance Species, Priority Species, Threatened Unavoidable	association area, scientific process fit in this category. Other terms have common meanings and specific definitions are not needed. Monitoring, project area, repair or maintenance, unavoidable fit in this category. A definition for restoration is already included in the ordinance.
30	Laurie Ness	8/8/2017	So that people buying property here in Richland are informed, please add the following text from the model ordinance. It should also be disclosed for zoning or in particular rezoning. Notice on Title A. In order to inform subsequent purchasers of real property of the existence of critical areas, the owner of any property containing a critical area or buffer on which development proposal is submitted shall file a notice with the County Auditor's office according to the direction of the City. The notice shall state the presence of the critical area or buffer on the property, the application of this chapter to the property, and the fact that limitations on actions in or affecting the critical area or buffer may exist. The notice shall "run with the land." B. The notice on title shall not be required for a development proposal by a public agency or public or private utility. 1. Within a recorded easement or right-of-way; 2. Where the agency or utility has been adjudicated the right to an easement or	Notice on title would be beneficial. A new section 22.10.385 has been added. The language has been altered somewhat to place the requirement for notice to be completed at or prior to the time of final approval for that is the juncture that specific requirements and locations of critical area boundaries would be known. In the case of subdivisions, short plats and binding site plans, a note on the face of the plat can serve the same function as the notice of title.

			right-of-way; or 3. On the site of a permanent public facility. C. The applicant shall submit proof that the notice has been filed for public record before the City approves any site development or construction for the property or, in the case of subdivisions, short subdivisions, planned unit developments and binding site plans, at or before recording.	
31	Laurie Ness	8/8/17	Invasive species. The following text from the model ordinance should be included in the CAO to provide protection from further degradation with invasive species or to misuse. A. Unless otherwise required in this Chapter, native growth protection areas shall be used in development proposals for subdivisions, short subdivisions, planned unit developments, and binding site plans to delineate and protect those contiguous critical areas and buffers listed below: 1. All landslide hazard areas and buffers; 2. All wetlands and buffers; 3. All habitat conservation areas; 4. All other lands to be protected from alterations as conditions by project approval. B. Native growth protection areas shall be recorded on all documents of title of record all affected lots. C. Native growth protection areas shall be designated on the face of the plat or recorded drawing in a format approved by the City. The designation shall include the	Specific requirements for maintaining wetlands and wetland buffers, habitat conservation areas and steep slopes are addressed in the existing code language. Mitigation measures as identified in the reports required for compliance with this chapter may require planting and monitoring of native plants within critical areas or their buffers. Some clarifying language has been added to the new section 22.10.385 to note the restrictions that may apply in a specific circumstance, stating that: The notice shall note specific requirements that may include but not be limited to the preservation of existing native vegetation; restrictions on access; the prohibition on construction of buildings or other improvements; the prohibition on grading, filling or clearing activities or other requirements as identified in this chapter.

			following restriction: 1. An assurance that native vegetation will be preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering and protecting plants, fish and animal habitat; and 2. The right of the City to enforce the terms of the restriction.	
32	Laurie Ness	8/8/17	Buffers for Fish and Wildlife Conservation Areas. A correction is needed for buffers for fish and wildlife habitat conservation areas on page 43, which states: "Riparian corridors shall meet the minimum requirements as established in RMC Title 26 and wetland buffer requirements as established in RMC 22.10.130." RMC 22.10.130 is wetland specific and not applicable for habitat conservation areas, as they are more varied and regulated differently. The reference to Chapter 26 needs to state it refers only to shoreline riparian buffers. Currently, this text show no equivalent statutory language for protecting the functions and values of habitat conservation areas or other critical areas. This needs to be added. The model ordinance given below includes characterization, qualification, buffers and more for habitat conservation areas. In addition, for habitat conservation areas, RMC 22.10.185(l) should include the table (in	22.10.210 establishes performance standards for fish and wildlife habitat conservation areas. It requires a report be prepared designed to preserve the habitat of the specific species that may be present on a particular site. The specific buffer standard will be customized for the site by the qualified professional preparing the habitat conservation area report, but in no case will the buffer width be less than those required for a wetland. Item #4 of 22.10.210 refers to the functions and values of habitat conservation areas. It reads: "Activity within a habitat conservation area shall not result in the degradation of the functions and values of the habitat." The draft code does not attempt to list protected or endangered species. Rather, it refers to the Washington State Department of Fish and Wildlife's priority habitat maps

			appendix) and these additional points: A combined list of federally and state identified species, state priority species and state priority habitats in included in Appendix B. 1. Waters of the state. Waters of the state include lakes, rivers, ponds, streams, inland water, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington, as classified in WAC 222-16, as it now exists or may hereinafter be amended. 2. State Natural Area Preserves and Natural Resource Conservation Areas. Natural area preserves and natural resource conservation areas are defined, established and managed by the Washington State Department of Natural Resources. 3. Areas of Rare Plant Species and High Quality Ecosystems. Areas of rare plant species and high quality ecosystems are identified by the Washington State Department of Natural Resources through the Natural Heritage Program. 4. Land Useful or Essential for Preserving Connections between Habitat Blocks and Open Spaces.	and species list. As this agency are the subject matter experts in this area, it is both more effective and expedient to rely on their listings to determine the species and habitats that should be protected. This approach eliminates the need for the City to maintain a specific list of species or to maintain a map of habitat areas.
33	Laurie Ness	8/8/17	Criteria on how habitat conservation areas are determined needs to be added; this is missing. RMC 22.10.200 needs to be reworked for habitat conservation areas and subsequently for the other types of critical areas under their own separate critical area sections. Having code in the habitat conservation area section refers	The only reference to wetlands in 22.10.200 is discussed in the comment above. The requirements for habitat conservation reports are specific to habitat issues. In fact a comparison of Sections 22.10.200 and 22.10.210 with the model ordinance language shows great similarities

			to wetland section for mitigation gives the appearance that this code for wetlands applies to habitat conservation areas. It appears to leave the habitat conservation areas and other critical areas with little or no protection. Our code needs to show that different regulatory requirements, as do the other types of critical areas. We need to show how all of these critical areas are protected. Having a catch-all code referenced from the wetlands section will not be adequate to protect our other critical area functions and values. (See appendix C)	in who is required to prepare the report, the areas to be addressed; the information to be included; the limitations that may be placed on development to protect the habitat and the agency consultation are very similar if not identical to the model ordinance language. One change to the draft code has been made to conform to the model ordinance and that is in 22.10.200(2) which calls for the report to include the project area and lands within 300 feet of the project boundaries. The draft originally stated lands within 200 feet of the boundaries need to be addressed in the report.
34	Department of Fish and Wildlife	7/10/17	The CAO update is comprehensive and makes use of newer documentation and language being incorporated by other municipalities statewide related to wetlands, buffers, and critical areas. These updates are clearer and more succinct. We support the City in its efforts to clarify jurisdictional responsibilities related to irrigation operations and City land management. In particular, we support the City in its management of the West Fork of the Amon basin through CAO regulations. Native fish, wildlife and vegetation resources are adequately addressed in the revised section (Article III Fish and Wildlife Habitat Areas.) Additionally, many of these same resources are also protected through various wetland and upland CAOs.	No amendments were suggested in this comment.
35	Patrick Paulsen		*Change to stormwater definition not necessary.* Kennewick Irrigation District proposed the	Change to stormwater definition as requested by KID was not made. Refer to

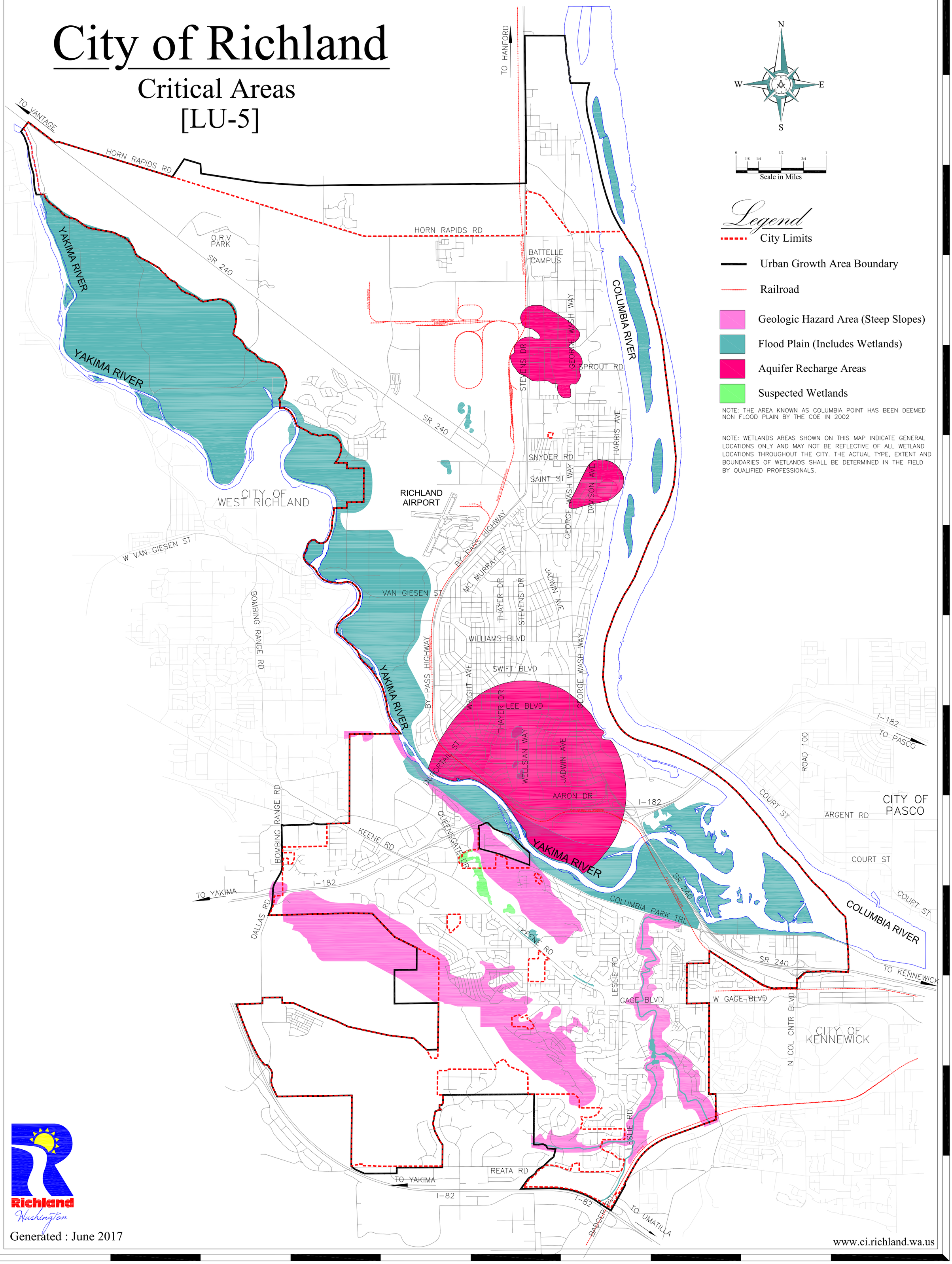
			following language be included in the CAO Stormwater means runoff during and following precipitation and snowmelt events, including surface runoff, drainage and interflow and does not include irrigation surface runoff or drainage. This language is confusing and unnecessary, since irrigation returns are not considered stormwater under the definitions used by the City or state. Both current draft RMC definition and the state's definitions limit stormwater to precipitation events; irrigation returns are not included. Adding this language increases confusion and seems to give irrigation returns even more of an exempt status that they have. The state definition follows: WAC 173-218-030: Stormwater means the portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, pipes and other features of a stormwater drainage system into a defined surface water body, or a constructed treatment, evaporation or infiltration facility.	comment #23.
36	Patrick Paulsen	7/9/17	*Addition of an exemption for operation of irrigation system.* KID has proposed the following language be included in the CAO: The operation, maintenance, or construction of canals, waterways, drains, reservoirs or other facilities that lie within the boundaries of and are maintained by an irrigation district or company provided that new construction or	22.10.360(I) was amended as suggested in comment #16.

			related activity does not encroach into a critical area. The proposed language change is confusing. It exempt "construction of canals… in the first clause but then specifically says that "new construction" is covered by CAO if it would encroach into critical area. Perhaps is the text is changed to "reconstruction of canals…" that would be in line with the other exemptions listed.	
37	Patrick Paulsen	7/9/17	*Response to our previous comment regarding wetland definitions.* I'd like the code to specifically refer to guidance from the Dept. of Ecology regarding wetland definitions and delineation in addition to the reference to WAC 173-22-035.	Reference to Ecology document in wetland definition was deleted. See comment #5.
38	Patrick Paulsen	7/9/17	*Definition of Priority Habitat should not be removed.* It has been proposed that the "priority habitat" would be deleted from the definition section of the CAO. If no definition for the term "priority habitat" is given in the list of defined terms, then readers will be unaware that it is a term that is formally defined rather than a generic phrase. The definition should be kept with a citation to the relevant State code. The language can be updated in the state code changes.	Definition of priority habitat has been retained in latest draft.
39	Patrick Paulsen	7/9/17	*Section giving definitions should be expanded to include definitions of items related to state requirements for GMA compliance.* The state lays out specific criteria that a municipality must follow to ensure compliance with the GMA. For example, WAC 365-196-830,	Terms within the code have been amended and do now currently reflect terms used in the WAC including "fish and wildlife habitat conservation areas", "critical areas", "critical aquifer recharge areas" and "wetlands".

			Protection of critical areas specifies that: 2.Critical areas that must be protect include the following areas and ecosystems: a. Wetlands b. Areas of critical recharging effect on aquifers used for potable water; c. Fish and wildlife habitat conservation areas; d. Frequently flooded areas; and e. Geologically hazardous areas. It is difficult to examine the draft CAO to determine if it meets the criteria required by the state. The draft uses terms that do not appear I the WAC and so, for instance, attempting to find the section of the CAO that deals with “fish and wildlife habitat conservation areas” through a text search finds no results. Terms that are synonymous with terms that appear in the WAC and RCW should be defined in the definitions section, along with the text of the term used in the state code and a reference to the State’s definition.	

City of Richland

Critical Areas
[LU-5]



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Comments on Proposed City of Richland's Draft Critical Area Ordinance (DCAO) Update

Laurie Ness & Patrick Paulson, August 23, 2017

Article I General Introduction	This text shown below should be covered in our code or if not addressed from the CAO Model Code at http://www.ecy.wa.gov/programs/sea/sma/download/coupeville/CoupevilleCAO.pdf **Addition**: **A.** The purpose of this Chapter is to designate and classify ecologically critical and hazardous areas and to protect these areas and their functions and values, while also allowing for reasonable use of private property. **B.** This Chapter is to implement the goals, policies, guidelines, and requirements of the City Comprehensive and Shoreline plans and the Shoreline Management and Growth Management Acts. **C**. The City finds that critical areas provide a variety of valuable and beneficial biological and physical functions that benefit the City and its residents, and/or may pose a threat to human safety or to public and private property. The beneficial functions and values provided by critical areas include, but are not limited to, water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage, conveyance and attenuation of flood waters, ground water recharge and discharge, erosion control, wave attenuation, protection from hazards, historical, archaeological, and aesthetic value protection, and recreation. **These beneficial functions are not listed in order of priority.
Article I General Introduction	**Add**: The Comprehensive Plan map reference for critical areas (LU 5), identifies several critical area types helpful to the reader before the reference shown in Article II wetlands. Put the map reference here in the general introduction. **Incongruent information, revise**: On the now referenced LU-5 map: Drop the word "suspected wetlands", change the legend and name them as wetlands. The City cannot withdraw critical area protection from these areas even though it has tried. All protections in critical area statutory language stands as long as CAs are within the City's boundaries. Projects in these areas require CA designation and CA delineation.
RMC 22.10.030	**Add**: Allowed Passive Uses. Photography, Hiking, Nature Field trips and other similar non-motorized activities etc.
RMC 22.10.040 Definitions	**Add**: Definition of Fish And Wildlife Habitat Conservation Areas **See Model code for referance:** http://www.ecy.wa.gov/programs/sea/sma/download/coupeville/CoupevilleCAO.pdf **A. Fish and wildlife habitat conservation areas include:** 1. Areas With Which State or Federally Designated Endangered, Threatened, and Sensitive Species Have a Primary Association. a. Federally designated endangered and threatened species are those fish and wildlife

	species identified by the U.S. Fish and Wildlife Service and the National Marine Fisheries Service that are in danger of extinction or threatened to become endangered. The U.S. Fish and Wildlife Service and the National Marine Fisheries Service should be consulted for current listing status. b. State designated endangered, threatened, and sensitive species are those fish and wildlife species native to the state of Washington identified by the Washington Department of Fish and Wildlife, that are in danger of extinction, threatened to become endangered, vulnerable, or declining and are likely to become endangered or threatened in a significant portion of their range within the state without cooperative management or removal of threats. State designated endangered, threatened, and sensitive species are periodically recorded in WAC 232-12-014 (state endangered species) and WAC 232-12-011 (state threatened and sensitive species), as they now exist or may be hereinafter amended. The state Department of Fish and Wildlife maintains the most current listing and should be consulted for current listing status. **2. State Priority Habitats and Areas Associated With State Priority Species.** Priority habitats and species are considered to be priorities for conservation and management. Priority species require protective measures for their perpetuation due to their population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance. Priority habitats are those habitat types or elements with unique or significant value to a diverse assemblage of species. A priority habitat may consist of a unique vegetation type or dominant plant species, a described successional stage, or a specific structural element. Priority habitats and species are identified by the state Department of Fish and Wildlife. **3. Habitats and Species of Local Importance.** Habitats and species of local importance are those identified by the Town, including but not limited to those habitats and species that, due to their population status or sensitivity to habitat manipulation, warrant protection. Habitats may include a seasonal range or habitat element with which a species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term. a. Designation Process. The Town shall accept and consider nominations for habitat areas and species to be designated as locally important on an annual basis. i. Habitats and species to be designated shall exhibit the following characteristics: (1) Local populations of native species are in danger of extirpation based on existing trends; (2) The species or habitat has recreation, commercial, game, tribal, or other special value; (3) Long-term persistence of a species is dependent on the protection, maintenance, and/or restoration of the nominated habitat; (4) Protection by other county, state, or federal policies, laws, regulations, or non-regulatory tools is not adequate to prevent degradation of the species or habitat in Town; and (5) Without protection, there is a likelihood that the species or habitat will be diminished over the long term.

	ii. Areas nominated to protect a particular habitat or species must represent either high-quality native habitat or habitat that has a high potential to recover to a suitable condition and which is of limited availability, highly vulnerable to alteration, or provides landscape connectivity which contributes to the integrity of the surrounding landscape. iii. Habitats and species may be nominated for designation by any person. iv. The nomination should indicate whether specific habitat features are to be protected (for example, nest sites, breeding areas, and nurseries), or whether the habitat or ecosystem is being nominated in its entirety. v. The nomination may include management strategies for the species or habitats. Management strategies must be supported by the best available science, and where restoration of habitat is proposed, a specific plan for restoration must be provided prior to nomination. vi. The town planner shall determine whether the nomination proposal is complete, and if complete, shall evaluate it according to the characteristics enumerated in subsection (i) and make a recommendation to the Town Council based on those findings. vii. The Town Council shall hold a public hearing for proposals found to be complete and make a decision based on the characteristics enumerated in subsection i. viii. Upon a finding that the characteristics enumerated in subsection i are met, the Town Council shall designate a Habitat or Species of Local Importance. ix. Approved nominations will be subject to the provisions of this Chapter.
General comment on "Unavoidable" and addition of consistent use of BAS applied to all our CAs	**Add/Revise**: Minimizing impacts after impact avoidance has only been shown to be *unavoidable* by using Best Available Science as determined according to WAC 365-195-900 through 365-195-925. Then using BAS minimize all adverse impacts whether direct or cumulative, to all critical areas and their buffers. **Revise:** 6. B. It refers to code RMC 22.10.210. See model code 16.34.550, 5. C. or my comments dated 7/8/2017 which cover Habitat Assessment of Critical Area Report.
Cont. RMC 22.10.040 Definitions FWHCA	**Add: WAC 360-190-030(6)** to replace FWHCA this definition.
Article III RMC 22.10.200 For Req. FWHCAs reports.	Thus far our code does not show what criteria are used to characterize or define the FWHCA type of Critical Area or how to determine its Buffers. The code only states Washington Department of Fish and Wildlife as the authority (WDFW) and the online Priority Habitat Species Map. Those maps are opaque about FWHCAs and as stated, not binding. The city needs to codify, where FWHCAs are, what buffers they have, who and how they characterize and enforce violations and why developers should avoid them. **Add**: These headings and accompanying text will address these historical problems that keep our Critical areas unprotected. Supplement our DCAO with these model code headings and text to have a more complete **process for designation of CAs.**

	See Model CAO code for text: **http://www.ecy.wa.gov/programs/sea/sma/download/coupeville/CoupevilleCAO.pdf** Pages 10-16, CCAO 16.34.160-280. 16.34.160 **General Requirements - Critical Area Project Review Process**, 16.34.170 **Critical Area Identification Process,** 16.34.180 **Critical Area Report – Requirements,** 16.34.190 **Critical Area Report – Modifications to Requirements,** 16.34.200 **Mitigation Requirements,** 16.34.210 **Mitigation Sequencing,** 16.34.220 **Mitigation Plan Requirements,** 16.34.230 **Review Criteria,** 16.34.240 **Completion of the Critical Area Review,** 16.34.250 **Appeals**, 16.34.260 **Unauthorized Critical Area Alterations and Enforcement**
Article III Fish and Wildlife Habitat Areas The process under which locally unique FWHCAs can be created	**Add: Habitats and Species of Local Importance Designation Process.** Habitats and species of local importance are those identified by the Town, including but not limited to those habitats and species that, due to their population status or sensitivity to habitat manipulation, warrant protection. Habitats may include a seasonal range or habitat element with which a species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term. a. Designation Process. The Town shall accept and consider nominations for habitat areas and species to be designated as locally important on an annual basis. i. Habitats and species to be designated shall exhibit the following characteristics: (1) Local populations of native species are in danger of extirpation based on existing trends; (2) The species or habitat has recreation, commercial, game, tribal, or other special value; (3) Long-term persistence of a species is dependent on the protection, maintenance, and/or restoration of the nominated habitat; (4) Protection by other county, state, or federal policies, laws, regulations, or non-regulatory tools is not adequate to prevent degradation of the species or habitat in Town; and (5) Without protection, there is a likelihood that the species or habitat will be diminished over the long term. ii. Areas nominated to protect a particular habitat or species must represent either high-quality native habitat or habitat that has a high potential to recover to a suitable condition and which is of limited availability, highly vulnerable to alteration, or provides landscape connectivity which contributes to the integrity of the surrounding landscape. iii. Habitats and species may be nominated for designation by any person. iv. The nomination should indicate whether specific habitat features are to be protected (for example, nest sites, breeding areas, and nurseries), or whether the habitat or ecosystem is being nominated in its entirety. v. The nomination may include management strategies for the species or habitats.

	Management strategies must be supported by the best available science, and where restoration of habitat is proposed, a specific plan for restoration must be provided prior to nomination. vi. The town planner shall determine whether the nomination proposal is complete, and if complete, shall evaluate it according to the characteristics enumerated in subsection (i) and make a recommendation to the Town Council based on those findings. vii. The Town Council shall hold a public hearing for proposals found to be complete and make a decision based on the characteristics enumerated in subsection i. viii. Upon a finding that the characteristics enumerated in subsection i are met, the Town Council shall designate a Habitat or Species of Local Importance. ix. Approved nominations will be subject to the provisions of this Chapter.
Article III Fish and Wildlife Habitat Areas RMC 22.10.180	**Replace with:** WAC 365-190-030(6)
Article III RMC 22.10.180 Exemption from Fish and Wildlife Habitat Conservation	**Per RMC 22.10.180.** **Codify & publish**: A collaborative Best Management Practices Manual for irrigation operation and maintenance and reconstruction with the KID, and other users. Include Tapteal Greenway, the Planning Commission and concerned citizens. Currently, there is no Best Practice Manual between irrigators and other users for Critical Areas. History shows Richland's citizens that we can't protect our critical areas from irrigation districts without a BMP manual. The manual needs to be complete and clear to all parties. Best Management Practices are for protection of critical areas, balanced with other interests, not the exclusion of them.
RMC 22.10.185 FWHCAs	**Add Locations:** Nelson Island, All Amon watercourses, forks and springs, Leslie Canyon watercourse running into the Yakima Delta. The Yakima River Delta, Logston Isolated Wetlands Complex, Keene/Shockley Wetlands, Hip Deep Creek. Wetlands off Snyder St. near Lamb-Weston Plant and WSDOT yard. Cite the Salmonid Habitat Study and report from 2009, published in 2010 as best available science.
RMC 22.10.190	**Delete**; text regarding WDFW species recovery plans. This should not be included pointlessly in this code. It is not part of mapping and does not apply.
RMC 22.10.190	**Add:** Eagle buffers around nest sites located at Columbia Point on LU-5 map for protection.
RMC 22.10.190	**Add**: More detailed characteristics needed here for a good definition of FWHCAs. Leaving the text as is, leaves many undetermined/unmapped FWHCAs unprotected.
RMC 22.10.200 Requirements for FWHCA Reports	These points below are not clear and need revision in the DCAO under Article VI for FWHCAs. **Examples;** 1) 22.10.200 does not require BAS for the FWHCA report. 2) The word "discussion" should be replaced with the word "documentation" in

	22.10.200 3. C.D. and E. **Delete**: Number 5. This will insure that no FWHCAs will be designated or protected if waiver power is granted in this manner. Thus violating the GMA.
RMC 22.10.220 Fish and Wildlife Habitat Alteration	**Revise**: This code contains broad and unclear language. Using the word alteration sends a poor message of protection. Make this heading consistent to ensure continuity with other CAs, thus protected. **ADD**: 2. Best Available Science, not appropriate technology and engineering.
Article VI General Information 22.10.360 General Exemptions	"The following activities shall be exempt…. **ADD:** Activities may be exempt but they are not exempt from a SEPA threshold determination and checklist and public review by law. Any language promoting non-disclosure of projects affecting a critical area is in violation of SEPA and the GMA. Insure these stated "exempt" projects are SEPA reviewed so the public has access, knowledge and can comment on their governments permitted actions.
22.10.360 General Exemptions	**Revise**: Incompletely protects FWHCAs and needs to be covered more specifically under Article III.
22.10.360 General exemptions.	**Add**: State in this DCAO code the creation of a collaborative manual for Best Management Practices for operation, maintenance and reconstruction of "exempt activities" in critical areas and their buffers. This will more effectively mitigate impacts to Critical Areas and their buffers. It is quite clear, we now have nothing to hold our "exempt" groups accountable or responsible. For example, deleterious effects to Amon Basin wetlands and buffers during the Richland Sewer line expansion project. A BMP Manual representing the interests of all stakeholders with adequate representation as mandatory will accomplish three things. First, to keep these groups from obstructing our CAO process as they have currently been doing. Second, avoid lawsuits. Third, ensure GMA compliance. Included, should be the addition of enforcement powers in text, penalties for non-compliance and incentives for compliance. Commitment to this BMP Manual should be codified along with a timeline for draft and completion with mandatory participation.
RMC 22.10.365	**Strike** the word "designated" since it is as yet, ill-defined in RMC. The Critical Areas Project Review Process must be followed before exemption procedures can be addressed, to ensure set standards and GMA requirements are met.
RMC 22.10.370 Permit Process & Application	**Add**: Best Available Science in A. and B.

Req.	
RMC 22.10.370 Permit Process and Application Requirements	**Revise:** 5. States that the only FWHCA studies required are only within the applicants project area. This wording will not protect an FWHCA. An FWHCA must be evaluated at the landscape level, not rated only at the project area level, this is too small. Using the recommended Model Code for this process, 16.34.160-280. An example, what is the importance of a wildlife corridor or adverse impact of an FWHCA if the proposed project area was repurposed as a temporary laydown yard? It would result in increased fragmenting of habitat and species losses, adversely impacting the FWHCA as a whole on a permanent basis. How is this accounted for in this text? This text also incentivizes the applicant and city to continue the common practice of segmenting projects. This means, chopping up bigger projects into little projects to avoid revealing adverse critical areas impacts to regulating agencies and the public. They can then push these smaller projects through the SEPA process because the documentation for the little project lacks future planned uses and/or tracts of land involved. This allows the developers and the City to degrade or destroy a critical area slowly and systematically.
Appendices	**Add**: Appendix A. Table showing a combined list of federally and state identified species, state priority species, and state priority habitats, similar to what is included in Appendix A of model code but specific to our area using guidance from WDFW.

Comments regarding proposed changes to City of Richland's Draft Critical Areas Ordinance before the City Planning Commission on August 30, 2017

Patrick Paulson and Laurie Ness
2253 Davison Avenue, Richland
August 23, 2017

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Abbreviations

CAO..... Critical Areas Ordinance
DCAO..... Draft Critical Areas Ordinance
GMA.....Growth Management Act
FWHCA.....Fish and Wildlife Habitat Conservation Area
KID..... Kennewick Irrigation District
MCAO.....Model Critical Areas Ordinance
SEPA.....State Environmental Protection Act
WDE..... Washington Department of Ecology

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1. Overall Comments

The intent of these comments is to provide the Richland City Council and Planning Commissions with changes to the current Draft of the Critical Area Ordinance (DCAO) [1] that will ensure that it complies with the City's Comprehensive Plan and State and Federal Law, in particular Washington's Growth Management Act (GMA) [2] and the State Environmental Protection Act (SEPA) [3] .

The Washington Department of Ecology (WDE) has made a model critical ordinance (MCAO)[4] available; many of our suggestions involve adopting language from the MCAO. By adopting language from a the MCAO the City will avoid creating confusion and inadvertently cause uncertainty for developers and residents or allow harm to critical areas.

A minor note: the TOC of current DCAO wasn't recreated, makes it difficult and comment on relevant sections.

1.1. Wetland Delineation should use method currently recommended by Ecology

DCAO §22.10.110(B) states

> A. [sic] B. Buffers shall be measured from the wetland edge as delineated using the 1987 Army Corps of Engineers Wetlands Delineation Manual and the Arid West Regional Supplement…

This is inconsistent with state requirements and should be updated to match the method specified in in the definition of wetlands given in DCAO §22.10.040:

> "Wetland" or "wetlands" ... *For identifying and delineating a regulated wetland, the methodology shall be done in accordance with the approved federal wetland delineation manual and applicable regional supplements as provided WAC 173-22-035*. [emphasis mine]

1.2. Incomplete public record

The online agenda packet for the August 9th Planning commission workshop does not include comments submitted by KID. These comments are reproduced in Appendix D.

1.3. Question regarding notification of potential conflict of interests

In reviewing minutes of Kennewick Irrigation District (KID) board meetings we came across the following item for the Board meeting of April 18, 2017 [5]:

> **Letter regarding Potential Conflict of Interest:** Mr. Iller reported that the District received a letter from insurance defense counsel, Ken Harper, regarding a potential conflict of interest due to his representation of the City of Richland in matters of their critical areas ordinance. He said Mr. Harper believed he did not have an actual conflict and would withdraw if actual conflict developed…

Seeing that these notes specifically mention the City of Richland and the critical areas ordinance I'd like to verify that the City has received notification of the potential conflict of interest.

1.4. Balancing consequences of failing GMA compliance with the potential of legal action

There are consequences if the CAO fails to enforce and comply with the comprehensive plan and relevant state laws, including the GMA and SEPA. The city could face review by Washington's Growth Management board, which enforces the GMA, and also SEPA with respect to changes in land use and comprehensive plans; the board could require changes to the CAO and/or comprehensive plan. This review and challenge would be triggered by the adoption of the CP and/or CAO.

On the other hand, if the CAO is written in a way that inadvertently prevents legitimate use of public or private property, the City may eventually face legal challenges when a party is unable to obtain approval or permits for a project. These challenges, however, can not be made until a party can show that the CAO has caused them harm. The City can easily settle these suits if the Council did not intend to prevent the proposed activity and then make appropriate amendments to the CAO.

2. Use Ecology's Model Critical Ordinance Language to Clarify and Simply the DCAO

2.1. Adopt Language from the MCAO to ensure that existing State and Federal regulations aren't undermined

In order to ensure that the CAO is interpreted as intended by the Council, and to comply with the Comprehensive plan, the following text from section 16.34.010 (E) should be adopted :

> The regulations of this Chapter are intended to protect critical areas in accordance with the Growth Management Act and Shoreline Management Act through the application of the best available science, as determined according to WAC 365-195-900 through 365-195-925, as they now exist or may be hereinafter amended, and in consultation with state and federal agencies and other qualified professionals.

For the same reasons, the following text from MCAO §16.34.060:

> In the interpretation and application of this ordinance, the provisions of this Chapter shall be considered to be the minimum requirements necessary, shall be liberally construed to serve the purpose of this ordinance, and shall be deemed to neither limit nor repeal any other provisions under state statute.

In addition, we agree with the comments of Laurie Ness submitted before the August 8th Planning Commission workshop that §22.10.030 of DCAO, starting on page 4, be amended with the following language from §16.34.030 of the MCAO:

> 16.34.030 Relationship to Other Regulations
>
> ...
>
> B. Any individual critical area adjoined by another type of critical area shall have the buffer and meet the requirements that provide the most protection to the critical areas involved. When any provision of this Chapter or any existing regulation, easement, covenant, or deed restriction conflicts with this Chapter, that which provides more protection to the critical areas shall apply.
>
> C. These critical areas regulations shall apply concurrently with review conducted under the State Environmental Policy Act (SEPA), as locally adopted. Any potential impacts of a development and conditions required pursuant to this Chapter shall be considered in the SEPA review process.
>
> D. Compliance with the provisions of this Chapter does not constitute compliance with other federal, state, and local regulations and permit requirements that may be required (for example, Shoreline Substantial Development Permits, Hydraulic Permit Act (HPA) permits, Section 106 of the National Historic Preservation Act, U.S. Army Corps of Engineers Section 404 permits, National Pollution

> Discharge Elimination System permits). The applicant is responsible for complying with these requirements, apart from the process established in this Chapter.

The additions of this language will provide more guidance to the public and planners by clearly addressing how the Richland CAO (CAO) works with other permits.

2.2. Adopt Exemption Language from MCAO

§16.34.120 through §16.34.150 (Appendix A.) of the MCAO clearly describe an exemption process, how exemptions how handled for public agencies such as KID, exceptions for reasonable use, and a description of allowed activities. I find the description of exemptions in the MCAO is more precise than in the WCAO and that the MCAO and describes more uniform procedures for handling exempt activities and exceptions. By providing a procedure for dealing with the activities of public agencies, the MCAO avoids requiring special language for agencies such as KID. In particular, the following language should be removed from §22.10.360 (I):

> I. The operation, maintenance, or re-construction of canals, waterways, drains, reservoirs or other facilities that lie within the boundaries of and are maintained by an irrigation district or company, provided that any new construction or related activity does not encroach into a critical area.

2.3. Adopt MCAO Language Detailing the Review Processes, Mitigation Sequencing, and Required Report for all Critical Area Types; address Cumulative Impacts for all types of Critical Areas

The WCOA currently has most of the text regarding mitigation and other provisions in the article describing wetlands. The portions of these descriptions that apply to all areas should be moved to the article titled 'General Information'

2.4. Adopt Language regarding buffers for Fish and Wildlife Habitat Conservation Areas (FWHCA)

§16.34.560 of the MCAO contains languages (see Appendix B.) that gives a clearer description of required buffers for FWHCA. This language should by adopted as a performance standard for FWHCA in the DCAO, §22.10.210.

3. Ensuring that terms defined in the DCAO do not override, or occlude, the definitions given in state or federal law

Planning Commissioner Jim Wise, in comments submitted to the Planning Commission prior to its workshop on July 26, 2017, raises the possibility that definitions included in the CAO might occlude, or replace, the definitions of the same terms at the state level. That is, by including definitions of terms such as "Fish and wildlife habitat conservation areas" within the CAO, someone might argue that only the text included in the CAO can be used to designate such areas. This is a fine distinction, but this argument could potentially be used to claim any guidance made by state regulatory agencies regarding the definition at the state level applies *only* to the definition at the state level, not to the definition that is given in the CAO.

I don't have a legal background and using limited web searches I haven't found any cases where this argument was made. But as a retired logician and computer scientist I understand the argument and can imagine that some attorney somewhere might make it (but I don't know if any judge would accept it). However, remedies for this problem are straightforward.

First, include the following text from the MCAO §16.34.580 as a disclaimer within the §22.10.040 of the DCAO listing definitions used by the CAO:

> Words not defined in this Chapter shall be as defined in the Town code, the Washington Administrative Code, or the Revised Code of Washington. Words not found in either code shall be as defined in the Webster's Third New International Dictionary, latest edition.

It is reasonable for the CAO to include the text of definitions that are made by state law; it makes the intended meaning clear to readers, signifies that a term is being used with a defined definition rather than as normal language, and makes the definition available without requiring the reader to locate the original definition. However, when definitions are included, the text taken from the definition within state law should be clearly marked as such. As an example, use the following text:

> Washington's Department of Ecology defines "Stormwater" in WAC 173-218-030 to mean
>
> > ... the portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, pipes and other features of a stormwater drainage system into a defined surface water body, or a constructed treatment, evaporation, or infiltration facility.

This text would replace the definition given in the DCAO §22.10.040:

> "Stormwater" means runoff during and following precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, pipes and other features of a stormwater drainage system into a defined surface water body or a constructed treatment, evaporation or infiltration facility.

Note that by using this technique, it is no longer necessary to do a word-by-word comparison of the definition used by the CAO to the definition given by the relevant WACs; it is clear the intended definition is the one given in the WAC.

4. Include Additional Definitions

The DCAO lacks definitions of many terms with specific meanings under state law. Appendix F.Gives the definitions used by the MCAO (pardon the lack of formatting). At a minimum, definitions for the following terms should be added to the CAO with the text used by the MCAO and references to state and federal regulations where appropriate:

Alteration, Anadromous Fish, Compensatory Mitigation, Conservation Easement, Cumulative Impacts or Effects, Development, Erosion, Floodplain, Functions and Values, Ground water, Hazardous substance, hydric soil, hydrophytic vegetation, impervious surface, isolated wetland, infiltration, mitigation, monitoring, non-indigenous (exotic), project area (site), reasonable economic use, repair or maintenance, scientific process, serviceable, shoreline, soil survey, species, unavoidable.

5. Exemptions

WAC 197-11-908 states:

> (1) Each county/city may select certain categorical exemptions that do not apply in one or more critical areas designated in a critical areas ordinance adopted under GMA (RCW 36.70A.060). The selection of exemptions that will not apply may be made from the following subsections of WAC 197-11-800: (1), (2) (a) through (h), (3), (5), (6)(a), (13)(c), (23)(a) through (g), and (24)(c), (e), (g), (h).
>
> The scope of environmental review of actions within these areas shall be limited to:
>
> (a) Documenting whether the proposal is consistent with the requirements of the critical areas ordinance; and
>
> (b) Evaluating potentially significant impacts on the critical area resources not adequately addressed by GMA planning documents and development regulations, if any, including any additional mitigation measures needed to protect the critical areas in order to achieve consistency with SEPA and other applicable environmental review laws.

> All other categorical exemptions apply whether or not the proposal will be located within a critical area. Exemptions selected by an agency under this section shall be listed in the agency's SEPA procedures (WAC 197-11-906).
>
> (2) Proposals that will be located within critical areas are to be treated no differently than other proposals under this chapter, except as stated in the prior subsection. A threshold determination shall be made for all such actions, and an EIS shall not be automatically required for a proposal merely because it is proposed for location in a critical area.

This text is problematic because the DCAO has language that specifies which exemptions are allowed, which gives the impression that the specified exemptions are the *only* exemptions allowed. The CAO should explicitly cite this relevant state code so that citizens are aware of all the exemptions that apply in critical areas; and also so that it is clear that (as specified in (2) of the code) that a threshold determination is still required for exempt activities within critical areas.

5.1. Review state-mandated exemptions to determine which exemptions should *not* apply in the City of Richland

These exemptions specified in the WAC include minor new construction; repair, remodeling, and maintenance activities; purchase or sale of property; land use decisions for exempt projects; some business licenses; utility maintenance; agricultural leases; some recreational activity including campsites; and vegetative control; some of the exemptions are quite liberal. The Planning Commission and City Council should verify that they want these exemptions to apply in the City, otherwise they will ceded authority and will be unable to regulate the specified activities.

Note that disallowing these exemptions will not necessarily prevent the described activities but will give the City additional tools to manage the impact of the activities and to enforce requirements for reporting under SEPA. One of the activities that stuck out to me was section 13(c), which exempts

> All licenses to operate or engage in amusement devices and rides and entertainment activities including, but not limited to, cabarets, carnivals, circuses and other traveling shows, dances, music machines, golf courses, and theaters, including approval of the use of public facilities for temporary civic celebrations, but not including licenses or permits required for permanent construction of any of the above

I request that the Commission take a close look at these exemptions to determine whether the City agrees that the activities should remain exempt from critical area review. Appendix C. Lists the exemptions that can be disallowed.

6. Addressing Concerns of the Kennewick Irrigation District (KID)

KID is a Special Purpose District created by the State of Washington; it provides irrigation services to agriculture and residents of the region. KID's primary mission is to deliver irrigation water efficiently to its members while complying with federal, state, and local laws. As an irrigation district, KID can levy property taxes within the district. KIDs board is elected by the property owners within the district; votes are apportioned based on how much property one owns. Because of this structure, KID is likely more responsive to the needs of large agricultural interests and property holders rather than to the interests of the population as a whole (see RCW Title 87)

6.1. Overall comments regarding KID and the CAO

Minutes from the K.I.D. Board of Directors meeting on June 6, 2017 [6] indicate that KID has been working towards ensuring that waterways it uses as drains are unaffected by local regulations:

> Mr. Defoe reported regarding
>
> - Cities of Kennewick, West Richland, and Richland updating critical area ordinances and comprehensive plans. He said progress was being made regarding removal of KID drains from the Kennewick and West Richland comp plans and regulations. Work with City of Richland was

> more challenging, but Planner Rick Simon said he was committed to looking at KID's requested changes.

Any recommendations that KID makes with regards to changes to the CAO should be avoided, since its clear that the intent of these changes is to allow KID to avoid accountability to local agencies. Modifying the CAO so that KID is free to avoid the requirements of SEPA within potential critical areas violates the GMA under provisions, since by RCW 36.70A.280 the GMA growth management board ensures that communities enforce (referred to as 43.21C RCW):

> RCW 36.70A.280
>
> Growth management hearings board—Matters subject to review. (Effective December 31, 2020.)
>
> (1) The growth management hearings board shall hear and determine only those petitions alleging either:
>
> (a) That, except as provided otherwise by this subsection, a state agency, county, or city planning under this chapter is not in compliance with the requirements of this chapter, chapter 90.58 RCW as it relates to the adoption of shoreline master programs or amendments thereto, or chapter 43.21C RCW as it relates to plans, development regulations, or amendments, adopted under RCW 36.70A.040 or chapter 90.58 RCW. Nothing in this subsection authorizes the board to hear petitions alleging noncompliance with *RCW 36.70A.5801;

On the other hand, KID and other public agencies provide needed services to area residents, and needs to maintain existing infrastructure. I believe adopting the general exemption language proposed in §2.2 and regarding KID as a public agency addresses all the issues that KID has reasonable concerns about, such as exemptions for operation and maintenance of existing infrastructure.

6.2. Regarding KIDs comments to Rick Simon dated August 9, 2017

6.2.1. Item 1, definition of wetlands

In comments submitted to Rick Simon on August 9, 2017 (See Appendix D.)

KID states

> [text from RCW36.70A.030(21) omitted …]
>
> According to Department of Commerce regulations, WAC 365-190-090, counties and cities must use the definition of wetlands in RCW 36.70A.030 in designating wetlands for regulatory purposes. The Department of Ecology publication that is proposed for reference in the definition of "wetland" is a policy document that consists of the agency's legal interpretation of the statuatory definition and does not constitute best-available science. This Ecology publication is note the legal equivalent of the definition established by the state ...

The relevant paragraph of the Department of Commerce WAC that KID cites, WAC 365-190-090, reads:

> (2) In designating wetlands for regulatory purposes, counties and cities must use the definition of wetlands in RCW 36.70A.030. Counties and cities are requested and encouraged to make their actions consistent with the intent and goals of "protection of wetlands," Executive Orders 89-10 and 90-04 as they existed on September 1, 1990. Additionally, counties and cities should consider wetlands protection guidance provided by the department of ecology, including the management recommendations based on the best available science, mitigation guidance, and provisions addressing the option of using wetland mitigation banks.

The document that KID has objections to, "Focus on Irrigation influenced wetlands", constitutes "wetlands protection guidance provided by the department of ecology", and as such is not only allowed, but encouraged, under the GMA.

6.2.2. Item 2, Request to specifically exempt areas from critical area protection as fish and wildlife habitat conservation areas

In the submitted comments KID states that "The draft CAO now includes overly broad reference to the 'Amon Creek Natural Preserve' as a designated fish and wildlife habitat conservation area".

WAC 365-190-130 (text in Appendix E.) grants the city wide latitude in deciding what areas it designates as FWHCA. However, the general exemptions provided by the CAO provide KID more-than-adequate flexibility to preform is missions and maintain existing infrastructure within the preserve.

KID further requests that:

> RCW 22.10.185(1)(d) [sic, 'RMC' is the likely intention] should expressly recognize that KID's artificial features and constructs within the Amon Creek Natural Preserve are not part of the designated fish and wildlife habitat conservation area.

Granting KID such preferential treatment, not granted to other pubic agencies, undermines the City's ability to regulate activities within critical areas.

Under WAC 197-11-800 and WAC 197-11-305 categorical exemptions for threshold determination and EIS requirements do not apply to any critical area. If the CAO specifically exempts activity from threshold determination where there are potentially critical areas the city will be out of compliance with the GMA.

6.2.3. Item 3, Exemption procedures

KID's comments regarding the exemption procedures in the current DCAO are incomplete. However, I believe adoption or adaptation of the exemption language from the MCAO, as requested in §2.2, will address most of the needs of KID and other public agencies, as well as address passive recreational uses.

6.2.4. Item 4, Stormwater

In the comments, KID requests that

> ...the following sentence be moved from RMC 22.010.125 to the definitions section in RMC 22.10.040: "Streamflows that are influenced by irrigation practices are not considered stormwater runoff for the purposes of this chapter."

Because of the issues addressed in §3, the definition of stormwater should refer to the definition given in WAC 173-218-030:

> ... the portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, pipes and other features of a stormwater drainage system into a defined surface water body, or a constructed treatment, evaporation, or infiltration facility.

Since this language specifically ties stormwater to 'precipitation' it excludes irrigation flows. There is no reason to modify definitions provided by the state since the definition already ensures that irrigation flows are not considered stormwater; further, modifying the state definition may have unforeseen consequences preventing the City the ability to adequately regulate stormwater runoff.

6.2.5. Item 5, Critical Area Map

KID states:

> Critical Areas Map. The KID respectfully requests that those portions of the Amon Wasteway that the City has formally concluded are not designated critical areas (wetlands or fish and wildlife habitat conservation area) be removed from the critical area map. The KID further disagrees with inclusion of any portion of the Amon Wasteway within the City's critical area map.

The Critical Area Map is not part of the DCAO; the inclusion or exclusion of specific areas on the map can be determined later.

Further, there is no provision in SEPA for the city to formally conclude that an area is not a critical area. Simply because the city has formerly issued a "Determination of Non-significance" for some project does not mean that additional projects will not affect critical areas.

The CAO should not be used as a catalog of specific critical areas but should instead specify the criteria used to designate critical areas. While the city might provide a map and inventory of designated critical areas, the map and inventory only provide guidance for project planning. Because of changing conditions the map and inventory cannot be exhaustive and may include areas that are not critical under closer examination. The Critical Areas Assistance Handbook [cite] states:

> Critical areas may be designated by adopting specific performance standards, delineating specific geographic areas, or both. Generally, performance standards are preferred, as any attempt to comprehensively map wetlands, for example, throughout a jurisdiction would likely be too inexact for regulatory purposes. Even so, mapping critical areas for information purposes is advisable. *All areas meeting the definition of one or more critical area type, regardless of any formal identification, are required to be designated critical areas*...[emphasis is mine]

In addition, KID's assertion that the Amon Basin is not a critical area is incorrect. Figure 1 Shows a detail view of the Amon basin from a 1953 USGS map [7] where the east and west forks converge; the forks are indicated by the dotted blue line indicating 'intermittent or dry stream'. Note that in addition to the dotted blue line there is also a small blue dot indicating open water or a spring directly between the two forks. Since what KID claims is an intentionally created waste-way contains an area that was previously a wetland, and indicated in this map, then the waste-way must still be treated as a wetland under state law [cite]. KID uses historical aerial photographs to back their assertion that there was no water in the basin prior to irrigation, photographs only show the area at a moment in time, which could have been during a dry spell. The USGS map, on the other hand, takes into consideration the history and character of an area to determine that it should be represented as a wetland.

Note further that even the existence of this wetland in the Amon Basin in 1953 may be immaterial, since KID would have to show it 'intentionally created' the dry stream beds in the basin; if not, Amon basin is currently an 'unintentionally created artificial wetland', which, under state law, is a wetland protected as a critical area. This reasoning is consistent with recent court actions where the City of Richland successfully defended requiring an environmental impact statement for activity in the Amon Basin (Benton Superior Court case #16-2-00620-2).

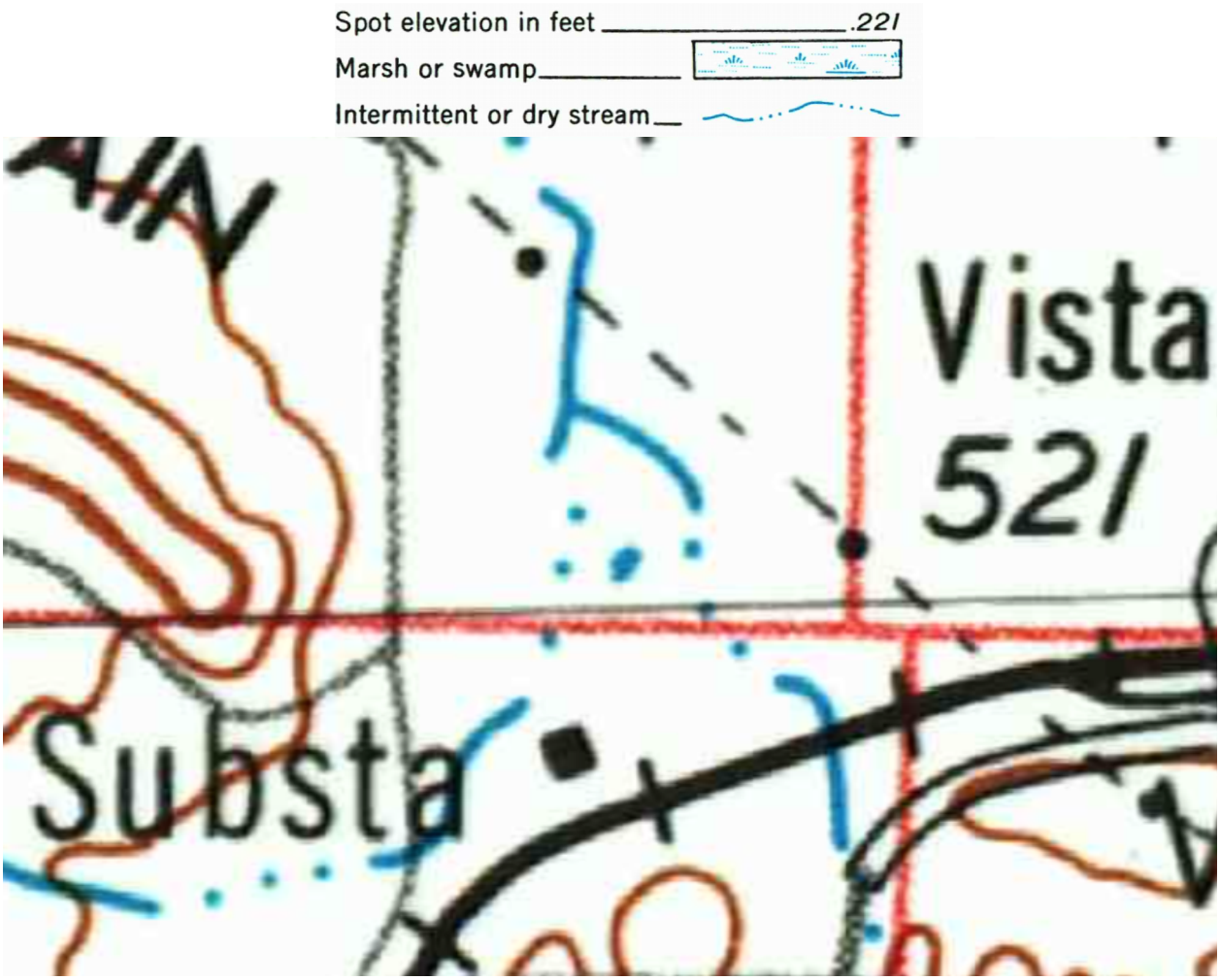

Figure 1: Amon Basin, from 1953 USGS map with legend

6.3. Regarding KID's comments presented by Rick Simon to Planning Commission July 12

I've previously submitted comments regarding this set of changes requested by KID and noted that the requested changes were unnecessary since the DCAO adequately addressed any reasonable concern that KID may have. In light of the second set of comments from KID and from KID board meeting notes it seems clear that KID hopes to avoid accountability for any operations within critical areas and I now view any change to the CAO with deeper skepticism. Again, it is my belief that by adopting MCAO language for exceptions, as requested in §2.2 , will allow KID and other public agencies adequate flexibility for their activities within critical areas and their buffers while still holding them accountable and minimizing damage to such areas.

7. Recommendations Based on Ecology's Wetland Guidance for CAO Updates, Eastern Washington (EWG)

7.1. Regulate "Class IV General" Forest Practices within wetlands

EWG states:

> Most forest practices (as defined in RCW 76.09) are exempted from the provisions of a wetlands chapter in the CAO. However, those forest practices that are Class IV general should be regulated. These activities constitute a conversion from forestry to some other use. As such, buffers and wetland protections are appropriate.

I would like to make sure the city regulates this activity as recommended by Ecology. I was unable to find anything in the MCAO that regulates these practices, but I did find the following text in Benton City's COA §18.08.030:

> B. The following activities are regulated if they occur in a regulated wetland or its buffer:
>
> 1. …
>
> 8. "Class IV - General Forest Practices" under the authority of the "1992 Washington State Forest Practices Act Rules and Regulations", WAC 222- 12-030, or as thereafter amended.

Richland's CAO should also ensure these activities area regulated within wetlands.

Bibliography

1: City of Richland, Critical Area Ordinance (Draft), in Agenda Packet for Planning Commision Workshop, August 9, 2017, 2017
2: , Chapter 365-196 WAC: GROWTH MANAGEMENT ACT—PROCEDURAL CRITERIA FOR ADOPTING COMPREHENSIVE PLANS AND DEVELOPMENT REGULATIONS, , https://app.leg.wa.gov/wac/default.aspx?cite=365-196
3: , Chapter 197-11 WAC: SEPA RULES, , http://apps.leg.wa.gov/WAC/default.aspx?cite=197-11
4: City of Coupeville, Model Critical Area Ordinance,
5: KID, Minutes from KID Board Meeting, April 18 2017,
6: , Minutes from KID Board Meeting, June 6 2017,
7: , USGS 1:250000-scale Quadrangle for Walla Walla, WA 1953,

Appendix A. Exemptions, MCAO

16.34.120 Exemptions

1. **Exemption Request and Review Process.** The proponent of the activity may submit a written request for exemption to the town planner that describes the activity and states the exemption listed in this Section that applies. The town planner shall review the exemption request to verify that it complies with this Chapter and approve or deny the exemption. If the exemption is denied, the proponent may continue in the review process and shall be subject to the requirements of this Chapter.

2. **Exempt Activities and Impacts to Critical Areas.** All exempted activities shall use reasonable methods to avoid potential impacts to critical areas. To be exempt from this Chapter does not give permission to degrade a critical area or ignore risk from natural hazards. Any incidental damage to, or alteration of, a critical area that is not a necessary outcome of the exempted activity shall be restored, rehabilitated, or replaced at the responsible party's expense.

3. **Exempt Activities.** The following developments, activities, and associated uses shall be exempt from the provisions of this Chapter, provided that they are otherwise consistent with the provisions of other local, state, and federal laws and requirements:

1. **Emergencies.** Those activities necessary to prevent an immediate threat to public health, safety, or welfare, or that pose an immediate risk of damage to private property and that require remedial or preventative action in a timeframe too short to allow for compliance with the requirements of this Chapter.

a. Emergency actions that create an impact to a critical area or its buffer shall use reasonable methods to address the emergency; in addition, they must have the least possible impact to the critical area

or its buffer. The person or agency undertaking such action shall notify the Town within one (1) working day following commencement of the emergency activity. Within thirty (30) days, the town planner shall determine if the action taken was within the scope of the emergency actions allowed in this Subsection. If the town planner determines that the action taken, or any part of the action taken, was beyond the scope of an allowed emergency action, then enforcement provisions of Unauthorized Alterations and Enforcement [Section 16.34.260] shall apply.

b. After the emergency, the person or agency undertaking the action shall fully fund and conduct necessary restoration and/or mitigation for any impacts to the critical area and buffers resulting from the emergency action in accordance with an approved critical area report and mitigation plan. The person or agency undertaking the action shall apply for review, and the alteration, critical area report, and mitigation plan shall be reviewed by the Town in accordance with the review procedures contained herein. Restoration and/or mitigation activities must be initiated within one (1) year of the date of the emergency, and completed in a timely manner.

2. **Operation, Maintenance, or Repair.** Operation, maintenance, or repair of existing structures, infrastructure improvements, utilities, public or private roads, dikes, levees, or drainage systems, if the activity does not further alter or increase the impact to, or encroach further within, the critical area or buffer and there is no increased risk to life or property as a result of the proposed operation, maintenance, or repair. Operation and maintenance includes vegetation management performed in accordance with best management practices that is part of ongoing maintenance of structures,

infrastructure, or utilities, provided that such management actions are part of regular and ongoing maintenance, do not expand further into the critical area, are not the result of an expansion of the structure or utility, and do not directly impact an endangered or threatened species.

3. **Passive Outdoor Activities.** Recreation, education, and scientific research activities that do not degrade the critical area, including fishing, hiking, and bird watching.

16.34.130 Exception − Public Agency and Utility

1. If the application of this Chapter would prohibit a development proposal by a public agency or public utility, the agency or utility may apply for an exception pursuant to this Section.
2. **Exception Request and Review Process.** An application for a public agency and utility exception shall be made to the Town and shall include a critical area identification form; critical area report, including mitigation plan, if necessary; and any other related project documents, such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental Policy Act (Chapter 43.21C RCW, as it now exists or may be hereinafter amended). The town planner shall issue a decision based on review of the submitted information, a site inspection, and the proposal's ability to comply with public agency and utility exception review criteria in Subsection

(D).

C. **Town Planner Review.** The Town Planner shall review the application and town planner's recommendation, and conduct a public hearing pursuant to the provisions of CTC 16.06.040. The Town Planner shall approve, approve with conditions, or deny the request based on the proposal's ability to comply with all of the reasonable use exception review criteria in Subsection (D).

4. **Public Agency and Utility Review Criteria.** The criteria for review and approval of public agency and utility exceptions follow:
    1. There is no other practical alternative to the proposed development with less impact on the critical areas;
    2. The application of this Chapter would unreasonably restrict the ability to provide utility services to the public;
    3. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site;
    4. The proposal attempts to protect and mitigate impacts to the critical area functions and values consistent with the best available science; and
    5. The proposal is consistent with other applicable regulations and standards.
5. **Burden of Proof.** The burden of proof shall be on the applicant to bring forth evidence in support of the application and to provide sufficient information on which any decision has to be made on the application.

16.34.140 Exception − Reasonable Use

1. If the application of this Chapter would deny all reasonable economic use of the subject property, the Town the property owner may apply for an exception pursuant to this Section. Reasonable Use Exceptions within the jurisdiction of the Shoreline Management Act are processed as a Shoreline Variance.

2. **Exception Request and Review Process.** An application for a reasonable use exception shall be made to the Town and shall include a critical area report, including mitigation plan, if necessary; and any other related project documents, such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental Policy Act (Chapter 43.21C RCW, as it now exists or may be hereinafter amended) (SEPA documents). The town planner shall issue a decision based on review of the submitted information, a site inspection, and the proposal's ability to comply with reasonable use exception criteria in Subsection (D). The decision may be appealed by the applicant to the Town Council.

3. **Town Planner Review.** The Town Planner shall review the application and provide public notice of application pursuant to the provisions of the CTC 16.06.030(F). The Town Planner shall approve, approve with conditions, or deny the request based on the proposal's ability to comply with all of the reasonable use exception review criteria in Subsection (D).

4. **Reasonable Use Review Criteria.** Criteria for review and approval of reasonable use exceptions follow:

1. The application of this Chapter would deny all reasonable economic use of

the property;

2. No other reasonable economic use of the property has less impact on the critical area;

3. The proposed impact to the critical area is the minimum necessary to allow for reasonable economic use of the property;

4. The inability of the applicant to derive reasonable economic use of the property is not the result of actions by the applicant after the effective date of this Chapter;

5. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site;

6. The proposal will result in no net loss of critical area functions and values consistent with the best available science; or

7. The proposal is consistent with other applicable regulations and standards.

E. **Burden of Proof.** The burden of proof shall be on the applicant to bring forth evidence in support of the application and to provide sufficient information on which any decision has to be made on the application.

16.34.150 Allowed Activities

1. **Critical Area Report.** Activities allowed under this Chapter shall have been reviewed and permitted or approved by the Town or other agency with jurisdiction, but do not require submittal of a separate critical area identification form or critical area report, unless such submittal was required previously for the underlying permit. The town planner may apply conditions to the underlying permit or approval to ensure that the allowed activity is consistent with the provisions of this Chapter to protect critical areas.

2. **Required Use of Best Management Practices.** All allowed activities shall be conducted using the best management practices that result in the least amount of impact to the critical areas. Best management practices shall be used for tree and vegetation protection, construction management, erosion and sedimentation control, water quality protection, and regulation of chemical applications. The Town shall observe the use of best management practices to ensure that the activity does not result in degradation to the critical area. Any incidental damage to, or alteration of, a critical area shall be restored, rehabilitated, or replaced at the responsible party's expense.

3. **Allowed Activities.** The following activities are allowed:

1. **Permit Requests Subsequent to Previous Critical Area Review.** Development permits and approvals that involve both discretionary land use approvals (such as subdivisions, rezones, or conditional use permits), and construction approvals (such as building permits) if all of the following conditions have been met:

1. The provisions of this Chapter have been previously addressed as part of another approval;
2. There have been no material changes in the potential impact to the critical area or buffer since the prior review;

7

c. d.

e.

There is no new information available that is applicable to any critical area review of the site or particular critical area;

The permit or approval has not expired or, if no expiration date, no more than five years has elapsed since the issuance of that permit or approval; and

Compliance with any standards or conditions placed upon the prior permit or approval has been achieved or secured.

2. **Modification to Existing Structures.** Structural modification of, addition to, or replacement of an existing legally constructed structure that does not further alter or increase the impact to the critical area or buffer and there is no increased risk to life or property as a result of the proposed modification or replacement, provided that restoration of structures substantially damaged by fire, flood, or act of nature must be initiated within one (1) year of the date of such damage, as evidenced by the issuance of a valid building permit, and diligently pursued to completion.

3. **Activities Within the Improved Right-of-Way.** Replacement, modification, installation, or construction of utility facilities, lines, pipes, mains, equipment, or appurtenances, not including substations, when such facilities are located within the improved portion of the public right-of- way or a Town authorized private roadway except those activities that alter a wetland or watercourse, such as culverts or bridges, or result in the transport of sediment or increased stormwater; subject to the following:

    1. Critical area and/or buffer widths shall be increased, where possible, equal to the width of the right-of-way improvement, including disturbed areas; and
    2. Retention and replanting of native vegetation shall occur wherever possible along the right-of-way improvement and resulting disturbance.

4. **Minor Utility Projects.** Utility projects which have minor or short- duration impacts to critical areas, as determined by the town planner in accordance with the criteria below, and which do not significantly impact the function or values of a critical area(s), provided that such projects are constructed with best management practices and additional restoration measures are provided. Minor activities shall not result in the transport of sediment or increased stormwater. Such allowed minor utility projects shall meet the following criteria:
    1. There is no practical alternative to the proposed activity with less impact on critical areas;
    2. The activity involves the placement of a utility pole, street signs, anchor, or vault or other small component of a utility facility; and
    3. The activity involves disturbance of an area less than 75 square feet.
5. **Public and Private Pedestrian Trails.** Public and private pedestrian trails, except in wetlands, fish and wildlife habitat conservation areas, or their buffers, subject to the following:

8

a.

b. c.

The trail surface shall meet all other requirements including water quality standards set forth in CTC 13.20;

Critical area and/or buffer widths shall be increased, where possible, equal to the width of the trail corridor, including disturbed areas; and

Trails proposed to be located in landslide or erosion hazard areas shall be constructed in a manner that does not increase the risk of landslide or erosion and in accordance with an approved geotechnical report.

6. **Select Vegetation Removal Activities.** The following vegetation removal activities, provided that no vegetation shall be removed from a critical area or its buffer without approval from the town planner:

1. The removal of the following vegetation with hand labor and light equipment:
    1. Invasive and noxious weeds;
    2. English Ivy (*Hedera helix)*;
    3. Himalayan blackberry (*Rubus discolor, R. procerus*); and
    4. Evergreen blackberry (*Rubus laciniatus*).
2. The removal of trees from critical areas and buffers that are hazardous, posing a threat to public safety, or posing an imminent risk of damage to private property, provided that:
    1. The applicant submits a report from a certified arborist, registered landscape architect, or professional forester that documents the hazard and provides a replanting schedule for the replacement trees;
    2. Tree cutting shall be limited to pruning and crown thinning, unless otherwise justified by a qualified professional. Where pruning or crown thinning is not sufficient to address the hazard, trees should be removed or converted to wildlife snags;

3. All vegetation cut (tree stems, branches, etc.) shall be left within the critical area or buffer unless removal is warranted due to the potential for disease or pest transmittal to other healthy vegetation;
4. The landowner shall replace any trees that are removed with new trees at a ratio of two replacement trees for each tree removed (2:1) within one (1) year in accordance with an approved restoration plan. Replacement trees may be planted at a different, nearby location if it can be determined that planting in the same location would create a new hazard or potentially damage the critical area. Replacement trees shall be species that are native and indigenous to the site and a minimum of one (1) inch in diameter-at-breast height (dbh) for deciduous trees and a minimum of six (6) feet in height

for evergreen trees as measured from the top of the root ball;

5. If a tree to be removed provides critical habitat, such as an eagle perch, a qualified wildlife biologist shall be consulted to determine timing and methods or removal that will minimize impacts; and
6. Hazard trees determined to pose an imminent threat or danger to public health or safety, to public or private property, or of serious environmental degradation may be removed or pruned by the landowner prior to receiving written approval from Town provided that within fourteen (14) days following such action, the landowner shall submit a restoration plan that demonstrates compliance with the provisions of this Chapter.

c. Measures to control a fire or halt the spread of disease or damaging insects consistent with the state Forest Practices Act; Chapter 76.09 RCW, as it now exists or may be hereinafter amended, provided that the removed vegetation shall be replaced in-kind or with similar native species within one (1) year in accordance with an approved restoration plan; and

d. Unless otherwise provided, or as a necessary part of an approved alteration, removal of any vegetation or woody debris from a habitat conservation area or wetland shall be prohibited.

7. **Minor Site Investigative Work.** Work necessary for land use submittals, such as surveys, soil logs, percolation tests, and other related activities, where such activities do not require construction of new roads or significant amounts of excavation. In every case, impacts to the critical area shall be minimized and disturbed areas shall be immediately restored.
8. **Navigational Aids and Boundary Markers.** Construction or modification of navigational aids and boundary markers.

Appendix B. MCAO, Performance Standards for Fish and Wildlife Habitat Conservation Areas

16.34.560 Performance Standards – General Requirements.

1. **Non-indigenous Species**. No plant, wildlife, or fish species not indigenous to the region shall be introduced into a habitat conservation area unless authorized by a state or federal permit or approval.
2. **Mitigation and Contiguous Corridors**. Mitigation sites shall be located to preserve or achieve contiguous wildlife habitat corridors in accordance with a mitigation plan that is part of an approved

critical area report to minimize the isolating effects of development on habitat areas, so long as mitigation of aquatic habitat is located within the same aquatic ecosystem as the area disturbed.

3. **Approvals of Activities**. The town planner shall condition approvals of

activities allowed within or adjacent to a habitat conservation area or its buffers, as necessary to minimize or mitigate any potential adverse impacts. Conditions shall be based on the best available science and may include, but are not limited to, the following:

1. Establishment of buffer zones;
2. Preservation of critically important vegetation and/or habitat features such as snags and downed wood;
3. Limitation of access to the habitat area, including fencing to deter unauthorized access;
4. Seasonal restriction of construction activities;
5. Establishment of a duration and timetable for periodic review of mitigation activities; and
6. Requirement of a performance bond, when necessary, to ensure completion and success of proposed mitigation.

4. **Mitigation and Equivalent or Greater Biological Functions.** Mitigation of alterations to habitat conservation areas shall achieve equivalent or greater biologic and hydrologic functions and shall include mitigation for adverse impacts upstream or downstream of the development proposal site. Mitigation shall address each function affected by the alteration to achieve functional equivalency or improvement on a per function basis.

5. **Approvals and the Best Available Science.** Any approval of alterations or impacts to a habitat conservation area shall be supported by the best available science.

6. **Establishment of Buffers.** The town planner shall require the establishment of buffer areas for activities adjacent to habitat conservation areas when needed to protect habitat conservation areas. Buffers shall consist of an undisturbed area of native vegetation or areas identified for restoration established to protect the integrity, functions, and values of the affected habitat. Required buffer widths shall reflect the sensitivity of the habitat and the type and intensity of human activity proposed to be conducted nearby and shall be consistent with the management recommendations issued by the Washington Department of Fish and Wildlife. Habitat conservation areas and their buffers shall be preserved in perpetuity through the use of native growth protection areas and critical area tracts in accordance with Section 16.34.280 through Section 16.34.290.

    1. **Seasonal Restrictions.** When a species is more susceptible to adverse impacts during specific periods of the year, seasonal restrictions may apply. Larger buffers may be required and activities may be further restricted during the specified season.

    2. **Habitat Buffer Averaging.** The town planner may allow the recommended habitat area buffer width to be reduced in accordance with a critical area report, only if:

        1. It will not reduce stream or habitat functions;

        2. It will not adversely affect salmonid habitat;

c. It will provide additional natural resource protection, such as buffer enhancement;

4. The total area contained in the buffer area after averaging is no less than that which would be contained within the standard buffer; and

5. The buffer area width is not reduced by more than twenty-five percent (25%) in any location.

7. **Temporary Markers**. The outer perimeter of the habitat conservation area or buffer and the limits of those areas to be disturbed pursuant to an approved permit or authorization shall be marked in the field in such a way as to ensure that no unauthorized intrusion will occur and verified by the town planner prior to the commencement of permitted activities. This temporary marking shall be maintained throughout construction.

8. **Subdivisions.** The subdivision and short subdivision of land in fish and wildlife habitat conservation areas and associated buffers is subject to the following:

    1. Land that is located wholly within a habitat conservation area or its buffer may not be subdivided.

    2. Land that is located partially within a habitat conservation area or its buffer may be divided provided that the developable portion of each new lot and its access is located outside of the habitat conservation area or its buffer and meets the minimum lot size requirements of the zoning district.

    3. Access roads and utilities serving the proposed may be permitted within the habitat conservation area and associated buffers only if the Town determines that no other feasible alternative exists and when consistent with this Chapter.

16.34.570

A. **Endangered, Threatened, and Sensitive Species**

Performance Standards – Specific Habitats

1. No development shall be allowed within a habitat conservation area or buffer with which state or federally endangered, threatened, or sensitive species have a primary association, except that which is provided for by a management plan established by the Washington Department of Fish and Wildlife or applicable state or federal agency.

2. Whenever activities are proposed adjacent to a habitat conservation area with which state or federally endangered, threatened, or sensitive species have a primary association, such area shall be protected through the application of protection measures in accordance with a critical area report prepared by a qualified professional and approved by the Town. Approval for alteration of land adjacent to the habitat conservation area or its buffer shall not occur prior to consultation with the Washington Department of Fish and Wildlife for animal species, the Washington State Department of Natural Resources for plant species, and other appropriate federal or state agencies.

3. Bald eagle habitat shall be protected pursuant to RCW 77.12.655 and the Washington State Bald Eagle Protection Rules (WAC 232-12-292), as they now exist or may be hereinafter amended. Approval of activity adjacent to

bald eagle sites shall not occur prior to approval of a habitat management plan by the Washington Department of Fish and Wildlife. Activities are adjacent to bald eagle sites when they are within eight hundred (800) feet or within one half mile (2,640 feet) and in a shoreline foraging area. The Town shall verify the location of eagle management areas for each proposed activity.

B. **Anadromous Fish**

1. All activities, uses, and alterations proposed to be located in water bodies used by anadromous fish or in areas that affect such water bodies shall give special consideration to the preservation and enhancement of anadromous fish habitat, including, but not limited to, adhering to the following standards:
    1. Activities shall be timed to occur only during the allowable work window as designated by the Washington Department of Fish and Wildlife for the applicable species;
    2. An alternative alignment or location for the activity is not feasible;
    3. The activity is designed so that it will not degrade the functions or values of the fish habitat or other critical areas;
    4. Shoreline erosion control measures shall be designed to use bioengineering methods or soft armoring techniques, according to an approved critical area report, and
    5. Any impacts to the functions or values of the habitat conservation area are mitigated in accordance with an approved critical area report.
2. Structures that prevent the migration of salmonids shall not be allowed in the portion of water bodies currently or historically used by anadromous fish.

Appendix C. Exemptions that the CAO can disallow within Critical Areas

This text is from WAC 197-11-800. The exemptions that can be disallowed by the CAO (as specified in WAC 197-11-908) are highlighted. Some sections of the WAC listing exemptions that can't be disallowed by the CAO are omitted.

Categorical exemptions.

The proposed actions contained in Part Nine are categorically exempt from threshold determination and EIS requirements, subject to the rules and limitations on categorical exemptions contained in WAC 197-11-305.

Note:

The statutory exemptions contained in chapter 43.21C RCW are not included in Part Nine. Chapter 43.21C RCW should be reviewed in determining whether a proposed action not listed as categorically exempt in Part Nine is exempt by statute from threshold determination and EIS requirements.

(1) Minor new construction - Flexible thresholds.

(a) The exemptions in this subsection apply to all licenses required to undertake the construction in question. To be exempt under this subsection, the project must be equal to or smaller than the exempt level. For a specific proposal, the exempt level in (b) of this subsection shall control, unless the city/county in which the project is located establishes an exempt level under (c) of this subsection. If the proposal is located in more than one city/county, the lower of the agencies' adopted levels shall control, regardless of which agency is the lead agency. The exemptions in this subsection apply except when the project:

(i) Is undertaken wholly or partly on lands covered by water;

(ii) Requires a license governing discharges to water that is not exempt under RCW 43.21C.0383;

(iii) Requires a license governing emissions to air that is not exempt under RCW 43.21C.0381 or WAC 197-11-800 (7) or (8); or

(iv) Requires a land use decision that is not exempt under WAC 197-11-800(6).

(b) The following types of construction shall be exempt:

(i) The construction or location of four detached single family residential units.

(ii) The construction or location of four multifamily residential units.

(iii) The construction of a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agricultural structure, covering 10,000 square feet, and to be used only by the property owner or his or her agent in the conduct of farming the property. This exemption shall not apply to feed lots.

(iv) The construction of an office, school, commercial, recreational, service or storage building with 4,000 square feet of gross floor area, and with associated parking facilities designed for twenty automobiles. This exemption includes parking lots for twenty or fewer automobiles not associated with a structure.

(v) Any fill or excavation of 100 cubic yards throughout the total lifetime of the fill or excavation and any excavation, fill or grading necessary for an exempt project in (i), (ii), (iii), or (iv) of this subsection shall be exempt.

(c) Cities, towns or counties may raise the exempt levels up to the maximum specified in (d) of this subsection by implementing ordinance or resolution. Such levels shall be specified in the agency's SEPA procedures (WAC 197-11-904). Separate maximum optional thresholds are established in (d) of this subsection applying to both incorporated areas and unincorporated urban growth areas in fully planning jurisdictions under RCW 36.70A.040; other unincorporated areas in fully planning counties; and jurisdictions in all other counties. Agencies may adopt the maximum level or a level between the minimum and maximum level. An agency may adopt a system of several exempt levels, such as different levels for different geographic areas, and mixed use projects.

At a minimum, the following process shall be met in order to raise the exempt levels.

(i) Documentation that the requirements for environmental analysis, protection and mitigation for impacts to elements of the environment (listed in WAC 197-11-444) have been adequately addressed for the development exempted. The requirements may be addressed in specific adopted development regulations, and applicable state and federal regulations.

(ii) Description in the findings or other appropriate section of the adopting ordinance or resolution of the locally established notice and comment opportunities for the public, affected tribes, and agencies regarding permitting of development projects included in these increased exemption levels.

(iii) Before adopting the ordinance or resolution containing the proposed new exemption levels, the agency shall provide a minimum of sixty days notice to affected tribes, agencies with expertise, affected jurisdictions, the department of ecology, and the public and provide an opportunity for comment.

(iv) The city, town, or county must document how specific adopted development regulations and applicable state and federal laws provide adequate protections for cultural and historic resources when exemption levels are raised. The requirements for notice and opportunity to comment for the public, affected tribes, and agencies in (c)(i) and (ii) of this subsection and the requirements for protection and mitigation in (c)(i) of this subsection must be specifically documented. The local ordinance or resolution shall include, but not be limited to, the following:

• Use of available data and other project review tools regarding known and likely cultural and historic resources, such as inventories and predictive models provided by the Washington department of archaeology and historic preservation, other agencies, and tribal governments.

• Planning and permitting processes that ensure compliance with applicable laws including chapters 27.44, 27.53, 68.50, and 68.60 RCW.

• Local development regulations that include at minimum preproject cultural resource review where warranted, and standard inadvertent discovery language (SIDL) for all projects.

(d) The maximum exemption levels applicable to (c) of this subsection are:

	Fully planning GMA counties		All other counties
Project types	Incorporated and unincorporated UGA	Other unincorporated areas	Incorporated and unincorporated areas
Single family residential	30 units	20 units	20 units
Multifamily residential	60 units	25 units	25 units
Barn, loafing shed, farm equipment storage, produce storage or packing structure	40,000 square feet	40,000 square feet	40,000 square feet
Office, school, commercial, recreational, service, storage building, parking facilities	30,000 square feet and 90 parking spaces	12,000 square feet and 40 parking spaces	12,000 square feet and 40 parking spaces
Fill or excavation	1,000 cubic yards	1,000 cubic yards	1,000 cubic yards

(2) **Other minor new construction.**

(a) The exemptions in this subsection apply to all licenses required to undertake the following types of proposals except when the project:

(i) Is undertaken wholly or partly on lands covered by water;

(ii) Requires a license governing discharges to water that is not exempt under RCW 43.21C.0383;
(iii) Requires a license governing emissions to air that is not exempt under RCW 43.21C.0381 or WAC 197-11-800 (7) or (8); or

(iv) Requires a land use decision that is not exempt under WAC 197-11-800(6).

(b) The construction or designation of bus stops, loading zones, shelters, access facilities, pull-out lanes for taxicabs, transit and school vehicles, and designation of transit only lanes.

(c) The construction or installation of commercial on-premise signs, and public signs and signals, including those for traffic control and wayfinding.

(d) The construction or installation of minor road and street improvements by any agency or private party that include the following:

(i) Safety structures and equipment: Such as pavement marking, adding or removing turn restrictions, speed limit designation, physical measures to reduce motor vehicle traffic speed or volume, freeway surveillance and control systems, railroad protective devices (not including grade-separated crossings), grooving, glare screen, safety barriers, energy attenuators;

(ii) Transportation corridor landscaping (including the application of state of Washington approved herbicides by licensed personnel for right of way weed control as long as this is not within watersheds controlled for the purpose of drinking water quality;

(iii) Temporary traffic controls and detours;

(iv) Correction of substandard curves and intersections within existing rights of way, widening of a highway by less than a single lane width where capacity is not significantly increased and no new right of way is required;

(v) Adding auxiliary lanes for localized purposes, (weaving, climbing, speed change, etc.), where capacity is not significantly increased and no new right of way is required;

(vi) Channelization, rechannelization, elimination of sight restrictions at intersections, street lighting, guard rails and barricade installation;

(vii) Installation of catch basins and culverts for the purposes of road and street improvements;

(viii) Reconstruction of existing roadbed (existing curb-to-curb in urban locations), including adding or widening of shoulders where capacity is not increased and no new right of way is required;

(ix) Addition of bicycle lanes, paths and facilities, and pedestrian walks and paths including sidewalk extensions, but not including additional automobile lanes.

(e) Grading, excavating, filling, septic tank installations, and landscaping necessary for any building or facility exempted by subsections (1) and (2) of this section, as well as fencing and the construction of small structures and minor facilities accessory thereto.

(f) Additions or modifications to or replacement of any building or facility exempted by subsections (1) and (2) of this section when such addition, modification or replacement will not change the character of the building or facility in a way that would remove it from an exempt class.

(g) The demolition of any structure or facility, the construction of which would be exempted by subsections (1) and (2) of this section, except for structures or facilities with recognized historical significance such as listing in a historic register.

(h) The installation or removal of impervious underground or above-ground tanks, having a total capacity of 10,000 gallons or less except on agricultural and industrial lands. On agricultural and industrial lands, the installation or removal of impervious underground or above-ground tanks, having a total capacity of 60,000 gallons or less.

(i) The vacation of streets or roads, converting public right of way, and other changes in motor vehicle access.

(j) The installation of hydrological measuring devices, regardless of whether or not on lands covered by water.

(k) The installation of any property, boundary or survey marker, other than fences, regardless of whether or not on lands covered by water.

(l) The installation of accessory solar energy generation equipment on or attached to existing structures and facilities whereby the existing footprint and size of the building is not increased.

(3) **Repair, remodeling and maintenance activities.** The following activities shall be categorically exempt: The repair, remodeling, maintenance, or minor alteration of existing private or public structures, facilities or equipment, including utilities, recreation, and transportation facilities involving no material expansions or changes in use beyond that previously existing; except that, where undertaken wholly or in part on lands covered by water, only minor repair or replacement of structures may be exempt (examples include repair or replacement of piling, ramps, floats, or mooring buoys, or minor repair, alteration, or maintenance of docks). The following maintenance activities shall not be considered exempt under this subsection:

(a) Dredging of over fifty cubic yards of material;

(b) Reconstruction or maintenance of groins and similar shoreline protection structures;

(c) Replacement of utility cables that must be buried under the surface of the bedlands; or

(d) Repair/rebuilding of major dams, dikes, and reservoirs shall also not be considered exempt under this subsection.

(4) **Water rights.** Appropriations of one cubic foot per second or less of surface water, or of 2,250 gallons per minute or less of groundwater, for any purpose. The exemption covering not only the permit to appropriate water, but also any hydraulics permit, shoreline permit or building permit required for a normal diversion or intake structure, well and pumphouse reasonably necessary to accomplish the exempted appropriation, and including any activities relating to construction of a distribution system solely for any exempted appropriation.

(5) **Purchase or sale of real property.** The following real property transactions by an agency shall be exempt:

(a) The purchase or acquisition of any right to real property.

(b) The sale, transfer or exchange of any publicly owned real property, but only if the property is not subject to a specifically designated and authorized public use established by the public landowner and used by the public for that purpose.

(c) Leasing, granting an easement for, or otherwise authorizing the use of real property when the property use will remain essentially the same as the existing use for the term of the agreement, or when the use under the lease, easement or other authorization is otherwise exempted by this chapter.

(6) **Land use decisions.** The following land use decisions shall be exempt:

(a) Land use decisions for exempt projects, except that rezones must comply with (c) of this subsection.

[...]

(13) **Business and other regulatory licenses.** The following business and other regulatory licenses are exempt:

[...]

(c) All licenses to operate or engage in amusement devices and rides and entertainment activities including, but not limited to, cabarets, carnivals, circuses and other traveling shows, dances, music machines, golf courses, and theaters, including approval of the use of public facilities for temporary civic celebrations, but not including licenses or permits required for permanent construction of any of the above.

[...]

(23) **Utilities.** The utility-related actions listed below shall be exempt, except for installation, construction, or alteration on lands covered by water. The exemption includes installation and construction, relocation when required by other governmental bodies, repair, replacement, maintenance, operation or alteration that does not change the action from an exempt class.

(a) All communications lines, including cable TV, but not including communication towers or relay stations.

(b) All stormwater, water and sewer facilities, lines, equipment, hookups or appurtenances including, utilizing or related to lines twelve inches or less in diameter.

(c) All electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of 55,000 volts or less; the overbuilding of existing distribution lines (55,000 volts or less) with transmission lines (up to and including 115,000 volts); within existing rights of way or developed utility corridors, all electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of 115,000 volts or less; and the undergrounding of all electric facilities, lines, equipment or appurtenances.

(d) All natural gas distribution (as opposed to transmission) lines and necessary appurtenant facilities and hookups.

(e) All developments within the confines of any existing electric substation, reservoir, pump station vault, pipe, or well: Additional appropriations of water are not exempted by this subsection.

(f) Periodic use of chemical or mechanical means to maintain a utility or transportation right of way in its design condition: Provided, the chemicals used are approved by Washington state and applied by licensed personnel. This exemption shall not apply to the use of chemicals within watersheds that are controlled for the purpose of drinking water quality.

(g) All grants of rights of way by agencies to utilities for use for distribution (as opposed to transmission) purposes.

(h) All grants of franchises by agencies to utilities.

(i) All disposals of rights of way by utilities.

(24) **Natural resources management.** In addition to the other exemptions contained in this section, the following natural resources management activities shall be exempt:

(a) Issuance of new grazing leases covering a section of land or less; and issuance of all grazing leases for land that has been subject to a grazing lease within the previous ten years.

(b) Licenses or approvals to remove firewood.

(c) Issuance of agricultural leases covering one hundred sixty contiguous acres or less.

(d) Issuance of leases for Christmas tree harvesting or brush picking.

(e) Issuance of leases for school sites.

(f) Issuance of leases for, and placement of, mooring buoys designed to serve pleasure craft.

(g) Development of recreational sites not specifically designed for all-terrain vehicles and not including more than twelve campsites.

(h) Periodic use of chemical or mechanical means to maintain public park and recreational land: Provided, That chemicals used are approved by the Washington state department of agriculture and applied by licensed personnel. This exemption shall not apply to the use of chemicals within watersheds that are controlled for the purpose of drinking water quality.

[...]

Appendix D. KID Comments August 9, 2017

Attached separately as KID comments 20170809.pdf.

Appendix E. WAC 365-190-130 Fish and wildlife habitat conservation areas.

Fish and wildlife habitat conservation areas.

<< 365-190-130 >>

WAC 365-190-130

(1) "Fish and wildlife habitat conservation" means land management for maintaining populations of species in suitable habitats within their natural geographic distribution so that the habitat available is sufficient to support viable populations over the long term and isolated subpopulations are not created. This does not mean maintaining all individuals of all species at all times, but it does mean not degrading or reducing populations or habitats so that they are no longer viable over the long term. Counties and cities should engage in cooperative planning and coordination to help assure long term population viability.

Fish and wildlife habitat conservation areas contribute to the state's biodiversity and occur on both publicly and privately owned lands. Designating these areas is an important part of land use planning for appropriate development densities, urban growth area boundaries, open space corridors, and incentive-based land conservation and stewardship programs.

(2) Fish and wildlife habitat conservation areas that must be considered for classification and designation include:

(a) Areas where endangered, threatened, and sensitive species have a primary association;

(b) Habitats and species of local importance, as determined locally;

(c) Commercial and recreational shellfish areas;

(d) Kelp and eelgrass beds; herring, smelt, and other forage fish spawning areas;

(e) Naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat;

(f) Waters of the state;

(g) Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; and

(h) State natural area preserves, natural resource conservation areas, and state wildlife areas.

(3) When classifying and designating these areas, counties and cities must include the best available science, as described in chapter 365-195 WAC.

(a) Counties and cities should consider the following:

(i) Creating a system of fish and wildlife habitat with connections between larger habitat blocks and open spaces, integrating with open space corridor planning where appropriate;

(ii) Level of human activity in such areas including presence of roads and level of recreation type (passive or active recreation may be appropriate for certain areas and habitats);

(iii) Protecting riparian ecosystems including salmonid habitat, which also includes marine nearshore areas;

(iv) Evaluating land uses surrounding ponds and fish and wildlife habitat conservation areas that may negatively impact these areas, or conversely, that may contribute positively to their function;

(v) Establishing buffer zones around these areas to separate incompatible uses from habitat areas;

(b) Counties and cities may also consider the following:

(i) Potential for restoring lost and impaired salmonid habitat;

(ii) Potential for designating areas important for local and ecoregional biodiversity; and

(iii) Establishing or enhancing nonregulatory approaches in addition to regulatory methods to protect fish and wildlife habitat conservation areas.

(4) Sources and methods.

(a) Endangered, threatened and sensitive species. Counties and cities should identify and classify seasonal ranges and habitat elements where federal and state listed endangered, threatened and sensitive species have a primary association and which, if altered, may reduce the likelihood that the species will persist over the long term. Counties and cities should consult current information on priority habitats and species identified by the Washington state department of fish and wildlife. Recovery plans and management recommendations for many of these species are available from the Unites States Fish and Wildlife Service, the National Marine Fisheries Service and the Washington state department of fish and wildlife. Additional information is also available from the Washington state department of natural resources, natural heritage program, and aquatic resources program.

(b) Habitats and species areas of local importance. Counties and cities should identify, classify and designate locally important habitats and species. Counties and cities should consult current information on priority habitats and species identified by the Washington state department of fish and wildlife. Priority habitat and species information includes endangered, threatened and sensitive species, but also includes candidate species and other vulnerable and unique species and habitats. While these priorities are those of the Washington state department of fish and wildlife, they should be considered by counties and cities as they include the best available science. The Washington state department of fish and wildlife can also provide assistance with identifying and mapping important habitat areas at various landscape scales. Similarly, the Washington state department of natural resources' natural heritage program can provide a list of high quality ecological communities and systems and rare plants.

(c) Shellfish areas. All public and private tidelands or bedlands suitable for shellfish harvest shall be classified as critical areas. Counties and cities should consider both commercial and recreational shellfish areas. Counties and cities should consider the Washington state department of health classification of commercial and recreational shellfish growing areas to determine the existing condition of these areas. Further consideration should be given to the vulnerability of these areas to contamination. Shellfish protection districts established pursuant to chapter 90.72 RCW shall be included in the classification of critical shellfish areas.

(d) Kelp and eelgrass beds; herring, smelt and other forage fish spawning areas. Counties and cities must classify kelp and eelgrass beds, identified by the Washington state department of natural resources and the department of ecology. Though not an inclusive inventory, locations of kelp and eelgrass beds are compiled in the Washington coastal atlas published by the department of ecology. Herring, smelt and other forage fish spawning times and locations are outlined in WAC 220-110-240 through 220-110-271.

(e) Naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat. Naturally occurring ponds do not include ponds deliberately designed and created from dry sites, such as canals, detention facilities, wastewater treatment facilities, farmponds, temporary construction ponds (of less than three years duration) and landscape

amenities. However, naturally occurring ponds may include those artificial ponds intentionally created from dry areas in order to mitigate conversion of ponds, if permitted by a regulatory authority.

(f) Waters of the state.

(i) Waters of the state are defined in RCW 90.48.020 and include lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and water courses in Washington. Stream types are classified in Title 222 WAC, the forest practices regulations. Counties and cities may use the classification system established in WAC 222-16-030 to classify waters of the state. Counties and cities using the water types defined in WAC 222-16-030 or 222-16-031 (interim) should not rely solely on Washington state department of natural resources maps of these stream types for purposes of regulating land uses or establishing stream buffers.

(ii) Counties and cities that use the stream typing system developed by the department of natural resources should develop a process to verify actual stream conditions, identify flow alterations, and locate fish passage barriers by conducting a field visit. Field verification of all intermittent or nonfish bearing streams should occur during the wet season months of October to March or as determined locally.

(iii) Counties and cities may consider the following factors when classifying waters of the state as fish and wildlife habitat conservation areas:

(A) Species present which are endangered, threatened or sensitive, and other species of concern;

(B) Species present which are sensitive to habitat manipulation (e.g., priority habitats and species program);

(C) Historic presence of species of local importance;

(D) Existing surrounding land uses that are incompatible with salmonid habitat;

(E) Presence and size of riparian ecosystems;

(F) Existing water rights; and

(G) The intermittent nature of some waters of the state.

(g) Lakes, ponds, streams, and rivers planted with game fish. This includes game fish planted in these water bodies under the auspices of a federal, state, local, or tribal program or which supports priority fish species as identified by the Washington state department of fish and wildlife.

(h) State natural area preserves, natural resource conservation areas, and state wildlife areas. Natural area preserves and natural resource conservation areas are defined, established, and managed by the department of natural resources. State wildlife areas are defined, established, and managed by the Washington state department of fish and wildlife, which provides information about state wildlife areas for each county.

(i) Salmonid habitat. Counties and cities should consider recommendations found in salmon recovery plans (see the governor's salmon recovery office). Counties and cities may use information prepared by the United States Department of the Interior Fish and Wildlife Service, National Marine Fisheries Service, the Washington state department of fish and wildlife, the state recreation and conservation office, and the Puget Sound partnership to designate, protect and restore salmonid habitat.

[Statutory Authority: RCW 36.70A.050 and 36.70A.190. WSR 10-03-085, § 365-190-130, filed 1/19/10, effective 2/19/10.]

Appendix F. MCAO Definitions

16.34.580 Definitions

Words not defined in this Chapter shall be as defined in the Town code, the Washington Administrative Code, or the Revised Code of Washington. Words not found in either code shall be as defined in the Webster's Third New International Dictionary, latest edition.

A

Active Fault – A fault that is considered likely to undergo renewed movement within a period of concern to humans. Faults are commonly considered to be active if the fault has moved one or more times in the last 10,000 years, but faults may also be considered active in some cases if movement has occurred in the last 500,000 years.

Adaptive Management – Adaptive management relies on scientific methods to evaluate how well regulatory and nonregulatory actions protect the critical area. An adaptive management program is a formal and deliberate scientific approach to taking action and obtaining information in the face of uncertainty.

Adjacent – Immediately adjoining (in contact with the boundary of the influence area) or within a distance that is less than that needed to separate activities from critical areas to ensure protection

of the functions located:

A. B.

C. D.

E.

and values of the critical areas. Adjacent shall mean any activity or development

On a site immediately adjoining a critical area;

A distance equal to or less than the required critical area buffer width and building setback;

A distance equal to or less than one-half mile (2,640 feet) from a bald eagle nest;

A distance equal to or less than three hundred (300) feet upland from a stream, wetland, or water body;

Bordering or within the floodplain,; or

Advance Mitigation – Mitigation of an anticipated critical area impact or hazard completed according to an approved critical area report and prior to site development.

Agricultural Land – Land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, as they now exist or may be hereinafter amended, or livestock, and or that has been designated as long-term commercial significance for agricultural production.

Alteration – Any human induced change in an existing condition of a critical area or its buffer. Alterations include, but are not limited to grading, filling, channelizing, dredging, clearing (vegetation), construction, compaction, excavation, or any other activity that changes the character of the critical area.

Anadromous Fish – Fish that spawn and rear in freshwater and mature in the marine environment. While Pacific salmon die after their first spawning, adult char (bull trout) can live for many years, moving in and out of saltwater and spawning each year. The life history of Pacific salmon and char contains critical periods of time when these fish are more susceptible to environmental and physical damage than at other times. The life history of salmon, for example, contains the following stages: upstream migration of adults, spawning, inter-gravel incubation, rearing, smoltification (the time period needed for juveniles to adjust their body functions to live in the marine environment), downstream migration, and ocean rearing to adults.

Aquifer – A geological formation, group of formations, or part of a formation that is capable of yielding a significant amount of water to a well or spring.

Aquifer Recharge Areas – Areas that, due to the presence of certain soils, geology, and surface water, act to recharge ground water by percolation.

Aquifer, Sole Source – An area designated by the U.S. Environmental Protection Agency under the Safe Drinking Water Act of 1974, Section 1424(e). The aquifer(s) must supply fifty percent (50%) or more of the drinking water for an area without a sufficient replacement available.

B

Base Flood – A flood event having a one percent (1%) chance of being equaled or exceeded in any given year, also referred to as the 100-year flood. Designations of base flood areas on flood insurance map(s) always include the letters A or V.

Basement – Any area of the building having its floor below ground level on all sides.
Best Available Science – Current scientific information used in the process to designate, protect,

or restore critical areas, that is derived from a valid scientific process as defined by WAC 365- 195-900 through 925, as they now exist or may be hereinafter amended. Sources of the best available science are included in *Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas* published by the Washington State Department of Community, Trade and Economic Development.

Best Management Practices (BMPs) – Conservation practices or systems of practices and management measures that:

A. Control soil loss and reduce water quality degradation caused by high concentrations of nutrients, animal waste, toxics, and sediment;

B. Minimize adverse impacts to surface water and ground water flow and circulation patterns and to the chemical, physical, and biological characteristics of wetlands;

C. Protect trees and vegetation designated to be retained during and following site construction and use native plant species appropriate to the site for re-vegetation of disturbed areas; and

D. Provide standards for proper use of chemical herbicides within critical areas.

The Town shall monitor the application of best management practices to ensure that the standards and policies of this Chapter are adhered to.

Biodiversity – The variety of animal and plant life and its ecological processes and interconnections – represented by the richness of ecological systems and the life that depends on them, including human life and economies.

Buffer or Buffer Zone – An area that is contiguous to and protects a critical area which is required for the continued maintenance, functioning, and/or structural stability of a critical area.

C

Compensation Project – Actions necessary to replace project-induced critical area and buffer losses, including land acquisition, planning, construction plans, monitoring, and contingency actions.

Compensatory Mitigation – Replacing project-induced losses or impacts to a critical area, and includes, but is not limited to, the following:

1. Restoration – Actions performed to reestablish wetland functional characteristics and processes that have been lost by alterations, activities, or catastrophic events within an area that no longer meets the definition of a wetland.
2. Creation – Actions performed to intentionally establish a wetland at a site where it did not formerly exist.
3. Enhancement – Actions performed to improve the condition of existing degraded wetlands so that the functions they provide are of a higher quality.
4. Preservation – Actions taken to ensure the permanent protection of existing, high-quality wetlands.

Conservation Easement – A legal agreement that the property owner enters into to restrict uses of the land. Such restrictions can include, but are not limited to, passive recreation uses such as trails or scientific uses and fences or other barriers to protect habitat. The easement is recorded

on a property deed, runs with the land, and is legally binding on all present and future owners of the property, therefore, providing permanent or long-term protection.

Critical Aquifer Recharge Area – Areas designated by WAC 365-190-080(2), as it now exists or may be hereinafter amended, that are determined to have a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2), as it now exists or may be hereinafter amended.

Critical Areas – Critical areas include any of the following areas or ecosystems: aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas, and wetlands, as defined in RCW 36.70A, as it now exists or may be hereinafter amended, and this Chapter.

Critical Area Tract – Land held in private ownership and retained in an open condition in perpetuity for the protection of critical areas. Lands within this type of dedication may include but are not limited to, portions and combinations of forest habitats, grasslands, shrub steppe, on- site watersheds, 100-year floodplains, shorelines or shorelines of statewide significance, riparian areas, and wetlands.

Critical Facility – A facility for which even a slight chance of flooding, inundation, or impact from a hazard event might be too great. Critical facilities include, but are not limited to, schools, nursing homes, hospitals, police, fire and emergency response installations, and installations that produce, use, or store hazardous materials or hazardous waste.

Critical Species – All animal and plant species listed by the state or federal government as threatened or endangered.

Cumulative Impacts or Effects – The combined, incremental effects of human activity on ecological or critical areas functions and values. Cumulative impacts result when the effects of an action are added to or interact with other effects in a particular place and within a particular time. It is the combination of these effects, and any resulting environmental degradation, that should be the focus of cumulative impact analysis and changes to policies and permitting decisions.

D

Developable Area – A site or portion of a site that may be utilized as the location of development, in accordance with the rules of this Chapter.

Development – Any activity upon the land consisting of construction or alteration of structures, earth movement, dredging, dumping, grading, filling, mining, removal of any sand, gravel, or minerals, driving of piles, drilling operations, bulkheading, clearing of vegetation, or other land disturbance. Development includes the storage or use of equipment or materials inconsistent with the existing use. Development also includes approvals issued by the Town that binds land to specific patterns of use, including but not limited to, subdivisions, short subdivisions, zone changes, conditional use permits, and binding site plans. Development activity does not include the following activities:

1. Interior building improvements.
2. Exterior structure maintenance activities, including painting and roofing.
3. Routine landscape maintenance of established, ornamental landscaping, such as lawn mowing, pruning, and weeding.
4. Maintenance of the following existing facilities that does not expand the affected

area: septic tanks (routine cleaning); wells; individual utility service connections; and individual cemetery plots in established and approved cemeteries.

Development Permit – Any permit issued by the Town, or other authorized agency, for construction, land use, or the alteration of land.

Director – The town planner of the Town planning department or other responsible official, or other city staff granted the authority to act on behalf of the director.

E

Emergent Wetland – A wetland with at least thirty percent (30%) of the surface area covered by erect, rooted, herbaceous vegetation extending above the water surface as the uppermost vegetative strata.

Erosion – The process whereby wind, rain, water, and other natural agents mobilize and transport particles.

Erosion Hazard Areas – At least those areas identified by the U.S. Department of Agriculture National Resources Conservation Service as having a “severe” rill and inter-rill erosion hazard.

Exotic – Any species of plants or animals, which are foreign to the Town. F

Fish and Wildlife Habitat Conservation Areas – Areas necessary for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created as designated by WAC 365-190-080(5), as it now exists or may be hereinafter amended. These areas include:

1. Areas with which state or federally designated endangered, threatened, and sensitive species have a primary association;

2. Habitats of local importance, including but not limited to areas designated as priority habitat by the Washington Department of Fish and Wildlife;
3. Commercial and recreational shellfish areas;
4. Kelp and eelgrass beds;
5. Herring and smelt spawning areas;
6. Naturally occurring ponds under twenty (20) acres and their submerged aquatic beds that provide fish or wildlife habitat, including those artificial ponds intentionally created from dry areas in order to mitigate impacts to ponds;
7. Waters of the state, including lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington;
8. Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity;
9. State natural area preserves and natural resource conservation areas; and
10. Land essential for preserving connections between habitat blocks and open spaces.

Fish Habitat – Habitat that is used by fish at any life stage at any time of the year, including potential habitat likely to be used by fish that could be recovered by restoration or management and includes off-channel habitat.

Flood or Flooding – A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters and/or the unusual and rapid accumulation of runoff of surface waters from any source.

Floodplain – The total land area adjoining a river, stream, watercourse, or lake subject to inundation by the base flood.

Frequently Flooded Areas – Lands in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year and those lands that provide important flood storage, conveyance, and attenuation functions, as determined by the town planner in accordance with WAC 365-190-080(3), as it now exists or may be hereinafter amended. Frequently flooded areas perform important hydrologic functions and may present a risk to persons and property. Classifications of frequently flooded areas include, at a minimum, the 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.

Functions and Values – The beneficial roles served by critical areas including, but are not limited to, water quality protection and enhancement; fish and wildlife habitat; food chain support; flood storage, conveyance and attenuation; ground water recharge and discharge; erosion control; wave attenuation; protection from hazards; historical, archaeological, and aesthetic value protection; educational opportunities; and recreation. These beneficial roles are not listed in order of priority. Critical area functions can be used to help set targets (species composition, structure, etc.) for managed areas, including mitigation sites.

G

Geologically Hazardous Areas – Areas that may not be suited to development consistent with public health, safety, or environmental standards, because of their susceptibility to erosion, sliding, earthquake, or other

geological events as designated by WAC 365-190-080(4), as it now exists or may be hereinafter amended. Types of geologically hazardous areas include: erosion, landslide, seismic, mine, and volcanic hazards.

Ground Water – Water in a saturated zone or stratum beneath the surface of land or a surface water body.

Growth Management Act – RCW 36.70A and 36.70B, as they now exist or may be hereinafter amended.

H

Habitat Conservation Areas – Areas designated as fish and wildlife habitat conservation areas.

Habitats of Local Importance – These areas include a seasonal range or habitat element with which a given species has a primary association, and which, if altered may reduce the likelihood that the species will maintain and reproduce over the long-term. These might include areas of high relative density or species richness, breeding habitat, winter range, and movement corridors. These might also include habitats that are of limited availability or high vulnerability to alterations such as cliffs, talus, and wetlands. (WAC 365-190-030, as it now exists or may be hereinafter amended)

Hazard Areas – Areas designated as frequently flooded areas or geologically hazardous areas due

to potential for erosion, landslide, seismic activity, mine collapse, or other geological condition.

Hazardous Substances – Any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity, that exhibits any of the physical, chemical, or biological properties described in WAC 173-303-090 or 173-303-100, as they now exist or may be hereinafter amended.

High Intensity Land Use – Land uses which are associated with high levels of human disturbance or substantial habitat impacts including, but not limited to, medium-density residential (more than 2 homes per acre), multifamily residential, some agricultural practices, and commercial and industrial land uses.

High Quality Wetlands – Those wetlands that meet the following criteria:

1. No, or isolated, human alteration of the wetland topography;
2. No human-caused alteration of the hydrology or the wetland appears to have recovered from the alteration;
3. Low cover and frequency of exotic plant species;
4. Relatively little human-related disturbance of the native vegetation, or recovery from past disturbance;
5. If the wetland system is degraded, it still contains a viable and high quality example of a native wetland community; and
6. No known major water quality problems.

Historic Condition – Condition of the land, including flora, fauna, soil, topography, and hydrology that existed before the area and vicinity were developed or altered by human activity.

Hydraulic Project Approval (HPA) – A permit issued by the Washington Department of Fish and Wildlife for modifications to waters of the state in accordance with Chapter 75.20 RCW, as it now exists or may be hereinafter amended.

Hydric Soil – A soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. The presence of hydric soil shall be determined following the methods described in the *Washington State Wetland Identification and Delineation Manual.*

Hydrophytic Vegetation – Macrophytic plant life growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content. The presence of hydrophytic vegetation shall be determined following the methods described in the *Washington State Wetland Identification and Delineation Manual*.

I

Impervious Surface – A hard surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development or that causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces which similarly impede the natural infiltration of stormwater.

In-Kind Compensation – To replace critical areas with substitute areas whose characteristics and

functions closely approximate those destroyed or degraded by a regulated activity. It does not mean replacement "in-category."

Isolated Wetlands – Those wetlands that are outside of and not contiguous to any 100-year floodplain of a lake, river, or stream and have no contiguous hydric soil or hydrophytic vegetation between the wetland and any surface water.

Infiltration – The downward entry of water into the immediate surface of soil. J

Joint Aquatic Resource Permits Application – A single application form that may be used to apply for hydraulic project approvals, shoreline management permits, approvals of exceedance of water quality standards, water quality certifications, coast guard bridge permits, Washington State Department of Natural Resources use authorization, and U.S. Army Corps of Engineers permits.

L

Land Use, High Intensity – See “High Intensity Land Use.”

Land Use, Low Intensity – See “Low Intensity Land Use.”
Land Use, Moderate Intensity – See “Moderate Intensity Land Use.”

Landslide Hazard Areas – Areas that are potentially subject to risk of mass movement due to a combination of geologic landslide resulting from a combination of geologic, topographic, and hydrologic factors. These areas are typically susceptible to landslides because of a combination of factors including: bedrock, soil, slope gradient, slope aspect, geologic structure, ground water, or other factors.

Low Intensity Land Use – Land uses which are associated with low levels of human disturbance or low habitat impacts, including, but not limited to, low-density residential (less than 2 homes per acre), passive recreation, open space, or forest management land uses.

M

Mitigation – Avoiding, minimizing, or compensating for adverse critical areas impacts. Mitigation, in the following sequential order of preference, is:

1. Avoiding the impact altogether by not taking a certain action or parts of an action;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing, to avoid or reduce impacts;
3. Rectifying the impact to wetlands, critical aquifer recharge areas, and habitat conservation areas by repairing, rehabilitating, or restoring the affected environment to the conditions existing at the time of the initiation of the project;
4. Minimizing or eliminating the hazard by restoring or stabilizing the hazard area through engineered or other methods;
5. Reducing or eliminating the impact or hazard over time by preservation and maintenance operations during the life of the action;
6. Compensating for the impact to wetlands, critical aquifer recharge areas, and

habitat conservation areas by replacing, enhancing, or providing substitute resources or environments; and

G. Monitoring the hazard or other required mitigation and taking remedial action when necessary.

Mitigation for individual actions may include a combination of the above measures.

Moderate Intensity Land Use – Land uses which are associated with moderate levels of human disturbance or substantial habitat impacts including, but not limited to, low-density residential (no more than one home per five acres), active recreation, and moderate agricultural land uses.

Monitoring – Evaluating the impacts of development proposals on the biological, hydrological, and geological elements of such systems, and assessing the performance of required mitigation measures throughout the collection and analysis of data by various methods for the purpose of understanding and documenting changes in natural ecosystems and features, including gathering baseline data.

N

Native Vegetation – Plant species that are indigenous to the area in question.

Native Growth Protection Area (NGPA) – An area where native vegetation is preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering, and protecting plants and animal habitat;

Natural Waters – Waters, excluding water conveyance systems that are artificially constructed and actively maintained for irrigation.

Non-conformity – A legally established existing use or legally constructed structure that is not in compliance with current regulations.

Non-indigenous – See “Exotic.”

O

Off-Site Compensation – To replace critical areas away from the site on which a critical area has been impacted.

On-site Compensation – To replace critical areas at or adjacent to the site on which a critical areas has been impacted.

Ordinary High Water Mark (OHM) – That mark which is found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, that the soil has a character distinct from that of the abutting upland in respect to vegetation.

Out-of-Kind Compensation – To replace critical areas with substitute critical areas whose characteristics do not closely approximate those destroyed or degraded. It does not refer to replacement "out-of-category."

P

Potable Water – Water that is safe and palatable for human use.
Practical Alternative – An alternative that is available and capable of being carried out after

taking into consideration cost, existing technology, and logistics in light of overall project purposes, and has less impacts to critical areas.

Primary Association Area – The area used on a regular basis by, is in close association with, or is necessary for the proper functioning of the habitat of a critical species. Regular basis means that the habitat area is normally, or usually known to contain a critical species, or based on known habitat requirements of the species, the area is likely to contain the critical species. Regular basis is species and population dependent. Species that exist in low numbers may be present infrequently yet rely on certain habitat types.

Priority Habitat – Habitat type or elements with unique or significant value to one or more species as classified by the state Department of Fish and Wildlife. A priority habitat may consist of a unique vegetation type or dominant plant species, a described successional stage, or a specific structural element.

Project Area – All areas within fifty (50) feet of the area proposed to be disturbed, altered, or used by the proposed activity or the construction of any proposed structures. When the action binds the land, such as a subdivision, short subdivision, binding site plan, planned unit development, or rezone, the project area shall include the entire parcel, at a minimum.

Q

Qualified Professional – A person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4), as it now exists or may be hereinafter amended. A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology, or related field, and two years of related work experience.

1. A qualified professional for fish and wildlife habitats must have a degree in biology and professional experience related to the subject species.

2. A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the state of Washington.
3. A qualified professional for critical aquifer recharge areas means a hydrogeologist, geologist, engineer, or other scientist with experience in preparing hydrogeologic assessments.
4. A qualified professional for wetlands shall be a certified Professional Wetland Scientist or have, at a minimum: (1) a Bachelor's degree in hydrology, soil science, botany, ecology, or related field; and (2) at least two years of full-time work experience as a wetlands professional, including delineating wetlands using the state or federal manuals, preparing wetland reports, conducting function assessments, and developing and implementing mitigation plans..

R

Reasonable Economic Use – The Permitted or Conditional use of a specific Parcel of land which a Person may be expected to conduct or maintain fairly and appropriately given the site specific conditions or characteristics of the Parcel and Uses allowed for all other properties within a similar zoning classification.

Recharge – The process involved in the absorption and addition of water to ground water.

Repair or Maintenance – An activity that restores the character, scope, size, and design of a serviceable area, structure, or land use to its previously authorized and undamaged condition. Activities that change the character, size, or scope of a project beyond the original design and drain, dredge, fill, flood, or otherwise alter critical areas are not included in this definition.

Restoration – Measures taken to restore an altered or damaged natural feature including:

1. Active steps taken to restore damaged wetlands, streams, protected habitat, or their buffers to the functioning condition that existed prior to an unauthorized alteration; and
2. Actions performed to reestablish structural and functional characteristics of the critical area that have been lost by alteration, past management activities, or catastrophic events.

S

Scientific Process – A valid scientific process is one that produces reliable information useful in understanding the consequences of a decision. The characteristics of a valid scientific process are as follows:

A. Peer Review. The information has been critically reviewed by other qualified scientific experts in that scientific discipline.

B. Methods. The methods that were used are standardized in the pertinent scientific discipline or the methods have been appropriately peer-reviewed to ensure their reliability and validity.

C. Logical Conclusions and Reasonable Inferences. The conclusions presented are based on reasonable assumptions supported by other studies and are logically and reasonably derived from the assumptions and supported by the data presented.

D. Quantitative Analysis. The data have been analyzed using appropriate statistical or quantitative methods.

E. Context. The assumptions, analytical techniques, data, and conclusions are appropriately framed with respect to the prevailing body of pertinent scientific knowledge.

F. References. The assumptions, techniques, and conclusions are well referenced with citations to pertinent existing information.

Seeps – A spot where water oozes from the earth, often forming the source of a small stream. ***Seismic Hazard Areas –*** Areas that are subject to severe risk of damage as a result of earthquake-

induced ground shaking, slope failure, settlement, or soil liquefaction.

Serviceable – Presently usable.

Shorelines – All of the water areas of the state as defined in RCW 90.58.030, as it now exists or may be hereinafter amended, including reservoirs and their associated shorelands, together with the lands underlying them except Shorelines of statewide significance.

Shorelines of the State – The total of all "shorelines," as defined in RCW 90.58.030(2)(d), and "shorelines of statewide significance" within the state, as defined in RCW 90.58.030(2)(c), as they now exist or may be hereinafter amended.

Shorelines of Statewide Significance – Those areas defined in RCW 90.58.030(2)(e), as it now exists or may be hereinafter amended.

Shorelands or Shoreland Areas – Those lands extending landward for two hundred (200) feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward two hundred (200) feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of Chapter 90.58 RCW, as it now exists or may be hereinafter amended.

Significant Portion of its Range – That portion of a species range likely to be essential to the long-term survival of the population in Washington.

Soil Survey – The most recent soil survey for the local area or county by the National Resources Conservation Service, U.S. Department of Agriculture.

Sole Source Aquifer – See "Aquifer, Sole Source."
Species – Any group of animals classified as a species or subspecies as commonly accepted by

the scientific community.

Species, Endangered – Any fish or wildlife species that is threatened with extinction throughout all or a significant portion of its range and is listed by the state or federal government as an endangered species.

Species of Local Importance – Those species of local concern due to their population status or their sensitivity to habitat manipulation, or that are game species.

Species, Priority – Any fish or wildlife species requiring protective measures and/or management guidelines to ensure their persistence as genetically viable population levels as classified by the Washington Department of Fish and Wildlife, including endangered, threatened, sensitive, candidate and monitor species, and those of recreational, commercial, or tribal importance.

Species, Threatened – Any fish or wildlife species that is likely to become an endangered species within the foreseeable future throughout a significant portion of its range without cooperative management or removal of threats, and is listed by the state or federal government as a threatened species.

Stream – See "Watercourse."

U

Unavoidable – Adverse impacts that remain after all appropriate and practicable avoidance and minimization have been achieved.

W

Water Dependent – A use or portion of a use that cannot exist in a location that is not adjacent to the water, but is dependent on the water by reason of the intrinsic nature of its operations. A use that can be carried out only on, in, or adjacent to water. Examples of water dependent uses include: ship cargo terminal loading areas; fishing; ferry and passenger terminals; barge loading, ship building, and dry docking facilities; marinas, moorage, and boat launching facilities; aquaculture; float plane operations; surface water intake; and sanitary sewer and storm drain outfalls.

Water Typing System – Waters classified according to WAC 222-16-031, as it now exists or may be hereinafter amended.

Watercourse – Any portion of a channel, bed, bank, or bottom waterward of the ordinary high water line of waters of the state including areas in which fish may spawn, reside, or through which they may pass, and tributary waters with defined beds or banks, which influence the quality of fish habitat downstream. This definition includes watercourses that flow on an intermittent basis or which fluctuate in level during the year and applies to the entire bed of such watercourse whether or not the water is at peak level. This definition does not include irrigation ditches, canals, stormwater run-off devices, or other entirely artificial watercourses, except where they exist in a natural watercourse that has been altered by humans.

Well – A bored, drilled, or driven shaft, or a dug hole whose depth is greater that the largest surface dimension for the purpose of withdrawing or injecting water or other liquids.

Wetlands – Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate the conversion of wetlands. For identifying and delineating a wetland, local government shall use the *Washington State Wetland Identification and Delineation Manual*.

Wetlands Categories –

Category I. Category I wetlands are: (1) relatively undisturbed estuarine wetlands larger than 1 acre; (2) wetlands that are identified by scientists of the Washington Natural Heritage Program/DNR as high-quality wetlands; (3)

bogs larger than 1⁄2 acre; (4) mature and old-growth forested wetlands larger than 1 acre; (5) wetlands in coastal lagoons; and (6) wetlands that perform many functions well (scoring 70 points or more). These wetlands: (1) represent unique or rare wetland types; (2) are more sensitive to disturbance than most wetlands; (3) are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime; or (4) provide a high level of functions.

Category II. Category II wetlands are: (1) estuarine wetlands smaller than 1 acre, or disturbed estuarine wetlands larger than 1 acre; (2) wetlands identified by the Washington State Department of Natural Resources as containing "sensitive" plant species; (3) bogs between 1⁄4 and 1⁄2 acre; (4) interdunal wetlands larger than 1 acre; or (5) wetlands with a moderately high level of functions.

Category III. Category III wetlands are: (1) wetlands with a moderate level of functions (scoring between 30 and 50 points); and (2) interdunal wetlands between 0.1 and 1 acre. Wetlands scoring between 30 and 50 points generally have been disturbed in some ways and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands.

Category IV. Category IV wetlands have the lowest levels of functions (scoring less than 30 points) and are often heavily disturbed. These are wetlands that we should be able to replace, or in some cases to improve. However, experience has shown that replacement cannot be guaranteed in any specific case. These wetlands may provide some important functions, and should be protected to some degree.

Wetland Classes, Classes of Wetlands, or Wetland Types – The descriptive classes of the wetlands taxonomic classification system of the U.S. Fish and Wildlife Service (Cowardin, et al. 1979).

Wetland Edge – The boundary of a wetland as delineated based on the definitions contained in this Chapter.

Wetlands Mitigation Bank – A site where wetlands are restored, created, enhanced, or in exceptional circumstances, preserved expressly for the purpose of providing compensatory mitigation in advance of authorized impacts to similar resources.

Coupeville Town Code Chapter 16.34
Critical Areas Ordinance

March 2008

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Coupeville Town Code Chapter 16.34
Critical Areas Ordinance

16.34.010 Purpose

A. The purpose of this Chapter is to designate and classify ecologically sensitive and hazardous areas and to protect these areas and their functions and values, while also allowing for reasonable use of private property.

B. This Chapter is to implement the goals, policies, guidelines, and requirements of the Town Comprehensive and Shoreline plans and the Shoreline Management and Growth Management Acts.

C. The Town finds that critical areas provide a variety of valuable and beneficial biological and physical functions that benefit the Town and its residents, and/or may pose a threat to human safety or to public and private property. The beneficial functions and values provided by critical areas include, but are not limited to, water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage, conveyance and attenuation of flood waters, ground water recharge and discharge, erosion control, wave attenuation, protection from hazards, historical, archaeological, and aesthetic value protection, and recreation. These beneficial functions are not listed in order of priority.

D. **Goals.** By limiting development and alteration of critical areas, this Chapter seeks to:

1. Protect members of the public and public resources and facilities from injury, loss of life, or property damage due to landslides and steep slope failures, erosion, or flooding;

2. Maintain healthy, functioning ecosystems through the protection of unique, fragile, and valuable elements of the environment, including ground and surface waters, wetlands, and fish and wildlife and their habitats, and to conserve the biodiversity of plant and animal species;

3. Direct activities not dependent on critical areas resources to less ecologically sensitive sites and mitigate unavoidable impacts to critical areas by regulating alterations in and adjacent to critical areas; and

4. Prevent cumulative adverse environmental impacts to water quality, wetlands, and fish and wildlife habitat, and the overall net loss of wetlands, frequently flooded areas, and habitat conservation areas.

E. The regulations of this Chapter are intended to protect critical areas in accordance with the Growth Management Act and Shoreline Management Act through the application of the best available science, as determined according to WAC 365-195-900 through 365-195-925, as they now exist or may be hereinafter amended, and in consultation with state and federal agencies and other qualified professionals.

F. This Chapter is to be administered with flexibility and attention to site-specific characteristics. It is not the intent of this Chapter to make a parcel of property

unusable by denying its owner reasonable economic use of the property or to prevent the provision of public facilities and services necessary to support existing development and planned for by the community without decreasing current service levels below minimum standards.

G. The Town's enactment or enforcement of this Chapter shall not be construed for the benefit of any individual person or group of persons other than the general public.

16.34.020 Authority

A. As provided herein, the town planner is given the authority to interpret and apply, and the responsibility to enforce this Chapter to accomplish the stated purpose.

B. The Town may withhold, condition, or deny development permits or activity approvals to ensure that the proposed action is consistent with this Chapter.

16.34.030 Relationship to Other Regulations

A. These critical areas regulations shall apply as an overlay and in addition to zoning and other regulations adopted by the Town.

B. Any individual critical area adjoined by another type of critical area shall have the buffer and meet the requirements that provide the most protection to the critical areas involved. When any provision of this Chapter or any existing regulation, easement, covenant, or deed restriction conflicts with this Chapter, that which provides more protection to the critical areas shall apply.

C. These critical areas regulations shall apply concurrently with review conducted under the State Environmental Policy Act (SEPA), as locally adopted. Any potential impacts of a development and conditions required pursuant to this Chapter shall be considered in the SEPA review process.

D. Compliance with the provisions of this Chapter does not constitute compliance with other federal, state, and local regulations and permit requirements that may be required (for example, Shoreline Substantial Development Permits, Hydraulic Permit Act (HPA) permits, Section 106 of the National Historic Preservation Act, U.S. Army Corps of Engineers Section 404 permits, National Pollution Discharge Elimination System permits). The applicant is responsible for complying with these requirements, apart from the process established in this Chapter.

16.34.040 Applicant Responsible for Reports Required Under This Chapter

Unless otherwise indicated in this Chapter, the applicant shall be responsible for the initiation, preparation, submission, and expense of all required reports, assessment(s), studies, plans, reconnaissance(s), peer review(s) by qualified consultants, and other work prepared in support of or necessary to review the application.

16.34.050 Severability.

If any clause, sentence, paragraph, section, or part of this Chapter or the application thereof to any person or circumstances shall be judged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered. The decision shall not affect or invalidate the remainder of any part thereof and to this end the provisions of each clause, sentence, paragraph, section, or part of this law are hereby declared to be severable.

16.34.060 Interpretation.

In the interpretation and application of this ordinance, the provisions of this Chapter shall be considered to be the minimum requirements necessary, shall be liberally construed to serve the purpose of this ordinance, and shall be deemed to neither limit nor repeal any other provisions under state statute.

16.34.070 Jurisdiction – Critical Areas

A. The Town shall regulate all uses, activities, and developments within, adjacent to, or likely to affect, one or more critical areas, consistent with the best available science and the provisions herein. The Town Critical Area map is attached as Exhibit A.

B. Critical areas regulated by this Chapter include:

1. Wetlands;
2. Critical aquifer recharge areas;
3. Frequently flooded areas as regulated in Chapter 16.45;
4. Geologically hazardous areas; and
5. Fish and wildlife habitat conservation areas.

C. All areas within the Town meeting the definition of one or more critical areas, regardless of any formal identification, are hereby designated critical areas and are subject to the provisions of this Chapter.

16.34.080 Activities Likely to Affect Critical Areas Subject to Regulation.

Activities likely to affect critical areas shall be considered to be within the jurisdiction of these requirements and regulations to support the intent of this Chapter and ensure protection of the functions and values of critical areas.

16.34.090 Protection of Critical Areas

Any action taken pursuant to this Chapter shall result in equivalent or greater functions and values of the critical areas associated with the proposed action, as determined by the best available science. All actions and developments shall be designed and constructed in accordance with Mitigation Sequencing [Section 16.34.210] to avoid, minimize, and restore all adverse impacts. Applicants must first demonstrate an inability to avoid or reduce impacts, before restoration and compensation of impacts will be allowed. No activity or use shall be allowed that results in a net loss of the functions or values of critical areas except under the reasonable use provisions of this Chapter.

16.34.100 Best Available Science

A. **Protect Functions and Values of Critical Areas With Special Consideration to Anadromous Fish.** Critical area reports and decisions to alter critical areas shall rely on the best available science to protect the functions and values of critical areas and must give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fish, such as salmon and bull trout, and their habitat.

B. **Best Available Science to be Consistent With Criteria.** The best available science is that scientific information applicable to the critical area prepared by local, state, or federal natural resource agencies, a qualified scientific

professional, or team of qualified scientific professionals that is consistent with criteria established in WAC 365-195-900 through WAC 365-195-925, as they now exist or may be hereinafter amended.

16.34.110 Applicability

A. The provisions of this Chapter shall apply to all lands, all land uses and development activity, and all structures and facilities in the Town, whether or not a permit or authorization is required, and shall apply to every person, firm, partnership, corporation, group, governmental agency, or other entity that owns, leases, or administers land within the Town. No person, company, agency, or applicant shall alter a critical area or buffer except as consistent with the purposes and requirements of this Chapter.

B. The Town shall not approve any permit or otherwise issue any authorization not expressly exempted by this Chapter to alter the condition of any land, water, or vegetation, or to construct or alter any structure or improvement in, over, or on a critical area or associated buffer, without first ensuring compliance with the requirements of this Chapter.

C. Approval of a permit or development proposal pursuant to the provisions of this Chapter does not discharge the obligation of the applicant to comply with the provisions of this Chapter.

16.34.120 Exemptions

A. **Exemption Request and Review Process.** The proponent of the activity may submit a written request for exemption to the town planner that describes the activity and states the exemption listed in this Section that applies. The town planner shall review the exemption request to verify that it complies with this Chapter and approve or deny the exemption. If the exemption is denied, the proponent may continue in the review process and shall be subject to the requirements of this Chapter.

B. **Exempt Activities and Impacts to Critical Areas.** All exempted activities shall use reasonable methods to avoid potential impacts to critical areas. To be exempt from this Chapter does not give permission to degrade a critical area or ignore risk from natural hazards. Any incidental damage to, or alteration of, a critical area that is not a necessary outcome of the exempted activity shall be restored, rehabilitated, or replaced at the responsible party's expense.

C. **Exempt Activities.** The following developments, activities, and associated uses shall be exempt from the provisions of this Chapter, provided that they are otherwise consistent with the provisions of other local, state, and federal laws and requirements:

1. **Emergencies.** Those activities necessary to prevent an immediate threat to public health, safety, or welfare, or that pose an immediate risk of damage to private property and that require remedial or preventative action in a timeframe too short to allow for compliance with the requirements of this Chapter.

   a. Emergency actions that create an impact to a critical area or its buffer shall use reasonable methods to address the emergency; in addition, they must have the least possible impact to the critical area

or its buffer. The person or agency undertaking such action shall notify the Town within one (1) working day following commencement of the emergency activity. Within thirty (30) days, the town planner shall determine if the action taken was within the scope of the emergency actions allowed in this Subsection. If the town planner determines that the action taken, or any part of the action taken, was beyond the scope of an allowed emergency action, then enforcement provisions of Unauthorized Alterations and Enforcement [Section 16.34.260] shall apply.

b. After the emergency, the person or agency undertaking the action shall fully fund and conduct necessary restoration and/or mitigation for any impacts to the critical area and buffers resulting from the emergency action in accordance with an approved critical area report and mitigation plan. The person or agency undertaking the action shall apply for review, and the alteration, critical area report, and mitigation plan shall be reviewed by the Town in accordance with the review procedures contained herein. Restoration and/or mitigation activities must be initiated within one (1) year of the date of the emergency, and completed in a timely manner.

2. **Operation, Maintenance, or Repair.** Operation, maintenance, or repair of existing structures, infrastructure improvements, utilities, public or private roads, dikes, levees, or drainage systems, if the activity does not further alter or increase the impact to, or encroach further within, the critical area or buffer and there is no increased risk to life or property as a result of the proposed operation, maintenance, or repair. Operation and maintenance includes vegetation management performed in accordance with best management practices that is part of ongoing maintenance of structures, infrastructure, or utilities, provided that such management actions are part of regular and ongoing maintenance, do not expand further into the critical area, are not the result of an expansion of the structure or utility, and do not directly impact an endangered or threatened species.

3. **Passive Outdoor Activities.** Recreation, education, and scientific research activities that do not degrade the critical area, including fishing, hiking, and bird watching.

16.34.130 Exception − Public Agency and Utility

A. If the application of this Chapter would prohibit a development proposal by a public agency or public utility, the agency or utility may apply for an exception pursuant to this Section.

B. **Exception Request and Review Process.** An application for a public agency and utility exception shall be made to the Town and shall include a critical area identification form; critical area report, including mitigation plan, if necessary; and any other related project documents, such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental Policy Act (Chapter 43.21C RCW, as it now exists or may be hereinafter amended). The town planner shall issue a decision based on review of the submitted information, a site inspection, and the proposal's ability to comply with public agency and utility exception review criteria in Subsection

(D).

C. **Town Planner Review.** The Town Planner shall review the application and town planner's recommendation, and conduct a public hearing pursuant to the provisions of CTC 16.06.040. The Town Planner shall approve, approve with conditions, or deny the request based on the proposal's ability to comply with all of the reasonable use exception review criteria in Subsection (D).

D. **Public Agency and Utility Review Criteria.** The criteria for review and approval of public agency and utility exceptions follow:

1. There is no other practical alternative to the proposed development with less impact on the critical areas;
2. The application of this Chapter would unreasonably restrict the ability to provide utility services to the public;
3. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site;
4. The proposal attempts to protect and mitigate impacts to the critical area functions and values consistent with the best available science; and
5. The proposal is consistent with other applicable regulations and standards.

E. **Burden of Proof.** The burden of proof shall be on the applicant to bring forth evidence in support of the application and to provide sufficient information on which any decision has to be made on the application.

16.34.140 Exception − Reasonable Use

A. If the application of this Chapter would deny all reasonable economic use of the subject property, the Town the property owner may apply for an exception pursuant to this Section. Reasonable Use Exceptions within the jurisdiction of the Shoreline Management Act are processed as a Shoreline Variance.

B. **Exception Request and Review Process.** An application for a reasonable use exception shall be made to the Town and shall include a critical area report, including mitigation plan, if necessary; and any other related project documents, such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental Policy Act (Chapter 43.21C RCW, as it now exists or may be hereinafter amended) (SEPA documents). The town planner shall issue a decision based on review of the submitted information, a site inspection, and the proposal's ability to comply with reasonable use exception criteria in Subsection (D). The decision may be appealed by the applicant to the Town Council.

C. **Town Planner Review.** The Town Planner shall review the application and provide public notice of application pursuant to the provisions of the CTC 16.06.030(F). The Town Planner shall approve, approve with conditions, or deny the request based on the proposal's ability to comply with all of the reasonable use exception review criteria in Subsection (D).

D. **Reasonable Use Review Criteria.** Criteria for review and approval of reasonable use exceptions follow:

1. The application of this Chapter would deny all reasonable economic use of

the property;

2. No other reasonable economic use of the property has less impact on the critical area;

3. The proposed impact to the critical area is the minimum necessary to allow for reasonable economic use of the property;

4. The inability of the applicant to derive reasonable economic use of the property is not the result of actions by the applicant after the effective date of this Chapter;

5. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site;

6. The proposal will result in no net loss of critical area functions and values consistent with the best available science; or

7. The proposal is consistent with other applicable regulations and standards.

E. **Burden of Proof.** The burden of proof shall be on the applicant to bring forth evidence in support of the application and to provide sufficient information on which any decision has to be made on the application.

16.34.150 Allowed Activities

A. **Critical Area Report.** Activities allowed under this Chapter shall have been reviewed and permitted or approved by the Town or other agency with jurisdiction, but do not require submittal of a separate critical area identification form or critical area report, unless such submittal was required previously for the underlying permit. The town planner may apply conditions to the underlying permit or approval to ensure that the allowed activity is consistent with the provisions of this Chapter to protect critical areas.

B. **Required Use of Best Management Practices.** All allowed activities shall be conducted using the best management practices that result in the least amount of impact to the critical areas. Best management practices shall be used for tree and vegetation protection, construction management, erosion and sedimentation control, water quality protection, and regulation of chemical applications. The Town shall observe the use of best management practices to ensure that the activity does not result in degradation to the critical area. Any incidental damage to, or alteration of, a critical area shall be restored, rehabilitated, or replaced at the responsible party's expense.

C. **Allowed Activities.** The following activities are allowed:

1. **Permit Requests Subsequent to Previous Critical Area Review.** Development permits and approvals that involve both discretionary land use approvals (such as subdivisions, rezones, or conditional use permits), and construction approvals (such as building permits) if all of the following conditions have been met:

a. The provisions of this Chapter have been previously addressed as part of another approval;

b. There have been no material changes in the potential impact to the critical area or buffer since the prior review;

c. There is no new information available that is applicable to any critical area review of the site or particular critical area;

d. The permit or approval has not expired or, if no expiration date, no more than five years has elapsed since the issuance of that permit or approval; and

e. Compliance with any standards or conditions placed upon the prior permit or approval has been achieved or secured.

2. **Modification to Existing Structures.** Structural modification of, addition to, or replacement of an existing legally constructed structure that does not further alter or increase the impact to the critical area or buffer and there is no increased risk to life or property as a result of the proposed modification or replacement, provided that restoration of structures substantially damaged by fire, flood, or act of nature must be initiated within one (1) year of the date of such damage, as evidenced by the issuance of a valid building permit, and diligently pursued to completion.

3. **Activities Within the Improved Right-of-Way.** Replacement, modification, installation, or construction of utility facilities, lines, pipes, mains, equipment, or appurtenances, not including substations, when such facilities are located within the improved portion of the public right-of-way or a Town authorized private roadway except those activities that alter a wetland or watercourse, such as culverts or bridges, or result in the transport of sediment or increased stormwater; subject to the following:

   a. Critical area and/or buffer widths shall be increased, where possible, equal to the width of the right-of-way improvement, including disturbed areas; and

   b. Retention and replanting of native vegetation shall occur wherever possible along the right-of-way improvement and resulting disturbance.

4. **Minor Utility Projects.** Utility projects which have minor or short-duration impacts to critical areas, as determined by the town planner in accordance with the criteria below, and which do not significantly impact the function or values of a critical area(s), provided that such projects are constructed with best management practices and additional restoration measures are provided. Minor activities shall not result in the transport of sediment or increased stormwater. Such allowed minor utility projects shall meet the following criteria:

   a. There is no practical alternative to the proposed activity with less impact on critical areas;

   b. The activity involves the placement of a utility pole, street signs, anchor, or vault or other small component of a utility facility; and

   c. The activity involves disturbance of an area less than 75 square feet.

5. **Public and Private Pedestrian Trails.** Public and private pedestrian trails, except in wetlands, fish and wildlife habitat conservation areas, or their buffers, subject to the following:

a. The trail surface shall meet all other requirements including water quality standards set forth in CTC 13.20;

b. Critical area and/or buffer widths shall be increased, where possible, equal to the width of the trail corridor, including disturbed areas; and

c. Trails proposed to be located in landslide or erosion hazard areas shall be constructed in a manner that does not increase the risk of landslide or erosion and in accordance with an approved geotechnical report.

6. **Select Vegetation Removal Activities.** The following vegetation removal activities, provided that no vegetation shall be removed from a critical area or its buffer without approval from the town planner:

a. The removal of the following vegetation with hand labor and light equipment:

i. Invasive and noxious weeds;

ii. English Ivy (*Hedera helix)*;

iii. Himalayan blackberry (*Rubus discolor, R. procerus*); and

iv. Evergreen blackberry (*Rubus laciniatus*).

b. The removal of trees from critical areas and buffers that are hazardous, posing a threat to public safety, or posing an imminent risk of damage to private property, provided that:

i. The applicant submits a report from a certified arborist, registered landscape architect, or professional forester that documents the hazard and provides a replanting schedule for the replacement trees;

ii. Tree cutting shall be limited to pruning and crown thinning, unless otherwise justified by a qualified professional. Where pruning or crown thinning is not sufficient to address the hazard, trees should be removed or converted to wildlife snags;

iii. All vegetation cut (tree stems, branches, etc.) shall be left within the critical area or buffer unless removal is warranted due to the potential for disease or pest transmittal to other healthy vegetation;

iv. The landowner shall replace any trees that are removed with new trees at a ratio of two replacement trees for each tree removed (2:1) within one (1) year in accordance with an approved restoration plan. Replacement trees may be planted at a different, nearby location if it can be determined that planting in the same location would create a new hazard or potentially damage the critical area. Replacement trees shall be species that are native and indigenous to the site and a minimum of one (1) inch in diameter-at-breast height (dbh) for deciduous trees and a minimum of six (6) feet in height

for evergreen trees as measured from the top of the root ball;

v. If a tree to be removed provides critical habitat, such as an eagle perch, a qualified wildlife biologist shall be consulted to determine timing and methods or removal that will minimize impacts; and

vi. Hazard trees determined to pose an imminent threat or danger to public health or safety, to public or private property, or of serious environmental degradation may be removed or pruned by the landowner prior to receiving written approval from Town provided that within fourteen (14) days following such action, the landowner shall submit a restoration plan that demonstrates compliance with the provisions of this Chapter.

c. Measures to control a fire or halt the spread of disease or damaging insects consistent with the state Forest Practices Act; Chapter 76.09 RCW, as it now exists or may be hereinafter amended, provided that the removed vegetation shall be replaced in-kind or with similar native species within one (1) year in accordance with an approved restoration plan; and

d. Unless otherwise provided, or as a necessary part of an approved alteration, removal of any vegetation or woody debris from a habitat conservation area or wetland shall be prohibited.

7. **Minor Site Investigative Work.** Work necessary for land use submittals, such as surveys, soil logs, percolation tests, and other related activities, where such activities do not require construction of new roads or significant amounts of excavation. In every case, impacts to the critical area shall be minimized and disturbed areas shall be immediately restored.

8. **Navigational Aids and Boundary Markers.** Construction or modification of navigational aids and boundary markers.

16.34.160 General Requirements - Critical Area Project Review Process

A. As part of this review, the Town shall:

1. Verify the information submitted by the applicant;

2. Evaluate the project area and vicinity for critical areas;

3. Determine whether the proposed project is likely to impact the functions or values of critical areas; and

4. Determine if the proposed project adequately addresses the impacts and avoids impacts to the critical area associated with the project.

B. If the proposed project is within, or is likely to impact a critical area, the Town shall:

1. Require a critical area report from the applicant that has been prepared by a qualified professional;

2. Review and evaluate the critical area report;

3. Determine whether the development proposal conforms to the purposes

and performance standards of this Chapter, including the criteria in Review Criteria [Section 16.34.230];

4. Assess the potential impacts to the critical area and determine if they can be avoided or minimized; and

5. Determine if any mitigation proposed by the applicant is sufficient to protect the functions and values of the critical area and public health, safety, and welfare concerns consistent with the goals, purposes, objectives, and requirements of this Chapter.

16.34.170 Critical Area Identification Process

A. **Site Inspection.** Prior to the Town's consideration of any proposed activity not found to be exempt under Exemptions [Section 16.34.120] or allowed pursuant to Allowed Activities [Section 16.34.150], the town planner shall conduct a site inspection to review critical area conditions on site. The town planner shall notify the property owner of the inspection prior to the site visit. Reasonable access to the site shall be provided by the property owner for the purpose of inspections during any proposal review, restoration, emergency action, or monitoring period.

B. Following a site inspection and review of any other information available pertaining to the site and the proposal, the town planner shall make a determination as to whether any critical areas may be affected by the proposal and if a more detailed critical area report shall be submitted.

C. **Decision**

1. **No Critical Areas Present.** If after a site visit the town planner's analysis indicates that the project area is not within or adjacent to a critical area or buffer and that the proposed activity is unlikely to degrade the functions or values of a critical area, then the town planner shall rule that the critical area review is complete and no further review is required. A summary of this information shall be included in any staff report or decision on the underlying permit.

2. **Critical Areas Present, But No Impact − Waiver.** If the town planner determines that there are critical areas within or adjacent to the project area, but that the best available science shows that the proposed activity is unlikely to degrade the functions or values of the critical area, the town planner may waive the requirement for a critical area report. A waiver may be granted if there is substantial evidence that all of the following requirements will be met:

   a. There will be no alteration of the critical area or buffer;

   b. The development proposal will not impact the critical area in a manner contrary to the purpose, intent, and requirements of this Chapter; and

   c. The proposal is consistent with other applicable regulations and standards.

   d. A summary of this analysis and the findings shall be included in any staff report or decision on the underlying permit.

3. **Critical Areas May Be Affected by Proposal.** If the town planner determines that a critical area or areas may be affected by the proposal, or is unable to determine if critical areas may be affected by the proposal, then the town planner shall notify the applicant that a critical area report must be submitted prior to further review of the project, and indicate each of the critical area types that should be addressed in the report.

D. **Town planner's Determination Subject to Reconsideration.**

1. A determination regarding the apparent presence or absence of one or more critical areas by the town planner is not an expert certification and the determination is subject to possible reconsideration and reopening if new information is received.

2. If the applicant wants greater assurance of the accuracy of the critical area review determination, the applicant may choose to hire a qualified professional to provide such assurances.

16.34.180 Critical Area Report – Requirements

A. **Preparation by Qualified Professional.** If required by the town planner in accordance with General Requirements – Critical Area Project Review Process [Section 16.34.160], the applicant shall submit a critical area report prepared by a qualified professional as defined herein.

B. **Incorporating Best Available Science.** The critical area report shall use scientifically valid methods and studies in the analysis of critical area data and field reconnaissance and reference the source of science used. The critical area report shall evaluate the proposal and all probable impacts to critical areas in accordance with the provisions of this Chapter.

C. **Minimum Report Contents.** At a minimum, the report shall contain the following:

1. The name and contact information of the applicant, a description of the proposal, and identification of the permit requested;

2. A copy of the site plan for the development proposal including:

a. A map to scale depicting critical areas, buffers, the development proposal, and any areas to be cleared; and

b. A description of the proposed stormwater management plan for the development and consideration of impacts to drainage alterations.

3. The dates, names, and qualifications of the persons preparing the report and documentation of any fieldwork performed on the site;

4. Identification and characterization of all critical areas, wetlands, water bodies, and buffers adjacent to the proposed project area;

5. A statement specifying the accuracy of the report, and all assumptions made and relied upon;

6. An assessment of the probable cumulative impacts to critical areas resulting from development of the site and the proposed development;

7. An analysis of site development alternatives including a no development

alternative;

8. A description of reasonable efforts made to apply mitigation sequencing pursuant to Mitigation Sequencing [Section 16.34.210] to avoid, minimize, and mitigate impacts to critical areas;

9. Plans for adequate mitigation, as needed, to offset any impacts, in accordance with Mitigation Plan Requirements [Section 16.34.220], including, but not limited to:

   a. The impacts of any proposed development within or adjacent to a critical area or buffer on the critical area; and

   b. The impacts of any proposed alteration of a critical area or buffer on the development proposal, other properties and the environment;

10. A discussion of the performance standards applicable to the critical area and proposed activity;

11. Financial guarantees to ensure compliance; and

12. Any additional information required for the critical area as specified in the corresponding chapter.

D. Critical area reports for two or more types of critical areas must meet the report requirements for each relevant type of critical area.

E. Unless otherwise provided, a critical area report may be supplemented by or composed, in whole or in part, of any reports or studies required by other laws and regulations or previously prepared for and applicable to the development proposal site, as approved by the town planner.

16.34.190 Critical Area Report – Modifications to Requirements

A. **Limitations to Study Area.** The town planner may limit the required geographic area of the critical area report as appropriate if:

1. The applicant, with assistance from the Town, cannot obtain permission to access properties adjacent to the project area; or

2. The proposed activity will affect only a limited part of the subject site.

B. **Modifications to Required Contents.** The applicant may consult with the town planner prior to or during preparation of the critical area report to obtain Town approval of modifications to the required contents of the report where, in the judgment of a qualified professional, more or less information is required to adequately address the potential critical area impacts and required mitigation.

C. **Additional Information Requirements.** The town planner may require additional information to be included in the critical area report when determined to be necessary to the review of the proposed activity in accordance with this Chapter. Additional information that may be required, includes, but is not limited to:

1. Historical data, including original and subsequent mapping, aerial photographs, data compilations and summaries, and available reports and records relating to the site or past operations at the site;

2. Grading and drainage plans; and

3. Information specific to the type, location, and nature of the critical area.

16.34.200 Mitigation Requirements

A. The applicant shall avoid all impacts that degrade the functions and values of a critical area or areas. Unless otherwise provided in this Chapter, if alteration to the critical area is unavoidable, all adverse impacts to or from critical areas and buffers resulting from a development proposal or alteration shall be mitigated using the best available science in accordance with an approved critical area report and SEPA documents, so as to result in no net loss of critical area functions and values.

B. Mitigation shall be in-kind and on-site, when possible, and sufficient to maintain the functions and values of the critical area, and to prevent risk from a hazard posed by a critical area.

C. Mitigation shall not be implemented until after Town approval of a critical area report that includes a mitigation plan, and mitigation shall be in accordance with the provisions of the approved critical area report.

16.34.210 Mitigation Sequencing.

Applicants shall demonstrate that all reasonable efforts have been examined with the intent to avoid and minimize impacts to critical areas. When an alteration to a critical area is proposed, such alteration shall be avoided, minimized, or compensated for in the following sequential order of preference:

A. Avoiding the impact altogether by not taking a certain action or parts of an action;

B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing, to avoid or reduce impacts;

C. Rectifying the impact to wetlands, critical aquifer recharge areas, frequently flooded areas, and habitat conservation areas by repairing, rehabilitating, or restoring the affected environment to the historical conditions or the conditions existing at the time of the initiation of the project;

D. Minimizing or eliminating the hazard by restoring or stabilizing the hazard area through engineered or other methods;

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

F. Compensating for the impact to wetlands, critical aquifer recharge areas, frequently flooded areas, and habitat conservation areas by replacing, enhancing, or providing substitute resources or environments; and

G. Monitoring the hazard or other required mitigation and taking remedial action when necessary.

Mitigation for individual actions may include a combination of the above measures.

16.34.220 Mitigation Plan Requirements.

When mitigation is required, the applicant shall submit for approval by the Town a mitigation plan as part of the critical area report. The mitigation plan shall include:

A. **Environmental Goals and Objectives.** The mitigation plan shall include a written report identifying environmental goals and objectives of the compensation proposed and including:

1. A description of the anticipated impacts to the critical areas and the mitigating actions proposed and the purposes of the compensation measures, including the site selection criteria; identification of compensation goals; identification of resource functions; and dates for beginning and completion of site compensation construction activities. The goals and objectives shall be related to the functions and values of the impacted critical area;

2. A review of the best available science supporting the proposed mitigation and a description of the report author's experience to date in restoring or creating the type of critical area proposed; and

3. An analysis of the likelihood of success of the compensation project.

B. **Performance Standards.** The mitigation plan shall include measurable specific criteria for evaluating whether or not the goals and objectives of the mitigation project have been successfully attained and whether or not the requirements of this Chapter have been met.

C. **Detailed Construction Plans.** The mitigation plan shall include written specifications and descriptions of the mitigation proposed, such as:

1. The proposed construction sequence, timing, and duration;

2. Grading and excavation details;

3. Erosion and sediment control features;

4. A planting plan specifying plant species, quantities, locations, size, spacing, and density; and

5. Measures to protect and maintain plants until established.

D. These written specifications shall be accompanied by detailed site diagrams, scaled cross-sectional drawings, topographic maps showing slope percentage and final grade elevations, and any other drawings appropriate to show construction techniques or anticipated final outcome.

E. **Monitoring Program.** The mitigation plan shall include a program for monitoring the mitigation measures and for assessing a completed project. A protocol shall be included outlining the schedule for site monitoring (for example, monitoring shall occur in years 1, 3, 5, and 7 after site construction), and how the monitoring data will be evaluated to determine if the performance standards are being met. A monitoring report shall be submitted as needed to document milestones, successes, problems, and contingency actions of the project. The project shall be monitored for a period necessary to establish that performance standards have been met, but not for a period less than five (5) years. Where the goal is establishment of a forested wetland system, the monitoring period shall be at least ten (10) years.

F. **Contingency Plan.** The mitigation plan shall include identification of potential courses of action, and any corrective measures to be taken if monitoring or evaluation indicates project performance standards are not being met.

G. **Financial Guarantees**. The mitigation plan shall include financial guarantees, if necessary, to ensure that the mitigation plan is fully implemented. Financial guarantees ensuring fulfillment of the compensation project, monitoring program, and any contingency measures shall be posted in accordance with Bonds to Ensure Mitigation, Maintenance, and Monitoring [Section 16.34.310].

16.34.230 Review Criteria

The town planner shall make a determination as to whether the proposed activity and mitigation, if any, is consistent with the provisions of this Chapter, based on the following criteria:

A. Any alteration to a critical area, unless otherwise provided for in this Chapter, shall be reviewed and approved, approved with conditions, or denied based on the proposal's ability to comply with all of the following criteria:

1. The proposal minimizes the impact on critical areas in accordance with Mitigation Sequencing [Section 16.34.210];
2. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site;
3. The proposal is consistent with the general purposes of this Chapter and the public interest;
4. Any alterations permitted to the critical area are mitigated in accordance with Mitigation Requirements [Section 16.34.200];
5. The proposal protects the critical area functions and values consistent with the best available science and results in no net loss of critical area functions and values; and
6. The proposal is consistent with other applicable regulations and standards.

B. The Town may condition the proposed activity as necessary to mitigate impacts to critical areas and to conform to the standards required by this Chapter.

C. Except as provided for by this Chapter, any project that cannot adequately mitigate its impacts to critical areas in the sequencing order of preferences in Mitigation Sequencing [Section 16.34.210] shall be denied.

16.34.240 Completion of the Critical Area Review

The Town's determination regarding critical areas pursuant to this Chapter shall be final concurrent with the final decision to approve, condition, or deny the development proposal or other activity involved.

16.34.250 Appeals

Any administrative decision to approve, condition, or deny a development proposal or other activity based on the requirements of this Chapter may be appealed according to, and as part of, the appeal procedure for the permit or approval involved.

16.34.260 Unauthorized Critical Area Alterations and Enforcement

A. When a critical area or its buffer has been altered in violation of this Chapter, all ongoing development work shall stop and the critical area shall be restored. The Town shall have the authority to issue a stop work order to cease all ongoing development work, and order restoration, rehabilitation, or replacement measures at the owner's or other responsible party's expense to compensate for violation of

provisions of this Chapter.

B. **Requirement for Restoration Plan.** All development work shall remain stopped until a restoration plan is prepared and approved by the Town. Such a plan shall be prepared by a qualified professional using the best available science and shall describe how the actions proposed meet the minimum requirements described in Subsection (C). The town planner shall, at the violator's expense, seek expert advice in determining the adequacy of the plan. Inadequate plans shall be returned to the applicant or violator for revision and resubmittal.

C. **Minimum Performance Standards for Restoration**

1. For alterations to critical aquifer recharge areas, frequently flooded areas, wetlands, and habitat conservation areas, the following minimum performance standards shall be met for the restoration of a critical area, provided that if the violator can demonstrate that greater functional and habitat values can be obtained, these standards may be modified:

   a. The historic structural and functional values shall be restored, including water quality and habitat functions;

   b. The historic soil types and configuration shall be replicated;

   c. The critical area and buffers shall be replanted with native vegetation that replicates the vegetation historically found on the site in species types, sizes, and densities. The historic functions and values should be replicated at the location of the alteration; and

   d. Information demonstrating compliance with the requirements in Mitigation Plan Requirements [Section 16.34.220] shall be submitted to the town planner.

2. For alterations to frequently flooded and geologically hazardous areas, the following minimum performance standards shall be met for the restoration of a critical area, provided that, if the violator can demonstrate that greater safety can be obtained, these standards may be modified:

   a. The hazard shall be reduced to a level equal to, or less than, the pre-development hazard;

   b. Any risk of personal injury resulting from the alteration shall be eliminated or minimized; and

   c. Upon the determination of the town planner, the hazard area and buffers shall be replanted with native vegetation sufficient to minimize the hazard.

D. **Site Investigations.** The town planner is authorized to make site inspections and take such actions as are necessary to enforce this Chapter. The town planner shall present proper credentials and make a reasonable effort to contact any property owner before entering onto private property.

E. **Penalties.** Any person, party, firm, corporation, or other legal entity convicted of violating any of the provisions of this Chapter shall be guilty of a misdemeanor. Each day or portion of a day during which a violation of this Chapter is committed or continued shall constitute a separate offense. Any development carried out contrary to the provisions of this Chapter shall constitute a public

nuisance and may be enjoined as provided by the statutes of the state of Washington. The Town may levy civil penalties against any person, party, firm, corporation, or other legal entity for violation of any of the provisions of this Chapter. The civil penalty shall be assessed at a maximum rate of $1,000 dollars per day per violation.

16.34.270 Notice on Title

A. In order to inform subsequent purchasers of real property of the existence of critical areas, the owner of any property containing a critical area or buffer on which a development proposal is submitted shall file a notice with the Island County Auditor's office according to the direction of the Town. The notice shall state the presence of the critical area or buffer on the property, the application of this Chapter to the property, and the fact that limitations on actions in or affecting the critical area or buffer may exist. The notice shall "run with the land."

B. This notice on title shall not be required for a development proposal by a public agency or public or private utility:

1. Within a recorded easement or right-of-way;
2. Where the agency or utility has been adjudicated the right to an easement or right-of-way; or
3. On the site of a permanent public facility.

C. The applicant shall submit proof that the notice has been filed for public record before the Town approves any site development or construction for the property or, in the case of subdivisions, short subdivisions, planned unit developments, and binding site plans, at or before recording.

16.34.280 Native Growth Protection Areas

A. Unless otherwise required in this Chapter, native growth protection areas shall be used in development proposals for subdivisions, short subdivisions, planned unit developments, and binding site plans to delineate and protect those contiguous critical areas and buffers listed below:

1. All landslide hazard areas and buffers;
2. All wetlands and buffers;
3. All habitat conservation areas; and
4. All other lands to be protected from alterations as conditioned by project approval.

B. Native growth protection areas shall be recorded on all documents of title of record for all affected lots.

C. Native growth protection areas shall be designated on the face of the plat or recorded drawing in a format approved by the Town. The designation shall include the following restrictions:

1. An assurance that native vegetation will be preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering, and protecting plants, fish, and animal habitat; and

2. The right of the Town to enforce the terms of the restriction.

16.34.290 Critical Area Tracts

A. Critical area tracts shall be used in development proposals for subdivisions, short subdivisions, planned unit developments, and binding site plans to delineate and protect those contiguous critical areas and buffers listed below that total [five thousand (5,000)] or more square feet:

1. All landslide hazard areas and buffers;
2. All wetlands and buffers;
3. All habitat conservation areas; and
4. All other lands to be protected from alterations as conditioned by project approval.

B. Critical area tracts shall be recorded on all documents of title of record for all affected lots.

C. Critical area tracts shall be designated on the face of the plat or recorded drawing in a format approved by the Town. The designation shall include the following restriction:

1. An assurance that native vegetation will be preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering, and protecting plants, fish, and animal habitat; and
2. The right of the Town to enforce the terms of the restriction.

D. The Town may require that any required critical area tract be dedicated to the Town, held in an undivided interest by each owner of a building lot within the development with the ownership interest passing with the ownership of the lot, or held by an incorporated homeowner's association or other legal entity (such as a land trust, which ensures the ownership, maintenance, and protection of the tract).

16.34.300 Building Setbacks.

Unless otherwise provided, buildings and other structures shall be set back a distance of fifteen (15) feet from the edges of all critical area buffers or from the edges of all critical areas, if no buffers are required. The following may be allowed in the building setback area:

A. Landscaping;

B. Uncovered decks;

C. Building overhangs, if such overhangs do not extend more than eighteen (18) inches into the setback area; and

D. Impervious ground surfaces, such as driveways and patios.

16.34.310 Bonds to Ensure Mitigation, Maintenance, and Monitoring

A. When mitigation required pursuant to a development proposal is not completed prior to the Town final permit approval, such as final plat approval or final

building inspection, the Town shall require the applicant to post a performance bond or other security in a form and amount deemed acceptable by the Town. If the development proposal is subject to mitigation, the applicant shall post a mitigation bond or other security in a form and amount deemed acceptable by the Town to ensure mitigation is fully functional.

B. The bond shall be in the amount of one hundred and twenty-five percent (125%) of the estimated cost of the uncompleted actions or the estimated cost of restoring the functions and values of the critical area that are at risk, whichever is greater.

C. The bond shall be in the form of a surety bond, performance bond, assignment of savings account, or an irrevocable letter of credit guaranteed by an acceptable financial institution with terms and conditions acceptable to the Town attorney.

D. Bonds or other security authorized by this Section shall remain in effect until the Town determines, in writing, that the standards bonded for have been met. Bonds or other security shall be held by the Town for a minimum of five (5) years to ensure that the required mitigation has been fully implemented and demonstrated to function, and may be held for longer periods when necessary.

E. Depletion, failure, or collection of bond funds shall not discharge the obligation of an applicant or violator to complete required mitigation, maintenance, monitoring, or restoration.

F. Public development proposals shall be relieved from having to comply with the bonding requirements of this Section if public funds have previously been committed for mitigation, maintenance, monitoring, or restoration.

G. Any failure to satisfy critical area requirements established by law or condition including, but not limited to, the failure to provide a monitoring report within thirty (30) days after it is due or comply with other provisions of an approved mitigation plan shall constitute a default, and the Town may demand payment of any financial guarantees or require other action authorized by the Town code or any other law.

H. Any funds recovered pursuant to this Section shall be used to complete the required mitigation.

16.34.320 Critical Area Inspections.

Reasonable access to the site shall be provided to the Town, state, and federal agency review staff for the purpose of inspections during any proposal review, restoration, emergency action, or monitoring period.

16.34.330 Designation, Rating, and Mapping of Wetlands

A. **Designating Wetlands.** Wetlands are those areas, designated in accordance with the *Washington State Wetland Identification and Delineation Manual* (1997), that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. All areas within the Town meeting the wetland designation criteria in the Identification and Delineation Manual, regardless of any formal identification, are hereby designated critical areas and are subject to the provisions of this Chapter.

B. **Wetlands Rating Categories:** Wetlands shall be rated according to Ecology's

Washington State Wetland Rating System for Western Washington - Revised (Ecology Publication #04-06-025), or as revised by Ecology. Wetland rating categories shall be applied as the wetland exists at the time of the adoption of this Chapter or as it exists at the time of an associated permit application. Wetland rating categories shall not change due to illegal modifications. Wetlands shall be rated according to the following categories:

1. **Category I.** Category I wetlands are: 1) relatively undisturbed estuarine wetlands larger than 1 acre; 2) wetlands that are identified by scientists of the Washington Natural Heritage Program/DNR as high quality wetlands; 3) bogs larger than ½ acre; 4) mature and old-growth forested wetlands larger than 1 acre; 5) wetlands in coastal lagoons; or 6) wetlands that perform many functions well.

2. **Category II.** Category II wetlands are: 1) estuarine wetlands smaller than 1 acre, or disturbed estuarine wetlands larger than 1 acre; 2) a wetland identified by the Washington State Department of Natural Resources as containing "sensitive" plant species; 3) a bog between ¼ and ½ acre in size; 4) an interdunal wetland larger than 1 acre; or 5) wetlands with a moderately high level of functions.

3. **Category III.** Category III wetlands are: 1) wetlands with a moderate level of functions; or 2) interdunal wetlands between 0.1 and 1 acre in size.

4. **Category IV.** Category IV wetlands have the lowest levels of functions and may be heavily disturbed.

C. Wetland Size Thresholds.

1. Wetlands less that 1000 square feet in size that are not associated with the shoreline or a riparian corridor, are not part of a wetland mosaic, and do not contain habitat identified as essential for local populations of priority species, shall be exempt from regulation under this Chapter.

2. Category III and IV wetlands between 1000 and 4000 square feet that are not associated with the shoreline or a riparian corridor, are not part of a wetland mosaic, do not contain habitat identified as essential for local populations of priority species, and the wetlands scores less than 20 points for habitat using Ecology's *Washington State Wetland Rating System for Western Washington - Revised* (Ecology Publication #04-06-025), or as revised by Ecology, shall be exempt from the restrictions on avoiding impacts within wetlands contained in this Section, but shall be subject to mitigation requirements for any wetlands impacts.

D. **Mapping.** Island County's Critical Areas Maps and the National Wetlands Inventory critical area maps depict the approximate location and extent of known or suspected wetlands, and are hereby adopted. Additionally, soil maps produced by U.S. Department of Agriculture National Resources Conservation Service may be useful in helping to identify potential wetland areas.

1. These maps are to be used as a guide for the Town, project applicants, and/or property owners, and may be continuously updated as new critical areas are identified. They are a reference and do not provide a final critical area designation.

2. The exact location of a wetland's boundary shall be determined through the performance of a field investigation by a qualified professional wetland scientist applying the Washington State Wetlands Identification and Delineation Manual as required by RCW 36.70A.175 (Ecology Publication #96-94, 1997), as it now exists or may be hereinafter amended.

16.34.340 Activities Allowed in Wetlands.

The activities listed below are allowed in wetlands in addition to those activities listed in, and consistent with, the provisions established in Allowed Activities [Section 16.34.150], and do not require submission of a critical area report, except where such activities result in a loss to the functions and values of a wetland or wetland buffer. These activities include:

A. Conservation or preservation of soil, water, vegetation, fish, shellfish, and other wildlife that does not entail changing the structure or functions of the existing wetland.

B. Enhancement of a wetland through the removal of non-native invasive species. Weeding shall be restricted to hand removal and weed material shall be removed from the site. Bare areas that remain after weed removal shall be re-vegetated with native shrubs and trees at natural densities. Some hand seeding may also be done over the bare areas with native herbs.

16.34.350 Critical Area Report – Additional Requirements for Wetlands.

In addition to the general critical area report requirements of Section 16.34.180, critical area reports for wetlands must meet the requirements of this Section. .

A. **Preparation by a Qualified Professional.** A critical area report for wetlands shall be prepared by a qualified professional who has training and experience in preparing wetland reports.

B. **Area Addressed in Critical Area Report**. The following areas shall be addressed in a critical area report for wetlands:

1. The project area of the proposed activity;

2. All wetlands, shoreline areas, water features, floodplains, and other critical areas, and related buffers within one hundred (100) feet of the project area.

C. **Wetland analysis.** In addition to the minimum required contents of Critical Area Reports − Requirements [Section 16.34.180], a critical area report for wetlands may, upon the determination of the town planner, contain an analysis of the wetlands including the following site- and proposal-related information:

1. A written assessment and accompanying maps of the wetlands and buffers within one hundred (100) feet of the project area, including the following information at a minimum:

a. Wetland delineation and required buffers;

b. Estimated wetland acreage;

c. Wetland category;

d. Vegetative, faunal, and hydrologic characteristics;

e. Soil and substrate conditions;

f. Topographic elevations, and

g. A discussion of the water sources supplying the wetland and documentation of hydrologic regime (locations of inlet and outlet features, water depths throughout the wetland, evidence of recharge or discharge, evidence of water depths throughout the year – drift lines, algal layers, moss lines, and sediment deposits).

2. A description of the functions provided by the wetland and discussion of the relative degree to which the wetland is capable of providing the identified functions.

3. A scale map of the development proposal site and adjacent area.

4. As appropriate, a discussion of measures, including avoidance, minimization, and mitigation, proposed to preserve existing wetlands, habitat and native vegetation and restore any wetlands that were degraded prior to the current proposed land use activity.

5. Proposed mitigation, if needed, including a written assessment and accompanying maps of the mitigation area, including the following information at a minimum:

a. Existing and proposed wetland acreage;

b. Vegetative and faunal conditions;

c. Surface and subsurface hydrologic conditions including an analysis of existing and future hydrologic regime and proposed hydrologic regime for enhanced, created, or restored mitigation areas;

d. Relationship within watershed and to existing waterbodies;

e. Soil and substrate conditions, topographic elevations;

f. Existing and proposed adjacent site conditions;

g. Required wetland buffers (including any buffer reduction and mitigation proposed to increase the plant densities, remove weedy vegetation, and replant the buffers);

h. a description of the nature and timing of any previous alterations to the wetland and buffer;

i. Property ownership; and

j. Other wetlands and critical areas that may be functionally related to or associated with the subject wetland.

6. A discussion of any ongoing management practices that will protect wetlands after the project site has been developed; including proposed monitoring and maintenance programs.

7. A bond estimate for any installation (including site preparation, plant materials and installation, fertilizers, mulch, stakes) and the proposed monitoring and maintenance work for the required number of years.

D. When appropriate, the town planner may also require the critical area report to include an evaluation by the state Department of Ecology or an independent

qualified expert regarding the applicant's analysis and the effectiveness of any proposed mitigating measures or programs, and to include any recommendations as appropriate.

E. The town planner shall determine if the mitigation and monitoring plans and bonding measures proposed by the applicant are sufficient to protect the public health, safety, and welfare, consistent with the goals, purposes, objectives and requirements of this ordinance.

16.34.360 Performance Standards – General Requirements

A. Activities may only be permitted in a wetland or wetland buffer if the applicant can show that the proposed activity will not degrade the functions and functional performance of the wetland and other critical areas.

B. Activities and uses shall be prohibited in wetlands and wetland buffers, except as provided for in this Chapter.

C. **Category I and II Wetlands**. Activities and uses shall be prohibited from Category I and II wetlands, except as provided for in the public agency and utility exception, and reasonable use exception sections of this Chapter.

D. **Category III and IV Wetlands.** With respect to activities proposed in Category III and IV wetlands, the following standards shall apply:

1. It shall be presumed that alternative locations are available, and activities and uses shall be prohibited, unless the applicant demonstrates that:

   a. The basic project purpose cannot reasonably be accomplished and successfully avoid, or result in less adverse impact on, identified wetlands; and

   b. All alternative designs of the project as proposed, that would avoid or result in less of an adverse impact on a wetland or its buffer, such as a reduction in the size, scope, configuration, or density of the project, are not feasible.

E. **Wetland Buffers**

1. **Standard Buffer Widths**. The standard buffer widths presume the existence of a relatively intact native vegetation community in the buffer zone adequate to protect the wetland functions and values at the time of the proposed activity. If the vegetation is inadequate, then the buffer width shall be increased or the buffer should be planted to maintain the standard width. Required standard wetland buffers, based on wetland category and land use intensity, are as follows:

Wetland Category	Land Use with Low Impact	Land Use with Moderate Impact	Land Use with High Impact
IV	25 ft	40 ft	50 ft
III	75 ft	110 ft	150 ft
II	150 ft	225 ft	300 ft
I	150 ft	225 ft	300 ft

Level of Impact from Proposed Change in Land Use	Examples of Types of Land Use
High	• Commercial • Urban • Industrial • Institutional • Retail sales • Residential (more than 1 unit/acre) • Conversion to high-intensity agriculture (dairies, nurseries, greenhouses, growing and harvesting crops requiring annual tilling and raising and maintaining animals, etc.) • High-intensity recreation (golf courses, ball fields, etc.) • Hobby farms
Moderate	• Residential (1 unit/acre or less) • Moderate-intensity open space (parks with biking, jogging, etc.) • Conversion to moderate-intensity agriculture (orchards, hay fields, etc.) • Paved trails • Building of logging roads • Utility corridor or right-of-way shared by several utilities and including access/maintenance road
Low	• Forestry (cutting of trees only) • Low-intensity open space (hiking, bird-watching, preservation of natural resources, etc.) • Unpaved trails • Utility corridor without a maintenance road and little or no vegetation management

The above are examples only. The town planner shall determine the level of impact of proposed land uses.

2. **Measurement of Wetland Buffers.** All buffers shall be measured from the wetland boundary as surveyed in the field. The width of the wetland buffer shall be determined according to the wetland category and the proposed land use. The buffer for a wetland created, restored, or enhanced as compensation for approved wetland alterations shall be the same as the buffer required for the category of the created, restored, or enhanced

wetland. Only fully vegetated buffers will be considered. Lawns, walkways, driveways, and other mowed or paved areas will not be considered buffers.

3. **Increased Wetland Buffer Widths**. The town planner may require increased buffer widths in accordance with the recommendations of an experienced, qualified professional wetland scientist, and the best available science on a case-by-case basis when a larger buffer is necessary to protect wetland functions and values based on site-specific characteristics.

4. In lieu of increasing the buffer width where existing buffer vegetation is inadequate to project the wetland functions and values, implementation of a buffer planting plan may substitute. Existing buffer vegetation is considered "inadequate" and will need to be enhanced through additional native plantings and (if appropriate) removal of non-native plants when: (1) non-native or invasive plant species provide the dominant cover, (2) vegetation is lacking due to disturbance and wetland resources could be adversely affected, or (3) enhancement plantings in the buffer could significantly improve buffer functions.

F. **Wetland Buffer Width Averaging.** The town planner may allow modification of the standard wetland buffer width in accordance with an approved critical area report and the best available science on a case-by-case basis by averaging buffer widths. Averaging of buffer widths may only be allowed where a qualified professional wetland scientist demonstrates that:

1. It will not reduce wetland functions or functional performance;

2. The wetland contains variations in sensitivity due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation, and the wetland would benefit from a wider buffer in places and would not be adversely impacted by a narrower buffer in other places;

3. The total area contained in the buffer area after averaging is no less than that which would be contained within the standard buffer; and

4. The buffer width is not reduced to less than 75 percent (75%) of the standard width or thirty-five (35) feet.

G. **Buffer Uses**. The following uses may be permitted within a wetland buffer in accordance with the review procedures of this Chapter, provided they are not prohibited by any other applicable law and they are conducted in a manner so as to minimize impacts to the buffer and adjacent wetland:

1. **Conservation and Restoration Activities**. Conservation or restoration activities aimed at protecting the soil, water, vegetation, or wildlife.

2. **Passive Recreation**. In the outer 25% of wetland buffers, passive recreation facilities designed and in accordance with an approved critical area report, including pedestrian-only walkways, trails and wildlife viewing structures constructed with a surface that does not interfere with the permeability.

3. **Stormwater Management Facilities**. Stormwater management facilities, limited to stormwater dispersion outfalls and bioswales, may be allowed within the outer twenty-five percent (25%) of the buffer of Category III or

IV wetlands, provided that:

a. No other location is feasible; and

b. The location of such facilities will not degrade the functions or values of the wetland.

H. **Fencing of Wetlands**

1. The town planner shall determine if fencing is necessary to protect the functions and values of the critical area. If found to be necessary, the town planner shall condition any permit or authorization issued pursuant to this Chapter to require the applicant to install a permanent fence at the edge of the wetland buffer, when fencing will prevent future impacts to the wetland.

2. The applicant shall be required to install a permanent fence around the wetland or buffer when domestic grazing animals are present or may be introduced on site.

3. Fencing installed as part of a proposed activity or as required in this Subsection shall be designed so as to not interfere with species migration, including fish runs, and shall be constructed in a manner that minimizes impacts to the wetland and associated habitat.

16.34.370 Performance Standards – Compensatory Mitigation Requirements

Compensatory mitigation for alterations to wetlands shall achieve equivalent or greater biologic functions. Compensatory mitigation plans shall be consistent with the state Department of Ecology's *Guidance on Wetland Mitigation in Washington State: Parts 1 and 2* (Publication #04-065-013A and #04-06-013B, April 2004), as revised.

A. **Mitigation for Lost or Affected Functions.** Compensatory mitigation actions shall address functions affected by the alteration to achieve functional equivalency or improvement and shall provide similar wetland functions as those lost, except when out-of-kind replacement will best meet formally identified watershed goals, such as replacement of historically diminished wetland types. :

B. **Preference of Mitigation Actions.** Mitigation actions that require compensation by replacing, enhancing, or substitution shall occur in the following order of preference:

1. Restoring wetlands on upland sites that were formerly wetlands.

2. Creating wetlands on disturbed upland sites such as those with vegetative cover consisting primarily of non-native introduced species. This should only be attempted when there is a consistent source of hydrology and it can be shown that the surface and subsurface hydrologic regime is conducive for the wetland community that is being designed.

3. Enhancing significantly degraded wetlands in combination with restoration or creation. Such enhancement should be part of a mitigation package that includes replacing the impacted area meeting appropriate ratio requirements.

C. **Type and Location of Mitigation.** Unless it is demonstrated that a higher level of ecological functioning would result from an alternate approach, compensatory

mitigation for ecological functions shall be either in-kind and on-site, or in-kind and within the same sub-basin or drift cell. Mitigation actions shall be conducted within the same sub-drainage basin and on the site as the alteration except when the all of the following apply:

1. There are no reasonable on-site or in-sub-drainage basin opportunities or on-site and in-sub-drainage basin opportunities do not have a high likelihood of success, after a determination of the natural capacity of the site to mitigate for the impacts. Consideration should include: anticipated wetland mitigation replacement ratios, buffer conditions and proposed widths, hydrogeomorphic classes of on-site wetlands when restored, proposed flood storage capacity, potential to mitigate riparian fish and wildlife impacts (such as connectivity);
2. Off-site mitigation has a greater likelihood of providing equal or improved wetland functions than the impacted wetland; and
3. Off-site locations shall be in the same sub-drainage basin.

D. **Mitigation Timing.** Mitigation projects shall be completed with an approved monitoring plan prior to activities that will disturb wetlands. In all other cases, mitigation shall be completed immediately following disturbance and prior to use or occupancy of the activity or development. Construction of mitigation projects shall be timed to reduce impacts to existing fisheries, wildlife, and flora.

E. **Mitigation Ratios** The following ratios shall apply to creation or restoration that is in-kind, is on-site, is the same category, is timed prior to or concurrent with alteration, and has a high probability of success. Greater ratios may apply in those cases of remedial actions resulting from unauthorized alterations. The first number specifies the acreage of replacement wetlands and the second specifies the acreage of wetlands altered.

1. Category I: 6-to-1
2. Category II: 3-to-1
3. Category III: 2:1
4. Category IV: 1.5:1
5. For wetland enhancement projects used for mitigation, ratios shall be double those indicated above.

16.34.380 Performance Standards – Subdivisions.

The subdivision and short subdivision of land in wetlands and associated buffers is subject to the following:

A. Land that is located wholly within a wetland or its buffer may not be subdivided.

B. Land that is located partially within a wetland or its buffer may be subdivided provided that an accessible and contiguous portion of each new lot is:

1. Located outside of the wetland and its buffer; and
2. Meets the minimum lot size requirements of the applicable zoning designation.

C. Access roads and utilities serving the proposed subdivision may be permitted within the wetland and associated buffers only if the Town determines that no other feasible alternative exists and when consistent with this Chapter.

16.34.390 Critical Aquifer Recharge Areas.

Critical aquifer recharge areas (CARAs) are those areas with a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2), as it now exists or may be hereinafter amended. Within the Town, these Critical Aquifer Recharge Areas are wellhead protection areas as established in the Integrated Stormwater Management Plan. In the event that the wells specifically identified in the Integrated Stormwater Management Plan are either decommissioned or no longer used as a source of potable water for the Town of Coupeville the provisions specified below for CARAs are no longer applicable to the wellhead protection area(s).

16.34.400 Mapping of Critical Aquifer Recharge Areas

A. The approximate location and extent of wellhead protection areas are shown on the adopted critical areas maps.

B. These maps are to be used as a guide for the Town, project applicants, and/or property owners and may be continuously updated as new issues are identified.

16.34.410 Activities Allowed in Critical Aquifer Recharge Areas.

The following activities are allowed in critical aquifer recharge areas pursuant to Allowed Activities [Section 16.34.150] and do not require compliance with additional requirements of Section 16.34.420.

A. Construction of structures and improvements, including additions, resulting in no more than seventy percent (70%) or 5,000 square feet (whichever is greater) total site impervious surface area that does not result in a change of use or increase the use of a hazardous substance.

B. Development and improvement of parks, recreation facilities, open space, or conservation areas resulting in less than 10 percent (10%) total site impervious surface area that do not increase the use of a hazardous substance.

16.34.420 Performance Standards – General Requirements

A. Activities may only be permitted in a critical aquifer recharge area if the applicant can show that the proposed activity will not cause contaminants to enter the aquifer and that the proposed activity will not adversely effect the recharging of the aquifer.

B. Disposal of substances in public sewers shall be in compliance with the Water and Sewer Ordinance (No. 499) and CTC 13.12.080.

C. Illicit discharges into stormwater drainage shall be a violation Title 13.12 of the CTC and subject to the enforcement and penalties of CTC 13.20.110.

D. Storage and disposal of hazardous chemicals shall comply with the water source protection requirements and recommendations of the U.S. Environmental Protection Agency, Washington State Department of Health, and the Island County Health Department, including Island County Code Chapters 8.08A and 8.09.

E. All activities within critical aquifer recharge areas shall implement and maintain

water quality best management practices recommended in the 2001 Washington Department of Ecology Stormwater Manual for Western Washington, as it now exists or may be hereinafter amended.

F. All drainage systems must be designed and constructed in accordance with CTC 13.20.

16.34.430 Performance Standards – Specific Uses

A. **Storage Tanks.** All storage tanks proposed to be located in a critical aquifer recharge area must comply with local building code requirements and must conform to the following requirements:

1. **Underground Tanks.** All new underground storage facilities proposed for use in the storage of hazardous substances or hazardous wastes shall be designed and constructed so as to:

   a. Prevent releases due to corrosion or structural failure for the operational life of the tank;

   b. Be protected against corrosion, constructed of noncorrosive material, steel clad with a noncorrosive material, or designed to include a secondary containment system to prevent the release or threatened release of any stored substances; and

   c. Use material in the construction or lining of the tank that is compatible with the substance to be stored.

2. **Aboveground Tanks.** All new aboveground storage facilities proposed for use in the storage of hazardous substances or hazardous wastes shall be designed and constructed so as to:

   a. Not allow the release of a hazardous substance to the ground, ground waters, or surface waters;

   b. Have a primary containment area enclosing or underlying the tank or part thereof; and

   c. A secondary containment system either built into the tank structure or a dike system built outside the tank for all tanks.

B. **Vehicle Repair and Servicing**

1. Vehicle repair and servicing must be conducted over impermeable pads and within a covered structure capable of withstanding normally expected weather conditions. Chemicals used in the process of vehicle repair and servicing must be stored in a manner that protects them from weather and provides containment should leaks occur.

2. No dry wells shall be allowed in critical aquifer recharge areas on sites used for vehicle repair and servicing. Dry wells existing on the site prior to facility establishment must be abandoned using techniques approved by the state Department of Ecology prior to commencement of the proposed activity.

C. **Residential Use of Pesticides and Nutrients**. Application of household pesticides, herbicides, and fertilizers shall not exceed times and rates specified on the packaging.

16.34.440 Uses Prohibited From Critical Aquifer Recharge Areas.

The following activities and uses are prohibited in critical aquifer recharge areas:

A. Activities that would significantly reduce the recharge to aquifers currently or potentially used as a potable water source.

B. Activities requiring sewer service that are not connected to an available sanitary sewer system.

16.34.450 Designation of Frequently Flooded Areas.

Frequently flooded areas, also referred herein to as floodplains, are regulated pursuant to Coupeville Town Code Chapter 16.40 as it now exists or may be hereinafter amended.

16.34.460 Geologically Hazardous Areas.

Geologically hazardous areas include areas susceptible to erosion, land sliding, bluff failures, or other geological events. They pose a threat to the health and safety of citizens when incompatible development is sited in areas of significant hazard. Such incompatible development may not only place itself at risk, but also may increase the hazard to surrounding development and use.

16.34.470 Designation of Specific Hazard Areas

A. **Erosion Hazard Areas.** Erosion hazard areas are at least those areas identified by the U.S. Department of Agriculture's Natural Resources Conservation Service as having a "moderate to severe," "severe," or "very severe" rill and inter-rill erosion hazard. Erosion hazard areas are also those areas impacted by shore land erosion.

B. **Landslide Hazard Areas.** Landslide hazard areas are areas potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Example of these may include, but are not limited to the following:

1. Areas of historic failures, such as:

a. Those areas mapped by the 1979 Washington State Department of Ecology (*Coastal Zone Atlas*) for Island County, as it may be amended or revised, as land which has had recent or historical slide activity and/or has unstable slope conditions, including those lands within one-hundred (100) feet (either top or base) thereof.

b. Any area with a slope of forty percent (40%) or steeper and with a vertical relief of ten (10) or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and is measured by averaging the inclination over at least ten (10) feet of vertical relief.

16.34.480 Mapping of Geologically Hazardous Areas.

A. The approximate location and extent of geologically hazardous areas are shown on the adopted critical area maps. The adopted critical areas maps include:

1. Coastal Zone Atlas; and,

2. Locally adopted maps.

B. These maps are to be used as a guide for the Town, project applicants and/or property owners and may be continuously updated as new critical areas are identified. They are a reference and do not provide a final critical area designation.

16.34.490 Critical Area Report – Additional Requirements for Geologically Hazardous Areas

A. **Preparation by a Qualified Professional.** A critical areas report for a geologically hazardous area shall be prepared by an engineer or geologist, licensed in the state of Washington, with experience analyzing geologic, hydrologic, and ground water flow systems, and who has experience preparing reports for the relevant type of hazard.

B. **Site Plan.** The critical area report shall include a copy of the site plan for the proposal showing, as appropriate:

1. The height of slope, slope gradient, and cross-section of the project area;
2. The location of springs, seeps, or other surface expressions of ground water on or within two hundred (200) feet of the project area or that have potential to be affected by the proposal; and
3. The top and toe of all unstable slopes and locations of erosion hazard areas.
4. The location and description of surface water runoff features;
5. Proposed development, including the location of existing and proposed structures, fill, storage of materials, and drainage facilities, with dimensions indicating distances to the floodplain, if available;
6. Clearing limits; and
7. The topography, in two-foot contours, of the project area and all hazard areas addressed in the report.

C. **Hazards Analysis.** The hazards analysis component of the critical areas report shall include, as determined by the town planner:

1. A description of the extent and type of vegetative cover;
2. A description of subsurface conditions based on data from site-specific explorations;
3. Descriptions of surface and ground water conditions, public and private sewage disposal systems, fills and excavations, and all structural improvements;
4. An estimate of slope stability and the effect construction and placement of structures will have on the slope over the estimated life of the structure;
5. An estimate of the bluff retreat rate that recognizes and reflects potential catastrophic events such as seismic activity or a one hundred-year storm event;
6. Consideration of the run-out hazard of landslide debris and/or the impacts of landslide run-out on down slope properties.

7. A study of slope stability including an analysis of proposed cuts, fills, and other site grading;

8. Recommendations for building siting limitations; and

9. An analysis of proposed surface and subsurface drainage, and the vulnerability of the site to erosion.

D. **Geotechnical Engineering Report**. The technical information for a project within a landslide hazard area shall include a geotechnical engineering report prepared by a licensed engineer that presents engineering recommendations for the following:

1. Parameters for design of site improvements including appropriate foundations and retaining structures. These should include allowable load and resistance capacities for bearing and lateral loads, installation considerations, and estimates of settlement performance;

2. Recommendations for drainage and subdrainage improvements;

3. Earthwork recommendations including clearing and site preparation criteria, fill placement and compaction criteria, temporary and permanent slope inclinations and protection, and temporary excavation support, if necessary; and

4. Mitigation of adverse site conditions including slope stabilization measures and seismically unstable soils, if appropriate;

E. **Minimum Buffer and Building Setback.** The report shall make a recommendation for the minimum no-disturbance buffer and minimum building setback from any geologic hazard based upon the geotechnical analysis.

F. **Erosion and Sediment Control Plan.** For any development proposal on a site containing an erosion hazard area, an erosion and sediment control plan shall be required.

G. **Drainage Plan**. The technical information shall include a drainage plan for the collection, transport, treatment, discharge, and/or recycle of water prepared in accordance with the CTC 13.20. The drainage plan should consider on-site septic system disposal volumes where the additional volume will affect the erosion or landslide hazard area.

H. **Mitigation Plans**. Hazard and environmental mitigation plans for erosion and landslide hazard areas shall include the location and methods of drainage, surface water management, locations and methods of erosion control, a vegetation management and/or replanting plan, and/or other means for maintaining long-term soil stability.

I. **Incorporation of Previous Study.** Where a valid critical areas report has been prepared within the last five (5) years for a specific site, and where the proposed land use activity and surrounding site conditions are unchanged, said report may be incorporated into the required critical area report in partial fulfillment of the requirements of this Section. The applicant shall submit a hazards assessment detailing any changed environmental conditions associated with the site.

16.34.500 Performance Standards – General Requirements

A. Alterations of geologically hazardous areas or associated buffers may only occur for activities that:

1. Will not increase the threat of the geological hazard to adjacent properties beyond pre-development conditions;

2. Will not adversely impact other critical areas;

3. Are designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than pre-development conditions; and

4. Are certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington.

B. **Critical Facilities Prohibited.** Critical facilities shall not be sited within geologically hazardous areas unless there is no other practical alternative.

16.34.510 Performance Standards – Specific Hazards

A. **Erosion and Landslide Hazard Areas.** Activities on sites containing erosion or landslide hazards shall meet the standards of Performance Standards – General Requirements [Section 16.34.510] and the specific following requirements:

B. **Buffer Requirement.** A buffer shall be established from all edges of landslide hazard areas. The size of the buffer shall be determined by the town planner to eliminate or minimize the risk of property damage, death, or injury resulting from landslides caused in whole or part by the development, based upon review of and concurrence with a critical area report prepared by a qualified professional.

1. **Minimum Buffer**. The minimum buffer shall be equal to the height of the slope or fifty (50) feet, whichever is greater.

2. **Buffer Reduction**. The buffer may be reduced to a minimum of ten (10) feet when a qualified professional demonstrates to the town planner's satisfaction that the reduction will adequately protect the proposed development, adjacent developments, and uses and the subject critical area.

3. **Increased Buffer**. The buffer may be increased where the town planner determines a larger buffer is necessary to prevent risk of damage to proposed and existing development;

4. **Alterations.** Alterations of an erosion or landslide hazard area and/or buffer may only occur for activities for which a hazards analysis is submitted and certifies that:

   a. The development will not increase surface water discharge or sedimentation to adjacent properties beyond pre-development conditions;

   b. The development will not decrease slope stability on adjacent properties; and

   c. Such alterations will not adversely impact other critical areas;

5. **Design Standards.** Development within an erosion or landslide hazard area and/or buffer shall be designed to meet the following basic requirements unless it can be demonstrated that an alternative design that

deviates from one or more of these standards provides greater long-term slope stability while meeting all other provisions of this Chapter. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function. The basic development design standards are:

a. The proposed development shall not decrease the factor of safety for landslide occurrences below the limits of 1.5 for static conditions and 1.2 for dynamic conditions. Analysis of dynamic conditions shall be based on a minimum horizontal acceleration as established by the current version of the Uniform Building Code;

b. Structures and improvements shall be clustered to avoid geologically hazardous areas and other critical areas;

c. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

d. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

e. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

f. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes; and

g. Development shall be designed to minimize impervious lot coverage.

6. **Vegetation Retention**. Unless otherwise provided or as part of an approved alteration, removal of vegetation from an erosion or landslide hazard area or related buffer shall be prohibited.

7. **Seasonal Restriction**. Clearing shall be allowed only from May 1 to October 1 of each year provided that the Town may extend or shorten the dry season on a case-by-case basis depending on actual weather conditions, except that timber harvest, not including brush clearing or stump removal, may be allowed pursuant to an approved forest practice permit issued by the Town or the Washington State Department of Natural Resources.

8. **Utility Lines and Pipes**. Utility lines and pipes shall be permitted in erosion and landslide hazard areas only when the applicant demonstrates that no other practical alternative is available. The line or pipe shall be located above ground and properly anchored and/or designed so that it will continue to function in the event of an underlying slide. Stormwater conveyance shall be allowed only through a high-density polyethylene pipe with fuse-welded joints, or similar product that is technically equal or superior.

9. **Point Discharges**. Point discharges from surface water facilities and roof drains onto or upstream from an erosion or landslide hazard area shall be prohibited except as follows:

a. Conveyed via continuous storm pipe downslope to a point where there are no erosion hazards areas downstream from the discharge;

b. Discharged at flow durations matching predeveloped conditions, with adequate energy dissipation, into existing channels that previously conveyed stormwater runoff in the predeveloped state; or

c. Dispersed discharge upslope of the steep slope onto a low-gradient undisturbed buffer demonstrated to be adequate to infiltrate all surface and stormwater runoff, and where it can be demonstrated that such discharge will not increase the saturation of the slope.

10. **Subdivisions.** The division of land in landslide hazard areas and associated buffers is subject to the following:

a. Land that is located wholly within a landslide hazard area or its buffer may not be subdivided. Land that is located partially within a landslide hazard area or its buffer may be divided provided that each resulting lot has sufficient buildable area outside of, and will not affect, the landslide hazard or its buffer.

b. Access roads and utilities may be permitted within the landslide hazard area and associated buffers if the Town determines that no other feasible alternative exists.

11. **Prohibited Development.** On-site sewage disposal systems, including drain fields, shall be prohibited within erosion and landslide hazard areas and related buffers.

16.34.520 Covenant

The town planner may require a covenant between the owner(s) of the property and the Town of Coupeville. The covenant shall be signed by the owner(s) of the site and notarized prior to issuance of any permit or approval in a potential geologically hazardous area or other area of potentially hazardous soils or drainage or erosion conditions. The covenant shall not be required where the permit or approval is for work done by the Town. The covenant shall include:

A. A legal description of the property;

B. A description of the property condition making this subsection applicable;

C. A statement that the owner(s) of the property understands and accepts the responsibility for the risks associated with development on the property given the described condition, and agrees to inform future purchasers and other successors and assignees of the risks;

D. The application date, type, and number of the permit or approval for which the covenant is required; and,

E. A statement waiving the right of the owner(s), the owner's heirs, successors and assigns to assert any claim against the Town of Coupeville by reason of or arising out of issuance of the permit or approval by the Town of Coupeville for the development on the property, except only for such losses that may directly result from the negligence of the Town of Coupeville.

The covenant shall be filed for record by the owner with the Island County Auditor, at the expense of the owner, so as to become part of the Island County real property records.

16.34.530 Disclosure

Pursuant to the requirements of this chapter, no person shall sell, lease, or offer for sale or lease any property within a geologically hazardous area that has been the subject of a geotechnical report required by this chapter, unless the prospective buyer or lessee has been given notice substantially as follows:

> "To: _____
>
> The Property at _____ is located within a geologically hazardous area. Geologically hazardous areas include areas susceptible to the effects of erosion, landsliding, or other geologic events. They pose a threat to the health and safety of citizens when incompatible residential, commercial, industrial, or infrastructure development are sited in areas of a hazard. Geologic hazards pose a risk to life, property, and resources when steep slopes are destabilized by inappropriate activities and development or when structures or facilities are sited in areas susceptible to natural or human-caused geologic events.
>
> Some geologic hazards can be reduced or mitigated, but not eliminated by engineering, design, or modified construction practices so that risks to health and safety are acceptable. The Town of Coupeville has placed certain restrictions on development and use of geologically hazardous areas.
>
> Before purchasing or leasing the above property, you should consult the Critical Area Ordinance CTC 16.34, and any previously issued permits or geotechnical reports to determine restrictions, if any, which have been placed on the subject property."

16.34.540 Designation of Fish And Wildlife Habitat Conservation Areas

A. Fish and wildlife habitat conservation areas include:

1. Areas With Which State or Federally Designated Endangered, Threatened, and Sensitive Species Have a Primary Association.

   a. Federally designated endangered and threatened species are those fish and wildlife species identified by the U.S. Fish and Wildlife Service and the National Marine Fisheries Service that are in danger of extinction or threatened to become endangered. The U.S. Fish and Wildlife Service and the National Marine Fisheries Service should be consulted for current listing status.

   b. State designated endangered, threatened, and sensitive species are those fish and wildlife species native to the state of Washington identified by the Washington Department of Fish and Wildlife, that are in danger of extinction, threatened to become endangered, vulnerable, or declining and are likely to become endangered or threatened in a significant portion of their range within the state without cooperative management or removal of threats. State designated endangered, threatened, and sensitive species are periodically recorded in WAC 232-12-014 (state endangered species) and WAC 232-12-011 (state threatened and sensitive species), as they now exist or may be hereinafter amended. The state Department of Fish and Wildlife maintains the most current listing and should be consulted for current listing status.

2. **State Priority Habitats and Areas Associated With State Priority**

Species. Priority habitats and species are considered to be priorities for conservation and management. Priority species require protective measures for their perpetuation due to their population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance. Priority habitats are those habitat types or elements with unique or significant value to a diverse assemblage of species. A priority habitat may consist of a unique vegetation type or dominant plant species, a described successional stage, or a specific structural element. Priority habitats and species are identified by the state Department of Fish and Wildlife.

3. **Habitats and Species of Local Importance**. Habitats and species of local importance are those identified by the Town, including but not limited to those habitats and species that, due to their population status or sensitivity to habitat manipulation, warrant protection. Habitats may include a seasonal range or habitat element with which a species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term.

   a. **Designation Process.** The Town shall accept and consider nominations for habitat areas and species to be designated as locally important on an annual basis.

      i. Habitats and species to be designated shall exhibit the following characteristics:

         (1) Local populations of native species are in danger of extirpation based on existing trends;

         (2) The species or habitat has recreation, commercial, game, tribal, or other special value;

         (3) Long-term persistence of a species is dependent on the protection, maintenance, and/or restoration of the nominated habitat;

         (4) Protection by other county, state, or federal policies, laws, regulations, or nonregulatory tools is not adequate to prevent degradation of the species or habitat in Town; and

         (5) Without protection, there is a likelihood that the species or habitat will be diminished over the long term.

      ii. Areas nominated to protect a particular habitat or species must represent either high-quality native habitat or habitat that has a high potential to recover to a suitable condition and which is of limited availability, highly vulnerable to alteration, or provides landscape connectivity which contributes to the integrity of the surrounding landscape.

      iii. Habitats and species may be nominated for designation by any person.

      iv. The nomination should indicate whether specific habitat

features are to be protected (for example, nest sites, breeding areas, and nurseries), or whether the habitat or ecosystem is being nominated in its entirety.

v. The nomination may include management strategies for the species or habitats. Management strategies must be supported by the best available science, and where restoration of habitat is proposed, a specific plan for restoration must be provided prior to nomination.

vi. The town planner shall determine whether the nomination proposal is complete, and if complete, shall evaluate it according to the characteristics enumerated in subsection (i) and make a recommendation to the Town Council based on those findings.

vii. The Town Council shall hold a public hearing for proposals found to be complete and make a decision based on the characteristics enumerated in subsection i.

viii. Upon a finding that the characteristics enumerated in subsection i are met, the Town Council shall designate a Habitat or Species of Local Importance.

ix. Approved nominations will be subject to the provisions of this Chapter.

A combined list of federally and state identified species, state priority species, and state priority habitats, is included in Appendix A.

4. **Commercial and Recreational Shellfish Areas**. These areas include all public and private tidelands or bedlands suitable for shellfish harvest, including shellfish protection districts established pursuant to Chapter 90.72 RCW, as it now exists or may be hereinafter amended.

5. **Kelp and Eelgrass Beds and Herring, Sand Lance, and Smelt Spawning Areas**.

6. **Waters of the State.** Waters of the state include lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington, as classified in WAC 222-16, as it now exists or may be hereinafter amended.

7. **State Natural Area Preserves and Natural Resource Conservation Areas.** Natural area preserves and natural resource conservation areas are defined, established, and managed by the Washington State Department of Natural Resources.

8. **Areas of Rare Plant Species and High Quality Ecosystems.** Areas of rare plant species and high quality ecosystems are identified by the Washington State Department of Natural Resources through the Natural Heritage Program.

9. **Land Useful or Essential for Preserving Connections Between Habitat Blocks and Open Spaces**.

B. All areas within the Town meeting one or more of these criteria, regardless of any formal identification, are hereby designated critical areas and are subject to the provisions of this Chapter and shall be managed consistent with the best available science, such as the Washington Department of Fish and Wildlife's Management Recommendations for Priority Habitat and Species.

C. **Mapping**. The approximate location and extent of habitat conservation areas are shown on the critical area maps adopted by the Town, as most recently updated. These maps are to be used as a guide for the Town, project applicants, and/or property owners and should be continuously updated as new critical areas are identified. They are a reference and do not provide a final critical area designation.

The following critical area maps are hereby adopted, as they now exist or may be hereinafter amended:

1. Washington Department of Fish and Wildlife Priority Habitat and Species maps;
2. Washington State Department of Natural Resources, Official Water Type Reference maps, as amended;
3. Washington State Department of Natural Resources Puget Sound Intertidal Habitat Inventory maps;
4. Washington State Department of Natural Resources Shorezone Inventory;
5. Washington State Department of Natural Resources Natural Heritage Program mapping data;
6. Washington State Department of Health Annual Inventory of Shellfish Harvest Areas;
7. Anadromous and resident salmonid distribution maps contained in the Habitat Limiting Factors reports published by the Washington Conservation Commission;
8. Washington State Department of Natural Resources State Natural Area Preserves and Natural Resource Conservation Area maps; and
9. Town official habitat maps.

16.34.550 Critical Area Report – Additional Requirements for Habitat Conservation Areas.

In addition to the general critical area report requirements of Section 16.34.180, critical area reports for habitat conservation areas must meet the requirements of this Section. Critical area reports for two or more types of critical areas must meet the report requirements for each relevant type of critical area.

A. **Preparation by a Qualified Professional.** A critical areas report for a habitat conservation area shall be prepared by a qualified professional who is a biologist with experience preparing reports for the relevant type of habitat.

B. **Areas Addressed in Critical Area Report.** The following areas shall be addressed in a critical area report for habitat conservation areas:

1. The project area of the proposed activity;

2. All habitat conservation areas and recommended buffers within three hundred (300) feet of the project area; and

3. All shoreline areas, floodplains, other critical areas, and related buffers within three hundred (300) feet of the project area.

C. **Habitat Assessment.** A habitat assessment is an investigation of the project area to evaluate the potential presence or absence of designated critical fish or wildlife species or habitat. A critical area report for a habitat conservation area shall contain an assessment of habitats including the following site- and proposal-related information at a minimum:

1. Detailed description of vegetation on and adjacent to the project area and its associated buffer;

2. Identification of any species of local importance, priority species, or endangered, threatened, sensitive, or candidate species that have a primary association with habitat on or adjacent to the project area, and assessment of potential project impacts to the use of the site by the species;

3. A discussion of any federal, state, or local special management recommendations, including Washington Department of Fish and Wildlife habitat management recommendations, that have been developed for species or habitats located on or adjacent to the project area;

4. A detailed discussion of the direct and indirect potential impacts on habitat by the project, including potential impacts to water quality;

5. A discussion of measures, including avoidance, minimization, and mitigation, proposed to preserve existing habitats and restore any habitat that was degraded prior to the current proposed land use activity and to be conducted in accordance with Mitigation Sequencing [Section 16.34.210]; and

6. A discussion of ongoing management practices that will protect habitat after the project site has been developed, including proposed monitoring and maintenance programs.

D. **Agency Consultation May Be Required.** When appropriate due to the type of habitat or species present or the project area conditions, the town planner may also require the habitat management plan to include a request for consultation with the Washington Department of Fish and Wildlife or the local Native American Indian Tribe or other appropriate agency.

16.34.560 Performance Standards – General Requirements.

A. **Non-indigenous Species**. No plant, wildlife, or fish species not indigenous to the region shall be introduced into a habitat conservation area unless authorized by a state or federal permit or approval.

B. **Mitigation and Contiguous Corridors**. Mitigation sites shall be located to preserve or achieve contiguous wildlife habitat corridors in accordance with a mitigation plan that is part of an approved critical area report to minimize the isolating effects of development on habitat areas, so long as mitigation of aquatic habitat is located within the same aquatic ecosystem as the area disturbed.

C. **Approvals of Activities**. The town planner shall condition approvals of

activities allowed within or adjacent to a habitat conservation area or its buffers, as necessary to minimize or mitigate any potential adverse impacts. Conditions shall be based on the best available science and may include, but are not limited to, the following:

1. Establishment of buffer zones;
2. Preservation of critically important vegetation and/or habitat features such as snags and downed wood;
3. Limitation of access to the habitat area, including fencing to deter unauthorized access;
4. Seasonal restriction of construction activities;
5. Establishment of a duration and timetable for periodic review of mitigation activities; and
6. Requirement of a performance bond, when necessary, to ensure completion and success of proposed mitigation.

D. **Mitigation and Equivalent or Greater Biological Functions.** Mitigation of alterations to habitat conservation areas shall achieve equivalent or greater biologic and hydrologic functions and shall include mitigation for adverse impacts upstream or downstream of the development proposal site. Mitigation shall address each function affected by the alteration to achieve functional equivalency or improvement on a per function basis.

E. **Approvals and the Best Available Science.** Any approval of alterations or impacts to a habitat conservation area shall be supported by the best available science.

F. **Establishment of Buffers.** The town planner shall require the establishment of buffer areas for activities adjacent to habitat conservation areas when needed to protect habitat conservation areas. Buffers shall consist of an undisturbed area of native vegetation or areas identified for restoration established to protect the integrity, functions, and values of the affected habitat. Required buffer widths shall reflect the sensitivity of the habitat and the type and intensity of human activity proposed to be conducted nearby and shall be consistent with the management recommendations issued by the Washington Department of Fish and Wildlife. Habitat conservation areas and their buffers shall be preserved in perpetuity through the use of native growth protection areas and critical area tracts in accordance with Section 16.34.280 through Section 16.34.290.

1. **Seasonal Restrictions.** When a species is more susceptible to adverse impacts during specific periods of the year, seasonal restrictions may apply. Larger buffers may be required and activities may be further restricted during the specified season.
2. **Habitat Buffer Averaging.** The town planner may allow the recommended habitat area buffer width to be reduced in accordance with a critical area report, only if:
   a. It will not reduce stream or habitat functions;
   b. It will not adversely affect salmonid habitat;

c. It will provide additional natural resource protection, such as buffer enhancement;

d. The total area contained in the buffer area after averaging is no less than that which would be contained within the standard buffer; and

e. The buffer area width is not reduced by more than twenty-five percent (25%) in any location.

G. **Temporary Markers**. The outer perimeter of the habitat conservation area or buffer and the limits of those areas to be disturbed pursuant to an approved permit or authorization shall be marked in the field in such a way as to ensure that no unauthorized intrusion will occur and verified by the town planner prior to the commencement of permitted activities. This temporary marking shall be maintained throughout construction.

H. **Subdivisions.** The subdivision and short subdivision of land in fish and wildlife habitat conservation areas and associated buffers is subject to the following:

1. Land that is located wholly within a habitat conservation area or its buffer may not be subdivided.

2. Land that is located partially within a habitat conservation area or its buffer may be divided provided that the developable portion of each new lot and its access is located outside of the habitat conservation area or its buffer and meets the minimum lot size requirements of the zoning district.

3. Access roads and utilities serving the proposed may be permitted within the habitat conservation area and associated buffers only if the Town determines that no other feasible alternative exists and when consistent with this Chapter.

16.34.570 Performance Standards – Specific Habitats

A. **Endangered, Threatened, and Sensitive Species**

1. No development shall be allowed within a habitat conservation area or buffer with which state or federally endangered, threatened, or sensitive species have a primary association, except that which is provided for by a management plan established by the Washington Department of Fish and Wildlife or applicable state or federal agency.

2. Whenever activities are proposed adjacent to a habitat conservation area with which state or federally endangered, threatened, or sensitive species have a primary association, such area shall be protected through the application of protection measures in accordance with a critical area report prepared by a qualified professional and approved by the Town. Approval for alteration of land adjacent to the habitat conservation area or its buffer shall not occur prior to consultation with the Washington Department of Fish and Wildlife for animal species, the Washington State Department of Natural Resources for plant species, and other appropriate federal or state agencies.

3. Bald eagle habitat shall be protected pursuant to RCW 77.12.655 and the Washington State Bald Eagle Protection Rules (WAC 232-12-292), as they now exist or may be hereinafter amended. Approval of activity adjacent to

bald eagle sites shall not occur prior to approval of a habitat management plan by the Washington Department of Fish and Wildlife. Activities are adjacent to bald eagle sites when they are within eight hundred (800) feet or within one half mile (2,640 feet) and in a shoreline foraging area. The Town shall verify the location of eagle management areas for each proposed activity.

B. **Anadromous Fish**

1. All activities, uses, and alterations proposed to be located in water bodies used by anadromous fish or in areas that affect such water bodies shall give special consideration to the preservation and enhancement of anadromous fish habitat, including, but not limited to, adhering to the following standards:

   a. Activities shall be timed to occur only during the allowable work window as designated by the Washington Department of Fish and Wildlife for the applicable species;

   b. An alternative alignment or location for the activity is not feasible;

   c. The activity is designed so that it will not degrade the functions or values of the fish habitat or other critical areas;

   d. Shoreline erosion control measures shall be designed to use bioengineering methods or soft armoring techniques, according to an approved critical area report, and

   e. Any impacts to the functions or values of the habitat conservation area are mitigated in accordance with an approved critical area report.

2. Structures that prevent the migration of salmonids shall not be allowed in the portion of water bodies currently or historically used by anadromous fish.

16.34.580 Definitions

Words not defined in this Chapter shall be as defined in the Town code, the Washington Administrative Code, or the Revised Code of Washington. Words not found in either code shall be as defined in the Webster's Third New International Dictionary, latest edition.

A

Active Fault – A fault that is considered likely to undergo renewed movement within a period of concern to humans. Faults are commonly considered to be active if the fault has moved one or more times in the last 10,000 years, but faults may also be considered active in some cases if movement has occurred in the last 500,000 years.

Adaptive Management – Adaptive management relies on scientific methods to evaluate how well regulatory and nonregulatory actions protect the critical area. An adaptive management program is a formal and deliberate scientific approach to taking action and obtaining information in the face of uncertainty.

Adjacent – Immediately adjoining (in contact with the boundary of the influence area) or within a distance that is less than that needed to separate activities from critical areas to ensure protection

of the functions and values of the critical areas. Adjacent shall mean any activity or development located:

A. On a site immediately adjoining a critical area;

B. A distance equal to or less than the required critical area buffer width and building setback;

C. A distance equal to or less than one-half mile (2,640 feet) from a bald eagle nest;

D. A distance equal to or less than three hundred (300) feet upland from a stream, wetland, or water body;

E. Bordering or within the floodplain,; or

Advance Mitigation – Mitigation of an anticipated critical area impact or hazard completed according to an approved critical area report and prior to site development.

Agricultural Land – Land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, as they now exist or may be hereinafter amended, or livestock, and or that has been designated as long-term commercial significance for agricultural production.

Alteration – Any human induced change in an existing condition of a critical area or its buffer. Alterations include, but are not limited to grading, filling, channelizing, dredging, clearing (vegetation), construction, compaction, excavation, or any other activity that changes the character of the critical area.

Anadromous Fish – Fish that spawn and rear in freshwater and mature in the marine environment. While Pacific salmon die after their first spawning, adult char (bull trout) can live for many years, moving in and out of saltwater and spawning each year. The life history of Pacific salmon and char contains critical periods of time when these fish are more susceptible to environmental and physical damage than at other times. The life history of salmon, for example, contains the following stages: upstream migration of adults, spawning, inter-gravel incubation, rearing, smoltification (the time period needed for juveniles to adjust their body functions to live in the marine environment), downstream migration, and ocean rearing to adults.

Aquifer – A geological formation, group of formations, or part of a formation that is capable of yielding a significant amount of water to a well or spring.

Aquifer Recharge Areas – Areas that, due to the presence of certain soils, geology, and surface water, act to recharge ground water by percolation.

Aquifer, Sole Source – An area designated by the U.S. Environmental Protection Agency under the Safe Drinking Water Act of 1974, Section 1424(e). The aquifer(s) must supply fifty percent (50%) or more of the drinking water for an area without a sufficient replacement available.

B

Base Flood – A flood event having a one percent (1%) chance of being equaled or exceeded in any given year, also referred to as the 100-year flood. Designations of base flood areas on flood insurance map(s) always include the letters A or V.

Basement – Any area of the building having its floor below ground level on all sides.

Best Available Science – Current scientific information used in the process to designate, protect,

or restore critical areas, that is derived from a valid scientific process as defined by WAC 365-195-900 through 925, as they now exist or may be hereinafter amended. Sources of the best available science are included in *Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas* published by the Washington State Department of Community, Trade and Economic Development.

Best Management Practices (BMPs) – Conservation practices or systems of practices and management measures that:

A. Control soil loss and reduce water quality degradation caused by high concentrations of nutrients, animal waste, toxics, and sediment;

B. Minimize adverse impacts to surface water and ground water flow and circulation patterns and to the chemical, physical, and biological characteristics of wetlands;

C. Protect trees and vegetation designated to be retained during and following site construction and use native plant species appropriate to the site for re-vegetation of disturbed areas; and

D. Provide standards for proper use of chemical herbicides within critical areas.

The Town shall monitor the application of best management practices to ensure that the standards and policies of this Chapter are adhered to.

Biodiversity – The variety of animal and plant life and its ecological processes and interconnections − represented by the richness of ecological systems and the life that depends on them, including human life and economies.

Buffer or Buffer Zone – An area that is contiguous to and protects a critical area which is required for the continued maintenance, functioning, and/or structural stability of a critical area.

C

Compensation Project – Actions necessary to replace project-induced critical area and buffer losses, including land acquisition, planning, construction plans, monitoring, and contingency actions.

Compensatory Mitigation – Replacing project-induced losses or impacts to a critical area, and includes, but is not limited to, the following:

A. Restoration – Actions performed to reestablish wetland functional characteristics and processes that have been lost by alterations, activities, or catastrophic events within an area that no longer meets the definition of a wetland.

B. Creation – Actions performed to intentionally establish a wetland at a site where it did not formerly exist.

C. Enhancement – Actions performed to improve the condition of existing degraded wetlands so that the functions they provide are of a higher quality.

D. Preservation – Actions taken to ensure the permanent protection of existing, high-quality wetlands.

Conservation Easement – A legal agreement that the property owner enters into to restrict uses of the land. Such restrictions can include, but are not limited to, passive recreation uses such as trails or scientific uses and fences or other barriers to protect habitat. The easement is recorded

on a property deed, runs with the land, and is legally binding on all present and future owners of the property, therefore, providing permanent or long-term protection.

Critical Aquifer Recharge Area – Areas designated by WAC 365-190-080(2), as it now exists or may be hereinafter amended, that are determined to have a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2), as it now exists or may be hereinafter amended.

Critical Areas – Critical areas include any of the following areas or ecosystems: aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas, and wetlands, as defined in RCW 36.70A, as it now exists or may be hereinafter amended, and this Chapter.

Critical Area Tract – Land held in private ownership and retained in an open condition in perpetuity for the protection of critical areas. Lands within this type of dedication may include but are not limited to, portions and combinations of forest habitats, grasslands, shrub steppe, on-site watersheds, 100-year floodplains, shorelines or shorelines of statewide significance, riparian areas, and wetlands.

Critical Facility – A facility for which even a slight chance of flooding, inundation, or impact from a hazard event might be too great. Critical facilities include, but are not limited to, schools, nursing homes, hospitals, police, fire and emergency response installations, and installations that produce, use, or store hazardous materials or hazardous waste.

Critical Species – All animal and plant species listed by the state or federal government as threatened or endangered.

Cumulative Impacts or Effects – The combined, incremental effects of human activity on ecological or critical areas functions and values. Cumulative impacts result when the effects of an action are added to or interact with other effects in a particular place and within a particular time. It is the combination of these effects, and any resulting environmental degradation, that should be the focus of cumulative impact analysis and changes to policies and permitting decisions.

D

Developable Area – A site or portion of a site that may be utilized as the location of development, in accordance with the rules of this Chapter.

Development – Any activity upon the land consisting of construction or alteration of structures, earth movement, dredging, dumping, grading, filling, mining, removal of any sand, gravel, or minerals, driving of piles, drilling operations, bulkheading, clearing of vegetation, or other land disturbance. Development includes the storage or use of equipment or materials inconsistent with the existing use. Development also includes approvals issued by the Town that binds land to specific patterns of use, including but not limited to, subdivisions, short subdivisions, zone changes, conditional use permits, and binding site plans. Development activity does not include the following activities:

A. Interior building improvements.

B. Exterior structure maintenance activities, including painting and roofing.

C. Routine landscape maintenance of established, ornamental landscaping, such as lawn mowing, pruning, and weeding.

D. Maintenance of the following existing facilities that does not expand the affected

area: septic tanks (routine cleaning); wells; individual utility service connections; and individual cemetery plots in established and approved cemeteries.

Development Permit – Any permit issued by the Town, or other authorized agency, for construction, land use, or the alteration of land.

Director – The town planner of the Town planning department or other responsible official, or other city staff granted the authority to act on behalf of the director.

E

Emergent Wetland – A wetland with at least thirty percent (30%) of the surface area covered by erect, rooted, herbaceous vegetation extending above the water surface as the uppermost vegetative strata.

Erosion – The process whereby wind, rain, water, and other natural agents mobilize and transport particles.

Erosion Hazard Areas – At least those areas identified by the U.S. Department of Agriculture National Resources Conservation Service as having a "severe" rill and inter-rill erosion hazard.

Exotic – Any species of plants or animals, which are foreign to the Town.

F

Fish and Wildlife Habitat Conservation Areas – Areas necessary for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created as designated by WAC 365-190-080(5), as it now exists or may be hereinafter amended. These areas include:

A. Areas with which state or federally designated endangered, threatened, and sensitive species have a primary association;

B. Habitats of local importance, including but not limited to areas designated as priority habitat by the Washington Department of Fish and Wildlife;

C. Commercial and recreational shellfish areas;

D. Kelp and eelgrass beds;

E. Herring and smelt spawning areas;

F. Naturally occurring ponds under twenty (20) acres and their submerged aquatic beds that provide fish or wildlife habitat, including those artificial ponds intentionally created from dry areas in order to mitigate impacts to ponds;

G. Waters of the state, including lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington;

H. Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity;

I. State natural area preserves and natural resource conservation areas; and

J. Land essential for preserving connections between habitat blocks and open spaces.

Fish Habitat – Habitat that is used by fish at any life stage at any time of the year, including potential habitat likely to be used by fish that could be recovered by restoration or management and includes off-channel habitat.

Flood or Flooding – A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters and/or the unusual and rapid accumulation of runoff of surface waters from any source.

Floodplain – The total land area adjoining a river, stream, watercourse, or lake subject to inundation by the base flood.

Frequently Flooded Areas – Lands in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year and those lands that provide important flood storage, conveyance, and attenuation functions, as determined by the town planner in accordance with WAC 365-190-080(3), as it now exists or may be hereinafter amended. Frequently flooded areas perform important hydrologic functions and may present a risk to persons and property. Classifications of frequently flooded areas include, at a minimum, the 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.

Functions and Values – The beneficial roles served by critical areas including, but are not limited to, water quality protection and enhancement; fish and wildlife habitat; food chain support; flood storage, conveyance and attenuation; ground water recharge and discharge; erosion control; wave attenuation; protection from hazards; historical, archaeological, and aesthetic value protection; educational opportunities; and recreation. These beneficial roles are not listed in order of priority. Critical area functions can be used to help set targets (species composition, structure, etc.) for managed areas, including mitigation sites.

G

Geologically Hazardous Areas – Areas that may not be suited to development consistent with public health, safety, or environmental standards, because of their susceptibility to erosion, sliding, earthquake, or other geological events as designated by WAC 365-190-080(4), as it now exists or may be hereinafter amended. Types of geologically hazardous areas include: erosion, landslide, seismic, mine, and volcanic hazards.

Ground Water – Water in a saturated zone or stratum beneath the surface of land or a surface water body.

Growth Management Act – RCW 36.70A and 36.70B, as they now exist or may be hereinafter amended.

H

Habitat Conservation Areas – Areas designated as fish and wildlife habitat conservation areas.

Habitats of Local Importance – These areas include a seasonal range or habitat element with which a given species has a primary association, and which, if altered may reduce the likelihood that the species will maintain and reproduce over the long-term. These might include areas of high relative density or species richness, breeding habitat, winter range, and movement corridors. These might also include habitats that are of limited availability or high vulnerability to alterations such as cliffs, talus, and wetlands. (WAC 365-190-030, as it now exists or may be hereinafter amended)

Hazard Areas – Areas designated as frequently flooded areas or geologically hazardous areas due

to potential for erosion, landslide, seismic activity, mine collapse, or other geological condition.

Hazardous Substances – Any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity, that exhibits any of the physical, chemical, or biological properties described in WAC 173-303-090 or 173-303-100, as they now exist or may be hereinafter amended.

High Intensity Land Use – Land uses which are associated with high levels of human disturbance or substantial habitat impacts including, but not limited to, medium-density residential (more than 2 homes per acre), multifamily residential, some agricultural practices, and commercial and industrial land uses.

High Quality Wetlands – Those wetlands that meet the following criteria:

A. No, or isolated, human alteration of the wetland topography;

B. No human-caused alteration of the hydrology or the wetland appears to have recovered from the alteration;

C. Low cover and frequency of exotic plant species;

D. Relatively little human-related disturbance of the native vegetation, or recovery from past disturbance;

E. If the wetland system is degraded, it still contains a viable and high quality example of a native wetland community; and

F. No known major water quality problems.

Historic Condition – Condition of the land, including flora, fauna, soil, topography, and hydrology that existed before the area and vicinity were developed or altered by human activity.

Hydraulic Project Approval (HPA) – A permit issued by the Washington Department of Fish and Wildlife for modifications to waters of the state in accordance with Chapter 75.20 RCW, as it now exists or may be hereinafter amended.

Hydric Soil – A soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. The presence of hydric soil shall be determined following the methods described in the *Washington State Wetland Identification and Delineation Manual*.

Hydrophytic Vegetation – Macrophytic plant life growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content. The presence of hydrophytic vegetation shall be determined following the methods described in the *Washington State Wetland Identification and Delineation Manual*.

I

Impervious Surface – A hard surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development or that causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces which similarly impede the natural infiltration of stormwater.

In-Kind Compensation – To replace critical areas with substitute areas whose characteristics and

functions closely approximate those destroyed or degraded by a regulated activity. It does not mean replacement "in-category."

Isolated Wetlands – Those wetlands that are outside of and not contiguous to any 100-year floodplain of a lake, river, or stream and have no contiguous hydric soil or hydrophytic vegetation between the wetland and any surface water.

Infiltration – The downward entry of water into the immediate surface of soil.

J

Joint Aquatic Resource Permits Application – A single application form that may be used to apply for hydraulic project approvals, shoreline management permits, approvals of exceedance of water quality standards, water quality certifications, coast guard bridge permits, Washington State Department of Natural Resources use authorization, and U.S. Army Corps of Engineers permits.

L

Land Use, High Intensity – See "High Intensity Land Use."

Land Use, Low Intensity – See "Low Intensity Land Use."

Land Use, Moderate Intensity – See "Moderate Intensity Land Use."

Landslide Hazard Areas – Areas that are potentially subject to risk of mass movement due to a combination of geologic landslide resulting from a combination of geologic, topographic, and hydrologic factors. These areas are typically susceptible to landslides because of a combination of factors including: bedrock, soil, slope gradient, slope aspect, geologic structure, ground water, or other factors.

Low Intensity Land Use – Land uses which are associated with low levels of human disturbance or low habitat impacts, including, but not limited to, low-density residential (less than 2 homes per acre), passive recreation, open space, or forest management land uses.

M

Mitigation – Avoiding, minimizing, or compensating for adverse critical areas impacts. Mitigation, in the following sequential order of preference, is:

A. Avoiding the impact altogether by not taking a certain action or parts of an action;

B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing, to avoid or reduce impacts;

C. Rectifying the impact to wetlands, critical aquifer recharge areas, and habitat conservation areas by repairing, rehabilitating, or restoring the affected environment to the conditions existing at the time of the initiation of the project;

D. Minimizing or eliminating the hazard by restoring or stabilizing the hazard area through engineered or other methods;

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

F. Compensating for the impact to wetlands, critical aquifer recharge areas, and

habitat conservation areas by replacing, enhancing, or providing substitute resources or environments; and

G. Monitoring the hazard or other required mitigation and taking remedial action when necessary.

Mitigation for individual actions may include a combination of the above measures.

Moderate Intensity Land Use – Land uses which are associated with moderate levels of human disturbance or substantial habitat impacts including, but not limited to, low-density residential (no more than one home per five acres), active recreation, and moderate agricultural land uses.

Monitoring – Evaluating the impacts of development proposals on the biological, hydrological, and geological elements of such systems, and assessing the performance of required mitigation measures throughout the collection and analysis of data by various methods for the purpose of understanding and documenting changes in natural ecosystems and features, including gathering baseline data.

N

Native Vegetation – Plant species that are indigenous to the area in question.

Native Growth Protection Area (NGPA) – An area where native vegetation is preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering, and protecting plants and animal habitat;

Natural Waters – Waters, excluding water conveyance systems that are artificially constructed and actively maintained for irrigation.

Non-conformity – A legally established existing use or legally constructed structure that is not in compliance with current regulations.

Non-indigenous – See “Exotic.”

O

Off-Site Compensation – To replace critical areas away from the site on which a critical area has been impacted.

On-site Compensation – To replace critical areas at or adjacent to the site on which a critical areas has been impacted.

Ordinary High Water Mark (OHM) – That mark which is found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, that the soil has a character distinct from that of the abutting upland in respect to vegetation.

Out-of-Kind Compensation – To replace critical areas with substitute critical areas whose characteristics do not closely approximate those destroyed or degraded. It does not refer to replacement "out-of-category."

P

Potable Water – Water that is safe and palatable for human use.

Practical Alternative – An alternative that is available and capable of being carried out after

taking into consideration cost, existing technology, and logistics in light of overall project purposes, and has less impacts to critical areas.

Primary Association Area – The area used on a regular basis by, is in close association with, or is necessary for the proper functioning of the habitat of a critical species. Regular basis means that the habitat area is normally, or usually known to contain a critical species, or based on known habitat requirements of the species, the area is likely to contain the critical species. Regular basis is species and population dependent. Species that exist in low numbers may be present infrequently yet rely on certain habitat types.

Priority Habitat – Habitat type or elements with unique or significant value to one or more species as classified by the state Department of Fish and Wildlife. A priority habitat may consist of a unique vegetation type or dominant plant species, a described successional stage, or a specific structural element.

Project Area – All areas within fifty (50) feet of the area proposed to be disturbed, altered, or used by the proposed activity or the construction of any proposed structures. When the action binds the land, such as a subdivision, short subdivision, binding site plan, planned unit development, or rezone, the project area shall include the entire parcel, at a minimum.

Q

Qualified Professional – A person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4), as it now exists or may be hereinafter amended. A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology, or related field, and two years of related work experience.

A. A qualified professional for fish and wildlife habitats must have a degree in biology and professional experience related to the subject species.

B. A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the state of Washington.

C. A qualified professional for critical aquifer recharge areas means a hydrogeologist, geologist, engineer, or other scientist with experience in preparing hydrogeologic assessments.

D. A qualified professional for wetlands shall be a certified Professional Wetland Scientist or have, at a minimum: (1) a Bachelor's degree in hydrology, soil science, botany, ecology, or related field; and (2) at least two years of full-time work experience as a wetlands professional, including delineating wetlands using the state or federal manuals, preparing wetland reports, conducting function assessments, and developing and implementing mitigation plans..

R

Reasonable Economic Use – The Permitted or Conditional use of a specific Parcel of land which a Person may be expected to conduct or maintain fairly and appropriately given the site specific conditions or characteristics of the Parcel and Uses allowed for all other properties within a similar zoning classification.

Recharge – The process involved in the absorption and addition of water to ground water.

Repair or Maintenance – An activity that restores the character, scope, size, and design of a serviceable area, structure, or land use to its previously authorized and undamaged condition. Activities that change the character, size, or scope of a project beyond the original design and drain, dredge, fill, flood, or otherwise alter critical areas are not included in this definition.

Restoration – Measures taken to restore an altered or damaged natural feature including:

A. Active steps taken to restore damaged wetlands, streams, protected habitat, or their buffers to the functioning condition that existed prior to an unauthorized alteration; and

B. Actions performed to reestablish structural and functional characteristics of the critical area that have been lost by alteration, past management activities, or catastrophic events.

S

Scientific Process – A valid scientific process is one that produces reliable information useful in understanding the consequences of a decision. The characteristics of a valid scientific process are as follows:

A. Peer Review. The information has been critically reviewed by other qualified scientific experts in that scientific discipline.

B. Methods. The methods that were used are standardized in the pertinent scientific discipline or the methods have been appropriately peer-reviewed to ensure their reliability and validity.

C. Logical Conclusions and Reasonable Inferences. The conclusions presented are based on reasonable assumptions supported by other studies and are logically and reasonably derived from the assumptions and supported by the data presented.

D. Quantitative Analysis. The data have been analyzed using appropriate statistical or quantitative methods.

E. Context. The assumptions, analytical techniques, data, and conclusions are appropriately framed with respect to the prevailing body of pertinent scientific knowledge.

F. References. The assumptions, techniques, and conclusions are well referenced with citations to pertinent existing information.

Seeps – A spot where water oozes from the earth, often forming the source of a small stream.

Seismic Hazard Areas – Areas that are subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, or soil liquefaction.

Serviceable – Presently usable.

Shorelines – All of the water areas of the state as defined in RCW 90.58.030, as it now exists or may be hereinafter amended, including reservoirs and their associated shorelands, together with the lands underlying them except Shorelines of statewide significance.

Shorelines of the State – The total of all "shorelines," as defined in RCW 90.58.030(2)(d), and "shorelines of statewide significance" within the state, as defined in RCW 90.58.030(2)(c), as they now exist or may be hereinafter amended.

Shorelines of Statewide Significance – Those areas defined in RCW 90.58.030(2)(e), as it now exists or may be hereinafter amended.

Shorelands or Shoreland Areas – Those lands extending landward for two hundred (200) feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward two hundred (200) feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of Chapter 90.58 RCW, as it now exists or may be hereinafter amended.

Significant Portion of its Range – That portion of a species range likely to be essential to the long-term survival of the population in Washington.

Soil Survey – The most recent soil survey for the local area or county by the National Resources Conservation Service, U.S. Department of Agriculture.

Sole Source Aquifer – See "Aquifer, Sole Source."

Species – Any group of animals classified as a species or subspecies as commonly accepted by the scientific community.

Species, Endangered – Any fish or wildlife species that is threatened with extinction throughout all or a significant portion of its range and is listed by the state or federal government as an endangered species.

Species of Local Importance – Those species of local concern due to their population status or their sensitivity to habitat manipulation, or that are game species.

Species, Priority – Any fish or wildlife species requiring protective measures and/or management guidelines to ensure their persistence as genetically viable population levels as classified by the Washington Department of Fish and Wildlife, including endangered, threatened, sensitive, candidate and monitor species, and those of recreational, commercial, or tribal importance.

Species, Threatened – Any fish or wildlife species that is likely to become an endangered species within the foreseeable future throughout a significant portion of its range without cooperative management or removal of threats, and is listed by the state or federal government as a threatened species.

Stream – See "Watercourse."

U

Unavoidable – Adverse impacts that remain after all appropriate and practicable avoidance and minimization have been achieved.

W

Water Dependent – A use or portion of a use that cannot exist in a location that is not adjacent to the water, but is dependent on the water by reason of the intrinsic nature of its operations. A use that can be carried out only on, in, or adjacent to water. Examples of water dependent uses include: ship cargo terminal loading areas; fishing; ferry and passenger terminals; barge loading, ship building, and dry docking facilities; marinas, moorage, and boat launching facilities; aquaculture; float plane operations; surface water intake; and sanitary sewer and storm drain outfalls.

Water Typing System – Waters classified according to WAC 222-16-031, as it now exists or may be hereinafter amended.

Watercourse – Any portion of a channel, bed, bank, or bottom waterward of the ordinary high water line of waters of the state including areas in which fish may spawn, reside, or through which they may pass, and tributary waters with defined beds or banks, which influence the quality of fish habitat downstream. This definition includes watercourses that flow on an intermittent basis or which fluctuate in level during the year and applies to the entire bed of such watercourse whether or not the water is at peak level. This definition does not include irrigation ditches, canals, stormwater run-off devices, or other entirely artificial watercourses, except where they exist in a natural watercourse that has been altered by humans.

Well – A bored, drilled, or driven shaft, or a dug hole whose depth is greater that the largest surface dimension for the purpose of withdrawing or injecting water or other liquids.

Wetlands – Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate the conversion of wetlands. For identifying and delineating a wetland, local government shall use the *Washington State Wetland Identification and Delineation Manual*.

Wetlands Categories –

Category I. Category I wetlands are: (1) relatively undisturbed estuarine wetlands larger than 1 acre; (2) wetlands that are identified by scientists of the Washington Natural Heritage Program/DNR as high-quality wetlands; (3) bogs larger than ½ acre; (4) mature and old-growth forested wetlands larger than 1 acre; (5) wetlands in coastal lagoons; and (6) wetlands that perform many functions well (scoring 70 points or more). These wetlands: (1) represent unique or rare wetland types; (2) are more sensitive to disturbance than most wetlands; (3) are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime; or (4) provide a high level of functions.

Category II. Category II wetlands are: (1) estuarine wetlands smaller than 1 acre, or disturbed estuarine wetlands larger than 1 acre; (2) wetlands identified by the Washington State Department of Natural Resources as containing "sensitive" plant species; (3) bogs between ¼ and ½ acre; (4) interdunal wetlands larger than 1 acre; or (5) wetlands with a moderately high level of functions.

Category III. Category III wetlands are: (1) wetlands with a moderate level of functions (scoring between 30 and 50 points); and (2) interdunal wetlands between 0.1 and 1 acre. Wetlands scoring between 30 and 50 points generally have been disturbed in some ways and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands.

Category IV. Category IV wetlands have the lowest levels of functions (scoring less than 30 points) and are often heavily disturbed. These are wetlands that we should be able to replace, or in some cases to improve. However, experience has shown that replacement cannot be guaranteed in any specific case. These wetlands may provide some important functions, and should be protected to some degree.

Wetland Classes, Classes of Wetlands, or Wetland Types – The descriptive classes of the wetlands taxonomic classification system of the U.S. Fish and Wildlife Service (Cowardin, et al. 1979).

Wetland Edge – The boundary of a wetland as delineated based on the definitions contained in this Chapter.

Wetlands Mitigation Bank – A site where wetlands are restored, created, enhanced, or in exceptional circumstances, preserved expressly for the purpose of providing compensatory mitigation in advance of authorized impacts to similar resources.

APPENDIX A

Federal and State listed endangered, threatened, and sensitive species, and WDFW priority habitats and species, occurring within the Town of Coupeville.

Species or Habitat Common Name	Scientific Name	Federal Status	State Status
*Bald eagle	*Haliaeetus leucocephalus*	Delisted	Threatened
Bull trout	*Salvelinus confluentus*	Threatened	Candidate
Chinook salmon (Puget Sound)	*Oncorhynchus tshawytscha*	Threatened	Candidate
Pacific herring	*Clupea pallasi*	None	PHS
Surf smelt	*Hypomesus pretiosus*	None	PHS
Sand lance	*Ammodytes hexapterus*	None	PHS
Hardshell clam beds Butter clam Littleneck clam Japanese littleneck clam	 *Saxidomus giganteus* *Protothaca staminea* *Tapes philippinarum*	None	PHS
Eelgrass beds	*Zostera* spp.	None	PHS
Coastal cutthroat	*Oncorhynchus clarki clarki*	Species of Concern	PHS
Coho salmon (Puget Sound)	*Oncorhynchus kisutch*	Species of Concern	PHS
Vegetated marine/estuarine zone Eelgrass Kelp Turf algae	 *Zostera* spp. *Macrocystis* spp. or *Nereocystis* spp. Various red, brown and green algae		

The U.S. Fish and Wildlife Service, the National Marine Fisheries Service, and the Washington Department of Fish and Wildlife should be consulted for current listing status.

* In July 2007, the bald eagle was removed from protection under the federal Endangered Species Act. However, two other federal laws still provide protection for the bald eagle, the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. Bald eagle habitat protection in Washington State is authorized by the Bald Eagle Protection Law of 1984, RCW 77.12.655. This law requires the establishment and enforcement of rules for buffer zones around bald eagle nest and roost sites.

Simon, Rick

From: Seth Defoe <SDefoe@kid.org>
Sent: Wednesday, August 9, 2017 4:49 PM
To: Simon, Rick
Subject: Comments on August 9, 2017 CAO Draft

Rick,

The KID has reviewed the draft Critical Area Ordinance dated August 9, 2017, which we understand will be reviewed by the Planning Commission during their workshop this evening. We request that you share with the Planning Commission the following comments from the KID that pertain to the current draft CAO. While the KID previously suggested changes to the CAO, which you described to the Planning Commission in a July 12 memorandum, the draft CAO has significantly changed since that date and includes new draft language that is inconsistent with state law and could negatively impact KID operations.

1. RMC 22.10.040 – Definitions, "Wetlands." The draft CAO inappropriately includes the following sentence: "Refer also to Department of Ecology publication 'Focus on Irrigation Influenced Wetlands.'" This addition is inconsistent with the definition of "wetlands" adopted by the state legislature under RCW 36.70A.030(21), which reads in full as follows:

   "Wetland" or "wetlands" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands.

   According to Department of Commerce regulations, WAC 365-190-090, counties and cities must use the definition of wetlands in RCW 36.70A.030 in designating wetlands for regulatory purposes. The Department of Ecology publication that is proposed for reference in the definition of "wetland" is a policy document that consists of the agency's legal interpretation of the statutory definition and does not constitute best-available science. This Ecology publication is not the legal equivalent of the definition established by the State Legislature under RCW 36.70A.030(21). The CAO should not be amended with the proposed reference to the Department of Ecology publication, as quoted in BOLD above.

2. RMC 22.10.185(1)(d) – Fish and Wildlife Habitat Conservation Areas. The draft CAO now includes overly broad reference to the "Amon Creek Natural Preserve" as a designated fish and wildlife habitat conservation areas. Certain artificial features and constructs used by the KID, including portions of its irrigation delivery system, are located within the parcel of land commonly referenced as the Amon Creek Natural Preserve. The updated draft CAO correctly excludes the KID's irrigation infrastructure from the definition of "fish and wildlife habitat conservation areas," consistent with state law under RCW 36.70A.030(5). While this would necessarily exclude all of the KID infrastructure located within the Amon Creek Natural Preserve from being regulated as a fish and wildlife habitat conservation areas, to avoid confusion about ongoing KID operations on this parcel of land, RCW 22.10.185(1)(d) should expressly recognize that KID's artificial features and constructs within the Amon Creek Natural Preserve are not part of the designated fish and wildlife habitat conservation areas.

3. RMC 22.10.365 – Exemption Procedures. The scope of this new section within the draft CAO is unclear, but appears to require advanced City approval of benign, routine, and emergency activities currently exempt from regulation under the CAO per RMC 22.10.360. If the new exemption procedures in RCW 22.10.365 are made applicable to exemptions listed under RMC 22.10.360, a wide range of everyday activities by City staff, public agencies, and private citizens would need to approved by the City if there is any possibility that the activity occurs within a critical area (e.g., road and utility maintenance, educational and outdoor recreation – birdwatching, fishing, and hiking; public emergency activities). The KID is still analyzing the potential impact of this proposed language and reserves the right to supplement these comments before the Planning Commission takes action on the draft CAO.

In addition to the concerns described above, the KID would suggest the following for the draft CAO:

4. RMC 22.010.125 – Stormwater runoff and RMC 22.10.040 – Definitions, "Stormwater." Because the term "stormwater" is used in several sections of chapter 22.10 RMC, the KID proposes the following sentence be moved from RMC 22.010.125 to the definitions section in RMC 22.10.040: "Streamflows that are influenced by irrigation practices are not considered stormwater runoff for the purposes of this chapter."

5. Critical Areas Map. The KID respectfully requests that those portions of the Amon Wasteway that the City has formally concluded are not designated critical areas (wetlands or fish and wildlife habitat conservation area) be removed from the critical area map. The KID further disagrees with inclusion of any portion of the Amon Wasteway within the City's critical area map.

Thank you,

Seth Defoe
Land and Water Resources Manager
Kennewick Irrigation District

Minutes

Meeting of the KID Board of Directors
Carl W. Petersen Board Room
Tuesday, April 18, 2017, 9:00 a.m.

President Huffman called the meeting to order at 9:00 a.m. and Mr. Freeman called roll.

Directors Present:
Gene Huffman, President
Dean Dennis, Vice President
David McKenzie
Kirk Rathbun

Other Persons Present:
Brian Iller, KID Legal Counsel

Staff Present:
Chuck Freeman, District Manager
Kipp Drummond, District Treasurer
Jason McShane, Engineering/Operations Manager
Seth Defoe, Land and Water Resources Manager
Shelbea Voelker, Public Relations Coordinator
Lori Gibson, Executive Assistant
Ben Woodard, Assistant Engineering Manager
Doris Rakowski, Executive Assistant

APPROVAL OF AGENDA: **Director Rathbun moved to approve the agenda. Vice President Dennis seconded the motion. All present voted in favor. The motion carried.**

CONSENT AGENDA: **Director McKenzie moved to approve the amended consent agenda. Director Rathbun seconded the motion. All present voted in favor. The motion carried.**

On the consent agenda were:

1. Minutes, KID Board Meeting, February 21, 2017
2. Minutes, KID Board Meeting, April 4, 2017
3. Vehicle Purchase
4. Short Plat 17-03 - BMB - Wet
5. Binding Site Plan 17-01 - Brinkley - Dry
6. Travel Authorization - Project Management Professional Exam Prep
7. Vouchers/Warrant Approval

	74672	through	74758		$	261,424.21
	APPKT00422	through	APPKT00422		$	124,039.81
	APPKT00426	through	APPKT00426		$	4,794.08
	APPKT00419	through	APPKT00419		$	15.53
Total Accounts Payable					**$**	**408,746.06**
Payroll						
Numbers:	33587	through	33589		$	4,600.79
Direct Deposit			2017-04-05	$ 169,895.38		
Total Payroll					$	174,496.17
Total Disbursements					$	583,242.23

Voided Checks: No voided checks.

PUBLIC COMMENTS: Roger Gray, owner of Union Street Development Company, reported he was in the process of turning over the Streets of Dreams neighborhood irrigation system to the homeowners association and was considering turning the system over to the KID. He said he had 30 years of records which would facilitate take over by the KID.

Mr. Gray said KID added a metering device on the 28.0 delivery point on Division IV canal, which was close to their gravity flow pond entry point. He said a contractor from Mahaffey said a direct connection would be simple to complete in less than a day. Mr. Gray said Gary Hall drew up a plan to comply with KID requirements. He spoke about process for take over and referred to his memo regarding benefits to the KID. He requested direct connection be allowed prior to completion of system turn over.

Mr. McShane and Director Rathbun recused themselves because they lived in the area being discussed. At Mr. Iller's suggestion, they left the room.

Mr. Freeman asked for time for staff to investigate the request before offering a recommendation.

Director McKenzie spoke about the District's goal of pump system regionalization and dealing with private line areas. He said Mr. Gray's willingness to "come on board" was positive. He said the District was in favor of making this happen, but in the right way, with consideration for safety and risk management. He recommended adding the matter to the Operations and Engineering Committee agenda.

Mr. Gray spoke further about the system and water master, Albert Beutler.

Mr. Freeman spoke about the age of the system and the need for an analysis of the life expectancy of the materials. Discussion ensued regarding materials.

President Huffman said he wanted to hear from engineering regarding potential impact of the proposed direct connection to systems already in place.

Mr. Freeman recommended adding a discussion of the risks of a proposed action to executive session.

Mr. Gray briefly spoke about the records he had available.

Mr. McShane and Director Rathbun returned to the room.

PRESENTATIONS:
Financial Reports for February 2017: Mr. Drummond spoke briefly about the process for producing the financial reports. He referred to the reports distributed at the meeting and presented highlights of pages including:

- Balance Sheet as of February 28, 2017 - Preliminary. Corrections to January's report were included.
- Balance Sheet - Comparative as of February 28, 2017 and 2016 - Preliminary
- Statement of Revenues & Expenditures - Budget to Actual - Summary Year to Date
- Statement of Revenues & Expenditures - Budget to Actual - Comparative
- Statement of Revenues Footnote - Grant & Matching Funds Schedule

- Fund Balance Change as of February 28, 2017
- Cash Investment Report by Investment Maturity Date

Mr. Freeman requested verification of the numbers under fringe benefits and payroll taxes.

Mr. Drummonds said Finance was finalizing financial reports due to the State Auditor in May.

Mr. Freeman confirmed to Director McKenzie that a bill was expected from the USBR for the recent pump failure. Discussion ensued regarding the USBR billing model.

Director Rathbun moved to approve the February Financial Reports. Vice President Dennis seconded the motion. All present voted in favor. The motion carried.

PUBLIC HEARING: None

BOARD REPORTS:

ACTION ITEMS:
Lorayne J Rate Discussion and Setting Date for Neighborhood Meeting: Mr. Freeman presented a recommendation that a special meeting be held to discuss a proposed rate increase with the Lorayne J neighborhood. He spoke about factors that led to the need for the increase.

Mr. Freeman reported that City of Richland required Lorayne J to be annexed prior to be taken over by the city. He said KID was being charged the out-of-city rate and must operate under the assumption that the annexation would not take place.

Mr. Freeman spoke further about the intertie which was necessary to replace water from wells which were shut down due to high nitrate levels. He said when the surcharge for the out-of-city water carriage was paid, the Lorayne J reserves potentially would be zeroed out unless rates were increased. Mr. Freeman said water from Richland was reliable, and that the proposed rate would cover the cost to continue to purchase that water. Mr. Drummond noted that KID would be retro-charged for the out-of-city surcharge when the existing contract expired.

Mr. Freeman noted edits to be made to the draft door hanger meeting notice.

Mr. Freeman asked Mr. Drummond to report the average price for water in the City of Richland. He noted that if annexation took place, the wells would be restarted and used for irrigation only.

Mr. Freeman said KID would not advocate for or against annexation, but would provide data needed for the neighborhood to make the decision. Mr. Freeman confirmed that City of Richland Public Works Director, Pete Rogalsky, agreed to attend the meeting.

Mr. Freeman said if annexation did not occur and the City of Richland agreement expired, the surcharge, which was collected but not paid to the City, would become due. The approximately $32,000 owed would be paid from the Lorayne J reserves, which would need to be repopulated.

Mr. Freeman confirmed that the State Department of Health strongly encouraged large systems to take over smaller systems.

Director McKenzie moved to hold a special meeting of the Board of Directors at 6:00 p.m. on Thursday, May 11, 2017. Director Rathbun seconded the motion. All present voted in favor. The motion carried.

RESOLUTIONS:

Resolution 2017-09, Sole Source Purchase 2014 John Deere 160G Excavator: Mr. McShane spoke about the need for the equipment and why this specific unit was a good opportunity for the District. He provided examples of uses for the excavator and compared rental costs with the cost of purchase plus maintenance. Mr. McShane said the purchase was planned to be paid for from the Capital Upgrade and Improvement Fund.

Mr. McShane confirmed to President Huffman that the result of the accountability audit of sole source purchases was that the Auditor liked KID's methodology.

In response to a question from President Huffman, Mr. McShane spoke about the life expectancy of the excavator and the anticipated usage level.

Mr. McShane went into further detail about use of the Equipment Replacement and Capital Improvement funds. Discussion ensued about tracking and budgeting for equipment and vehicle replacement. Mr. McShane spoke about use of the Capital Improvement fund for equipment used for capital upgrade work rather than maintenance.

Vice President Dennis spoke in favor of purchase over leasing.

Vice President Dennis moved to approve Resolution 2017-09, "Authorization to Waive Competitive Bidding and Award a Sole Source Contract to Purchase a Used 2014 John Deere 160G Excavator; pursuant to RCW 87.03.435(3)(c), with funds for this purchase to come from the Capital Upgrade and Improvement Fund. Director Rathbun seconded the motion. All present voted in favor. The motion carried.

Resolution 2017- 10, Project Acceptance and Release of Retainage for Public Works Contract PW2015-09 D4 Hydroseeding for Canal Lining Grants: Mr. McShane reported that the contract was completed this spring. He said the district had poor success with hydroseeding in the spring and would try fall hydroseeding this year.

Mr. McShane said release of retainage was contingent upon receipt of three required releases

Director Rathbun moved to approve Resolution 2017-10 Project Acceptance and Release of Retainage for Public Works Contract PW2015-09 D4 Hydroseeding for Canal Lining Grants. Director McKenzie seconded the motion. All present voted in favor. The motion carried.

At 10:08 a.m., President Huffman called a five minute break.
At 10:16 a.m., the meeting resumed in open session.

STAFF REPORTS:

Finance Manager: Mr. Drummond reported regarding phone call volume and usage of Vocantas interactive voice recognition and the title company portal.

Engineering/Operations Manager: Mr. McShane reported regarding:

- Response to canal overtopping and outreach to customers
- Water start up process

- Volume of service orders completed and pending
- Pre-startup system testing
- Canal operations
- Impacts of the cold winter and wet spring
- Discussions at Integrated Plan meetings regarding reevaluation of water conservation goals and what happens with the water savings
- Discussions at next Lower River Committee meeting about deficiencies in the lower river, as well as comparison of potential costs and impacts of Chandler Electrification and the Chandler Pump Exchange
- Transient analysis of Chandler Electrification and use of existing siphon pipeline
- Red Mountain Booster Station bids. Bids were higher than the Board authorization, so in-house labor was being considered.

Mr. McShane commended operations and engineering staff for working long hours for the last month to get the system up and running under difficult circumstances.

Mr. Drummond said the average cost for a two-month period for City of Richland potable water was $64. Mr. Freeman requested a written report which also included property tax levels.

Land & Water Resources Manager: Mr. Defoe displayed online data from the USBR, USDA, and NOAA. He spoke about water storage, weather conditions, snow pack predictions and precipitation. He reported that 100% water supply was expected and spoke about TWSA (total water supply available) estimates.

Mr. Defoe also reported regarding:
- Comprehensive Plan and Critical Area Ordinances for Cities of Richland, West Richland and Kennewick
- Upcoming Benton County Voluntary Stewardship Program review of draft work plan
- Benton County Comprehensive Plan
- Rachel Road alignment meetings. A recommendation to the Richland City Council was expected in the next few months.
- Title Transfer consultant Tom Knutson's research activities

District Manager: Mr. Freeman reported regarding the Badger East Canal overtopping. He said Project Manager Darin Arbogast was assigned to conduct a safety investigation of issues identified with the response.

Mr. Freeman said at every start up and whenever the wind blows, water moved tumbleweeds to central collection points, where crews plucked them out. This year, KID had crews removing tumbleweeds at the big siphon and at Reata Road. When staff arrived at Bridle Drive ahead of the water, plastic construction wrap, Styrofoam and wood were mixed with the tumbleweeds and we did not successfully get all of it out of the canal.

Mr. Freeman said a channel was cut to bypass the clogged culvert and stop damage from water which flowed down the road for about two hours. He said staff should to contact superiors more quickly about this type of issue in the future.

Mr. Freeman met with several property owners and did a walkthrough with City of Richland yesterday. Properties with working drains were fine, but those without drains and landscaped flat ditches were not. A house with parking curb stops was most damaged, but the stops also diverted water to a neighbor's driveway, which was rutted by the water.

Mr. Freeman said that when asked why ditches were filled in, the City responded that it did not want a code enforcement issue and was aware some culverts were missing. He said he told the City KID would not have granted the 1978 permit for the road over the canal without culverts or drainage ditches.

Mr. Freeman reported crews were putting down the base course of gravel for the ditches.

Mr. Freeman had a conference call with the insurance company Monday and was forwarding incident reports to them.

Mr. Freeman spoke briefly about social media response.

Mr. Freeman said he interviewed crews and found that long hours due to the hard winter were not a factor. He reported that the canal was slow-filled on Thursday, tumbleweeds were pulled out, and then the canal was shut down. This was repeated on Friday, but there was too much water with the construction debris. He said there was no negligence on KID's part. Mr. Freeman said Leads should call the Operations Manager as soon as they knew there was an issue.

Mr. Freeman said KID would get a tool like City of Richland's jetter, which was able to clean out the culvert.

Regarding safety, Mr. Freeman said the leadership team would be debriefed next week and that crews should put personal safety was above all else, and would be expected to wear their vest and hardhat at all times when out of their vehicles.

WORKSHOP:
Project Tracking: Mr. Freeman provided brief overviews of projects including:

Water Right Mgmt
- Lower River Sub-Committee
- Barrasso bill, S. 216 (Bureau of Reclamation Transparency Act)
- YRBWEP III bill, S. 714

Strategic Planning & Special Projects
- Conservation Plan funding eligibility

Finance
- IVR
- Capital Connection Charge
- Investment Policy

Engineering/Ops
- Finley Property
- 45th Ave

Administrative
- Platting process
- City of Prosser

EXECUTIVE SESSION: At 10:57 a.m., Mr. Iller announced on behalf of the presiding officer that the Board would go into executive session for an estimated 45 minutes, starting at about 11:05 a.m. and ending at about 11:50 a.m., for planning or adopting the strategy or position to be taken by the governing body during the course of any collective bargaining as authorized by RCW 42.30.140(4)(b) and to discuss with legal counsel potential litigation, in the form of litigation or legal risks of a proposed action or current practice as authorized by RCW 42.30.110(1)(i)(iii) as relates to critical area ordinances and other environmental issues.

Mr. Iller said that action could follow in open session but was not expected.

At 11:50 a.m., executive session was extended for ten minutes and for five minutes at noon.

OPEN SESSION: The meeting returned to open session at 12:07 p.m.

Letter regarding Potential Conflict of Interest: Mr. Iller reported that the District received a letter from insurance defense counsel, Ken Harper, regarding a potential conflict of interest due to his representation of the City of Richland in matters of their critical areas ordinance. He said Mr. Harper believed he did not have an actual conflict and would withdraw if actual conflict developed. He said Mr. Harper asked that the District request their attorneys in the matter, Van Ness Feldman, to execute a letter acknowledging his disclosure.

Mr. Iller noted that the Board could not discuss legal advice regarding the matter, which was given in executive session.

Director Rathbun moved to authorize Van Ness Feldman to sign a release of conflict of interest with Ken Harper. Director McKenzie seconded the motion. Mr. Iller clarified that it was a notification, not a release. **President Huffman corrected the motion. All present voted in favor. The motion carried.**

Director Rathbun moved to adjourn. Vice President Dennis seconded the motion. All present voted in favor. The motion carried.

The meeting adjourned at 12:10 p.m.

Attest:

Gene Huffman, Board President
Approved May 2, 2017

Witness:

Chuck Freeman, District Manager

Prepared by Doris Rakowski

Minutes

Meeting of the KID Board of Directors
Carl W. Petersen Board Room
Tuesday, June 6, 2017, 9:00 a.m.

President Huffman called the meeting to order at 9:00 a.m. and Mr. Freeman called roll.

Directors Present:
Gene Huffman, President
Dean Dennis, Vice President
David McKenzie
Kirk Rathbun

Other Persons Present:
Brian Iller, KID Legal Counsel

Staff Present:
Chuck Freeman, District Manager
Kipp Drummond, District Treasurer
Lynda Rosenbaum, Real Property Manager
Jason McShane, Engineering/Operations Manager
Seth Defoe, Land & Water Resources Manager
Shelbea Voelker, Public Relations Coordinator
Doris Rakowski, Executive Assistant

APPROVAL OF AGENDA: **Director McKenzie moved to approve the agenda. Vice President Dennis seconded the motion. All present voted in favor. The motion carried.**

CONSENT AGENDA: **Vice President Dennis moved to approve the consent agenda. Director McKenzie seconded the motion. All present voted in favor. The motion carried.**

On the consent agenda were:

1. Minutes, KID Board Special Meeting, May 11, 2017
2. Minutes, KID Board Meeting, May 16, 2017
3. SP 17-04 – Caracalcev
4. BSP 17-02 – KSD-Southridge
5. SP 17-05 – Sage Crest 5A
6. SP 16-08 – Belza
7. Preliminary Plat - Irving Square - Wet
8. Final Plat - Olympia Estates Phase 1 - Wet
9. Final Plat - White Bluff Phase 4 - Dry
10. Vouchers/Warrant Approval

Accounts Payable

Numbers:						
	74834	through	74913		$	286,097.54
	74914	through	74914		$	16,730.32
	74915	through	74918		$	162,990.47
	74919	through	74919		$	276.00
Bank Drafts			2017-05-19		$	82,528.96
Total Accounts Payable					**$**	**548,623.29**

Payroll

Numbers:							
	-	through	-	$	-		
Direct Deposit			2017-05-19	$	120,190.60		
Total Payroll						**$**	**120,190.60**
Total Disbursements						**$**	**668,813.89**

Voided Checks: No voided checks.

President Huffman announced that an executive session was next on the agenda.

A guest asked why the meeting was not held in the evening and President Huffman replied that this was a regularly scheduled Board meeting, not a special meeting.

EXECUTIVE SESSION: At 9:04 a.m., on behalf of the presiding officer, Mr. Iller announced that the Board would go into executive session for an estimated 30 minutes until about 9:30 a.m., to consider the minimum price at which real estate will be offered for sale or lease, pursuant to RCW 42.30.110(1)(c), and to discuss with legal counsel and consultants potential litigation in the form of litigation or legal risks of a proposed action or current practice pursuant to RCW 42.30.110(1)(i)(iii). He said action was expected following executive session.

OPEN SESSION: Following a short break, the meeting returned to open session at 9:33 a.m.

PUBLIC COMMENTS:
Dan Martini, 3001 Bruce Lee Lane, said the bimonthly fees were incorrect on the Lorayne J Cost & Revenue Profile which was revised during the May 11th special meeting. In response to his questions, Mr. Freeman said the $15,000 capital expenditure line item was for repairs such as replacing valves and would go into reserves. Mr. Freeman confirmed that the rate increase was for the City of Richland water carriage surcharge and increased operational costs.

Mr. Freeman reported that City of Richland staff would ask their City Council to extend the agreement, set to expire June 30, 2017, not collect the surcharge if annexed, though the surcharge would become due if annexation did not occur or the contract expired.

Mr. Martini said City of Richland Development Services Manager Rick Simon said annexation would take about a year and was putting together information for a meeting about annexation. Mr. Freeman encouraged Lorayne J owners to write letters or attend the Richland City Council meeting to request an extension to the agreement.

Mr. Martini requested a corrected spreadsheet and Mr. Drummond agree to double check the numbers. Mr. Drummond said the bimonthly fee had nothing to do with the revenue, which, through 2016, was actual money received. He explained that he calculated rates needed to break even from expected actual expenses.

In response to Mr. Martini's question, Mr. McShane said removal of the old meters and connection to irrigation would be part of the City of Richland's consolidation grant application.

Mr. Freeman spoke briefly about how KID rates and assessments were determined.

Ken Wobig, 3021 Lorayne J Boulevard, expressed concern about whom to call in emergencies if they retained a Kennewick postal address after annexation by Richland. Mr. McShane said to call 911, as Benton County Emergency Dispatch covered all of Benton and Franklin Counties.

Mr. Freeman referred Mr. Wobig to Benton County Roads Department Assistant Engineer, Robert Blain, a previous KID employee, for help with plugged storm drains.

Mr. Freeman referred Mr. Wobig to Mr. Simon for information about City of Richland taxes.

Mr. Freeman confirmed to Mr. Wobig that revenue from Meadow Springs was not included. Mr. McShane said Lorayne J was credited for Meadow Springs electricity use, calculated from a ten year old photograph of the meter, taken when Benton County stopped reading sub-meters.

McShane offered to look up KID rates, which were based on lot size, for interested individuals.

Mr. Wobig said if the rate went from $113 to $177 it would be a 56% increase, not 33%. Mr. Freeman said a 33% increase would be proposed to the Board later in the agenda.

Gary Sharp, 3011 Charity Court, reported that for three years he had wanted his meter raised. After some discussion, Mr. McShane said he would personally go out and look at it.

Mr. Drummond distributed a revised spreadsheet and offered to review it Mr. Wobig.

Mr. Martini said he would like to set up a meeting with City of Richland and Lorayne J homeowners, and noted that staff had offered to help with emailing meeting information.

PRESENTATIONS:
Financial Reports for March 2017: Mr. Drummond briefly reviewed "Schedule of Liabilities for the Year ended December 31, 2016" which was distributed at the meeting. He spoke about the Washington State Department of Retirement System changes to employer and employee deductions for state-sponsored Pension Plans.

Mr. Freeman asked Mr. Drummond to review the 1953 USBR Construction Loan pay off to firmly establish the actual completion date for use in publications regarding Title Transfer.

Mr. Drummond presented highlights of Financial Report pages including:

- Balance Sheet, as of March 31, 2017 - Final
- Statement of Revenues & Expenditures - Budget to Actual - Summary Year to Date
- Statement of Revenues & Expenditures - Budget to Actual - Comparative
- Fund Balance Change as of March 31, 2017

In response to Vice President Dennis's question, Mr. Drummond gave a Helping Hands update. He noted there would be some assistance available for qualified applicants in the fall.

Director McKenzie moved to approve the March Financial Reports. Director Rathbun seconded the motion. All present voted in favor. The motion carried.

PUBLIC HEARING: None

BOARD REPORTS: None

ACTION ITEMS:
Applications for Board Position 2: Mr. Freeman said the applicants, in the order received, were William D. McKay, James J. Holmes, and Raman M. Venkata. Eligibility to serve had been verified by staff.

Mr. Freeman said that for the vacancy in 2012, the Board interviewed applicants and sent the applications to the Benton County Commissioners without a recommendation. He said the

Board had the option to make a recommendation and that other irrigation districts had done so. He recommended that interviews be held at the Tuesday, June 20th Board meeting.

Mr. Freeman reported that he and staff met Mr. Venkata, a retired civil engineer, and gave him a building tour. He said Mr. Holmes had served on the Red Mountain Design Committee and Mr. McKay was a previous candidate for the Board of Directors.

Vice President Dennis moved to instruct staff to schedule interviews during the June 20, 2017 Board meeting with the applicants for appointment to KID Board Position 2. Director Rathbun seconded the motion. All present voted in favor. The motion carried.

Director McKenzie moved to amend the agenda to address Resolution 2017-17 next. Vice President Dennis seconded the motion. All present voted in favor. The motion carried.

Resolution 2017-17, Lorayne J Fee Resolution: Mr. Freeman said the resolution needed to be modified based on the rates discussion. He said staff recommended an increase from $113 to $150.63 every other month for higher labor and capital needs. He said staff recommended stepping into the potentially larger rate increase with 33.3% now and reviewing rates during 2018 budgeting, considering if City of Richland extends the surcharge agreement and whether the City received the consolidation grant.

Mr. Freeman said the Department of Health Division of Drinking Water was supportive of the project. He said nitrates were still high as of the May 11th special meeting. He said it was wise to stay with City of Richland water for public health reasons.

Mr. Freeman verified to Director Rathbun that the rate would apply until the Board changed it. He said that he thought the rate was good, but would have to increase if Richland failed to get the consolidation grant or residents did not want to annex. He said there was enough in reserves to support phasing in the increase.

In response to a question from Director McKenzie, Mr. Freeman said City of Richland had indicated that funds in the reserve at the time of transfer would be used to lessen the impact of the project cost on the Lorayne J ratepayers. Mr. Drummond spoke briefly about the potential half-forgivable grant fund.

Mr. Freeman told Mr. Wobig that KID could host a neighborhood meeting, but said City of Richland would need to answer annexation questions. He suggested City Hall as a venue.

In response to a question from Director Rathbun, Mr. Drummond said the increase would not totally cover costs, but given the circumstances and that there were reserve funds, it was a reasonable choice. Mr. McShane added that the State Department of health required reserves adequate to replace most expensive component.

Mr. Freeman reiterated the recommendation of a neighbor at the special meeting, that it was important to conserve irrigation water while on the expensive City of Richland water.

Director Rathbun moved to accept Resolution 2017-17 to increase the bimonthly potable and irrigation rate of the Lorayne J water system to $150.63 effective July 1, 2017. Director McKenzie seconded the motion. All present voted in favor. The motion carried.

At 10:35 a.m., President Huffman called a short break.

At 10:40 a.m., the meeting resumed in open session.

Revision to Agreement with Water Strategies, LLC: Mr. Freeman spoke about KID's contractual relationship with Water Strategies for assistance in protecting KID's water supply, water rights, and other related issues, most recently, Chandler Electrification and Title Transfer.

Mr. Freeman said Kris Polly of Water Strategies proposed additional services including:

- Increased effort to boost KID's chances of title transfer and to create leverage with Reclamation and local and state officials.
- 2-full-page KID centerfold in every issue of the Irrigation Leader magazine in WA State.
- 1-full-page public service message for an agency selected by KID.
- At least 4 articles before the end of year.
- Addition of up to 250 people to magazine mailing list.
- Formatting services on the 100 Year Anniversary special issue magazine ($1,500 value)

Mr. Freeman said staff had concerns about impact to the budget, but said Water Strategies was critical to the KID's success on the aforementioned issues. He suggested trying the enhanced services in 2017 and evaluating if $2,500 more per month was a good investment to continue.

In response to a question from Vice President Dennis, Mr. Freeman spoke about the potential addition of 250 people to the mailing list.

Mr. McShane spoke about consultant Ton Knutson and promotion of the KID brand. Mr. Freeman noted that Mr. Polly and Mr. Knutson were highly respected.

Mr. Defoe mentioned the coincidence of the 100-year anniversary with projects such as Title Transfer.

Mr. Freeman spoke briefly about meetings facilitated by Mr. Polly.

President Huffman said it was important to consider the long term benefit to the district.

Mr. McShane spoke in favor of the investment, which was small in comparison with the potential savings on Chandler Electrification with Title Transfer.

In response to a question from Director McKenzie, Mr. Freeman said he thought Water Strategies had 35 clients, but did not know how many of them were irrigation districts.

Director McKenzie spoke about having copies of the magazine for the district to distribute locally. Mr. Freeman suggested the possibility of posting KID's articles on the District's website.

Ms. Voelker said that since the District would be showcased in the 100-year magazine, it might be better to start this in September. Timing was discussed.

Director Rathbun moved to authorize the District Manager to amend the agreement with Water Strategies to include enhanced services for $2,500 a month for a period not to exceed six months. Vice President Dennis seconded the motion. All present voted in favor. The motion carried.

Declaration of Protective Covenants for Finley School District: Ms. Rosenbaum presented the proposed Declaration of Protective Covenants with the Finley School District (FSD). She displayed a map and spoke about the parcels and the 1991 Land Transfer Agreement.

Ms. Rosenbaum briefly reviewed terms of the declaration, drafted by the FSD attorney and approved by KID legal counsel, which would to repeal and replace the Amendment. She reported that after KID's signing of the declaration, it would be scheduled for approval by the Finley School Board at their June 16, 2017 meeting.

In response to a question from President Huffman, Ms. Rosenbaum spoke about boundary line adjustments needed following agreement with the school district and in advance of auctioning lease of the land.

Ms. Rosenbaum verified to Director Rathbun that the declaration only applied to only the Finley school property and two KID parcels bordering school property; other KID land in the vicinity would not be impacted. She reiterated that Attorney Fran Forgette approved the declaration.

Vice President Dennis commended Ms. Rosenbaum for her work on this project. Ms. Rosenbaum spoke about the District's intention to be transparent and good neighbors.

Director Rathbun moved to approve the Declaration of Protective Covenants specifically associated with the parcels North and South of Finley Elementary School, as described in said Declaration and associated with the Land Transfer Agreement of 1991. With this motion, the previously approved Amendment to the Land Transfer Agreement is repealed. Vice President Dennis seconded the motion. All present voted in favor. The motion carried.

Relegation Request: Mr. Freeman reported that Gerald C. Wick Jr. wrote on social media about frustration with being charged for water he was not receiving and that Mr. Wick was invited to petition the Board for relegation of his irrigation allotment. He referred to Mr. Wick's letter and a map indicating the location of the property. Mr. Freeman said several other parcels had been allowed to relegate their allotments before the relegation program was discontinued. Mr. Freeman said Mr. Wick blamed KID for not being timely with his request.

Mr. Freeman said failure to maintain a private line system did not make it KID's problem. He reported that Mr. Wick's neighbors would not give him an easement to run a water line and Mr. Wick could not afford to run a line from the canal. Mr. Iller said Mr. Wick could take the action of condemning a private easement.

Mr. McShane confirmed to President Huffman that some properties in the area received water and that it was 3,000 feet to the canal. He spoke about the nearby Alison Chacon short plat, which led to revisions to the short plat code to allow private line agreements. He said it was expensive to run pipe that far for one or two properties. He said the nearest KID access about 2,000 feet away in an orchard.

In response to a question from Director Rathbun, Ms. Rosenbaum said the mortgage company approval requirement was eliminated because it was a water allotment, not a water right.

Mr. Iller confirmed to President Huffman that any act could be precedent setting. He said he thought action condemning a private easement should be Mr. Wick's responsibility, not KID's.

Discussion ensued regarding the purpose of the relegation program and changes over time.

Mr. Freeman said the people allowed to relegate in May had been previously denied, but Mr. Wick did not have a request in process. Mr. Iller said Mr. Wick's use of the word extortion was interesting, since it appeared Mr. Wick was attempting to extort action from the District.

Director Rathbun suggested that Mr. Iller draft the District's response to Mr. Wick.

Mr. McShane said that it was a misconception that Mr. Wick was paying for water he was not receiving, since KID members did not pay for water. He added that local government could not insure that people did due diligence when they purchased property. Mr. Iller said Mr. Wick might have remedies against the seller or realtor if they misrepresented the property to him.

Mr. Iller offered to give legal advice to the Board in executive session. President Huffman suggested waiting to take action until a future meeting.

Mr. McShane confirmed to Vice President Dennis that there were parcels receiving water to Mr. Wick's west, south and east, but Mr. Wick was not able to get the water to his parcel.

Mr. Freeman said an executive session and open session action would be on the next agenda.

RESOLUTIONS:
Resolution 2017-17, Lorayne J Fee Resolution: See page 4.

Resolution 2017-18, Approving an Irrigation Easement on KID Property: Mr. McShane referred to the map and spoke about the easement requested by Washington Department of Natural Resources (DNR) and their leaseholder, Ramer Holtan. He said the easement of about 10 feet from the property line was not expected to impact future use of the property.

Mr. McShane said staff recommended exchanging the easement for provision, installation and testing of a pump adequate to serve KID's parcel #113971000002000 with irrigation water and provision of controls to operate the pump. He recommended the Board authorize Mr. Freeman to negotiate terms of the contract agreement.

Discussion ensued regarding the location of the pond in an easement for KID on DNR property, and the pumping plant on property owned and operated by KID.

Mr. McShane confirmed that the District tried to be as efficient as possible and have as little operational spill as possible. He confirmed there was a water allocation to the KID property.

Mr. McShane displayed a map and indicated the KID and DNR property locations relative to the highway interchange.

Director Rathbun moved to approve resolution 2017-18, approving an Irrigation Easement on KID Property (Parcel #113971000002000) and authorize Chuck Freeman to record said easement upon entering into an agreement with DNR/Holtan for the installation of a pump to service the KID Property. Director McKenzie seconded the motion. All present voted in favor. The motion carried.

STAFF REPORTS:
Finance Manager: None

Engineering/Operations Manager: Mr. McShane reported regarding:

- Paving at Bridle Drive
- Maintenance activities
- Canal lining and restoration at Canyon Lakes and Creekstone Drive, to be followed by the Sagecrest enhanced pump installation at Southridge
- Planned work at Adair Drive
- Badger East canal lining and encroachment removal open house planned
- Jamesville Irrigation informational meeting Thursday evening at 6:00 pm

In response to a question from President Huffman, Mr. McShane said digging at the east end of Cherry Creek could be for a storm water pond.

Discussion ensued regarding low water pressure last Thursday near 800 S Kellogg.

Director McKenzie commented to Ms. Voelker that the before and after pictures of the Canyon Lakes capital project were well done.

In response to a question from Director Rathbun, Mr. McShane spoke about configuration of new direct connections to the canal and reported regarding flow stability since the installation of the new Rubicon gates. He listed planned locations for additional Rubicon gate installations. He confirmed that property owners were advised not to put control valves on their side to the connection. He spoke about options for building storage for the district, facilitating on demand irrigation, and reducing costs for everyone.

Land & Water Resources Manager: Mr. Defoe displayed the USBR website Yakima River 5 Reservoirs graph and spoke about reservoir storage. He displayed noaa.gov graphs and spoke about weather conditions. He displayed the usda.gov SNOTEL map and graphs, and spoke about snowpack and climate predictions. He said the reservoirs were expected to fill this year.

Mr. Defoe reported regarding:

- Cities of Kennewick, West Richland and Richland updating critical area ordinances and comprehensive plans. He said progress was being made regarding removal of KID drains from the Kennewick and West Richland comp plans and regulations. Work with City of Richland was more challenging, but Planner Rick Simon said he was committed to looking at KID's requested changes.
- Benton County Voluntary Stewardship Program Committee progress updating of Benton County's critical area ordinances and comprehensive plan.

Mr. Defoe displayed a City of Richland map of the proposed Rachel Road extension location and spoke briefly about the preferred alternative proposed by the work group and the public. He said it was always understood that a road would eventually cross the drain. Mr. Defoe noted that the water was KID's to use and that there were KID facilities in the area. He spoke about his concerns regarding future mitigation.

Future meetings:

- Integrated Plan Water Use Subcommittee meeting June 13th
- Yakima Science and Management Conference June 14th. Mr. Defoe was invited to give a presentation with Mike Ritter of Washington Fish and Wildlife on Bateman Island work. Discussion ensued about the possible Bateman Island causeway breach.

District Manager: Mr. Freeman reported regarding:

- Municipal Water Use Subcommittee meeting Monday June 12th
- A new state licensed trapper was hired and was addressing a large colony of Townsend ground squirrels at the tail end of Badger East and rock chucks at the 22 mile of the Main Canal.
- Conditional renewal of insurance. Management would provide information regarding KID's risk avoidance and mitigation. Self insurance and catastrophic loss insurance were an option if rates were too high.

Ms. Voelker reviewed planned media buys for June through August, on topics including retraining your lawn, canal safely, and KID's 100 year anniversary in August.

WORKSHOP: None

Vice President Dennis moved to adjourn the meeting at 12:19 p.m. Director Rathbun seconded the motion. All present voted in favor and the motion carried.

Attest:

Gene Huffman, Board President
Approved July 6, 2017

Witness:

Chuck Freeman, District Manager

Prepared by Doris Rakowski

PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 08/30/2017 Agenda Category: New Business - Public Hearing

Prepared By: Rick Simon, Development Services Manager

Subject:
Zoning Text Amendment - Permitting Nursing & Rest Homes in the Business Commerce District

Request:
Key 3 - Economic Vitality

Recommended Motion:
Recommend approval of the proposed text amendment to the BC district allowing nursing and rest homes.

Summary:
The Chaplaincy Health Care has filed a petition to change the zoning text to allow nursing and rest homes as a permitted use within the Business Commerce zone. The Chaplaincy owns property within the BC district and desires to build a hospice facility on that property. A staff report providing more detail is attached.

Attachments:
1. Staff Report
2. Proposed Code Amendment
3. Maps
4. Application Form

STAFF REPORT

TO: PLANNING COMMISSION PREPARED BY: RICK SIMON
FILE NO.: Z2017-106 MEETING DATE: AUGUST 30, 2017

GENERAL INFORMATION:

APPLICANT: CHAPLAINCY HEALTH CARE

REQUEST: TEXT AMENDMENTS TO CHAPTER 23.28 – BUSINESS COMMERCE DISTRICT – ALLOWING NURSING & REST HOMES

LOCATION: CITYWIDE

REASON FOR REQUEST:

Chaplaincy Health Care desires to construct a hospice care facility on property that they own adjacent to their existing office facility that is located within the BC – Business Commerce zoning district.

FINDINGS AND CONCLUSIONS
Staff has completed its review of the proposed amendments to the Innovation Center's proposed zoning text amendments and submits that:

1. Chapter 23.28 of the RMC established the Business Commerce zoning district and has been in use within the City since 2000;

2. According to Richland Municipal Code Section 23.28.010, the purpose of the business and commerce use zoning classification (B-C) is intended to provide locations for a range of business and commerce uses, in a business park setting, where such uses are in close proximity to residential lands.

3. The Business Commerce zoning designation has been applied to properties located within the Island View area and also on properties located between Keene and Kennedy Roads, west of Duportail Street;

4. The proposed amendment to the BC district would allow for nursing and rest homes to occur within the district;

5. The proposed amendment would be consistent with the goals and policies contained in the City's land use and housing elements of the comprehensive plan;

6. Other forms of residential use are permitted within the BC district including hotels or motels, temporary residences, accessory dwelling units and dwellings for resident watchman or custodian;

7. Uses within the BC district include office uses, business and personal services, food services, some light industrial uses, public uses and limited retail uses that would not be detrimentally impacted by the proposed nursing and rest home uses;

8. Landscaping requirements and building design standards associated with the BC district are intended to minimize the potential impacts of permitted uses within the district with nearby residential uses and should provide some protections for nursing or rest homes located within the BC district;

9. Based upon the above findings and conclusions, the adoption of the proposed amendments to Chapter 23.28 of the Richland Municipal Code permitting nursing and rest homes within the Business Commerce zone is in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2017-106) and recommend to the City Council adoption of the proposed zoning code amendment listing nursing and rest homes as a permitted use in the Business Commerce district.

ATTACHMENTS

A. Supplemental Information
B. Draft Code
C. Map of B-C Zoned Areas
D. Application Form

ATTACHMENT A
(Z2017-106)

SUPPLEMENTAL INFORMATION

EXISTING CODE

The current City code does not permit nursing and rest homes within the Business Commerce district. Those uses are permitted in the R-3 Multi-Family residential, the C-LB Limited Business, the C-2 Retail Business, the CBD – Central Business District, and the WF – Waterfront zoning districts.

COMPREHENSIVE PLAN

The draft Richland Comprehensive Plan designates approximately 78 acres as Business Commerce. Approximately 28 acres are located in the Island View area and another 50 acres between Keene and Kennedy Roads.

The plan describes the BC designation as follows: *This designation applies to the Spaulding Business Park and some adjacent properties. It is intended to encourage a variety of professional office buildings, medical and/or dental laboratories and light industrial uses.*

Additionally, the plan contains the following goal and policy statements that are pertinent to this application:

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

Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.

Policy 2: Encourage higher residential densities especially in and near the Central Business District.

Policy 3: Innovated and non-traditional residential development can occur through the use of planned unit developments, density bonuses, new types of housing and multi-use or mixed-use developments.

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

Policy 1: Ensure that the comprehensive plan and development regulations allow for a variety of housing types, sizes, densities, and lot configurations such as small lot single family housing, multi-family housing, mixed-use development, cluster development, live/work housing, co-housing,

accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions and planned unit developments.

Policy 2: Encourage mixed-use developments with apartments and condominiums above commercial uses in the City's urban core. Where redevelopment or infill opportunities arise, allow for increased housing density in residential-designated areas that immediately surround the CBD, while respecting the character and scale of the existing neighborhood.

Policy 3: Support the development of senior housing and long-term care/assisted living facilities in the City in close proximity to commercial uses and medical services and facilities.

SUMMARY

The proposed amendment to the City's zoning regulations would allow for an additional reasonable use and would preserve the overall intent and purpose of the Business Commerce zone.

Chapter 23.28

BUSINESS ZONING DISTRICTS

Sections:

23.28.010 Purpose of business use districts.
23.28.020 Business performance standards and special requirements.
23.28.025 Enforcement of performance standards.
23.28.030 Business use districts permitted land uses.
23.28.040 Site requirements for business use districts.
23.28.050 Parking standards for business use districts.
23.28.060 Landscaping requirements.

23.28.010 Purpose of business use districts.

A. The business research park use zoning classification (B-RP) is intended to provide locations for a range of business research and business park uses, including office and administrative uses, designed to be conducted wholly within enclosed buildings. It is also a purpose of this zoning classification to protect a portion of the existing industrial land base for research park facility development, which provides high-technology employment opportunities. Light manufacturing uses that complement the business park or research park use that are free from offense in the form of odor, dust, gas, fumes, smoke, soot, heat, glare, explosions, liquids, waste, noise, vibrations, and disturbances in this use district may be permitted if pertinent to the primary use. The business research park zoning classification provides opportunities for employment in modern, attractive buildings on well-landscaped sites which may be close to residential areas, thereby resulting in a reduction of travel time to and from work. Campus type developments that include several buildings with a mix of uses that are related to the primary businesses are encouraged. This zoning classification is intended to be applied to those portions of the city that are designated business research park under the city of Richland comprehensive plan.

B. The business and commerce use zoning classification (B-C) is intended to provide locations for a range of business and commerce uses, in a business park setting, where such uses are in close proximity to residential lands. It is also a purpose of this zoning classification to place appropriate use limitations and restrictions on business and commerce uses to ensure the protection of nearby residential uses. Areas of restriction include such items as increased building setbacks, stringent landscaping standards, restrictions on outdoor storage, architectural controls, outdoor lighting standards and access controls. The business and commerce zoning classification provides opportunities for employment in modern, attractive buildings on well-landscaped sites which may be close to residential areas, thereby resulting in a reduction of travel time to and from work. Developments that include several businesses with integrated building architecture, landscaping, and infrastructure are encouraged. This zoning classification is intended to be applied to some portions of the city that are designated industrial under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

23.28.020 Business performance standards and special requirements.

A. B-RP Business Research. It is the intent of this section that:

1. Uses shall be conducted entirely within enclosed buildings;

2. On and off-site hazardous waste treatment and storage facilities shall be located a minimum of 300 feet from surface water, residential zones and public gathering places;

3. Public pedestrian access around and through a site is encouraged and should include clearly marked travel pathways from the public street, through parking areas, to primary building entries;

4. Development of a trail system through landscaped areas is encouraged and should, where possible, connect to trail systems on adjacent sites; and

5. No more than 15 percent of the total number of acres in the B-RP zone or within a specific business park shall be developed with commercial uses. The applicant proposing a commercial use shall identify the properties that he/she is relying on to comply with this requirement. In the event that the applicant is relying

upon property(ies) that are not under the ownership of the applicant, then the applicant shall submit a written statement to the city signed by the affected property owners consenting to the application for a commercial use.

B. B-RP Residential, Day Care and Preschool Standards.

1. Residential development is permitted in the B-RP zone at an average density of eight dwellings per acre within a business park. Average density shall be determined by a calculation of the total land area (in acres) within a business park that are both developed and proposed for development with residential uses divided by the total number of dwelling units that are both developed and proposed for development. Any residential development approved through a special use permit must maintain a minimum density of six dwelling units per acre. Construction of residential units shall proceed as identified or conditioned in a special use permit approved by the Richland planning commission;

2. Detached single-family dwellings are prohibited unless:

a. Detached single-family dwellings are part of a residential development as approved through the special use permit process, in which no more than 25 percent of the total number of dwelling units approved through the special use permit are detached single-family dwellings; and

b. Detached single-family dwellings are a part of a common maintenance program, such as a homeowners' association, with attached conditions, covenants and restrictions to be approved by the city at the time of development and recorded by deed to run in perpetuity to the individual properties;

3. Dwelling units may be incorporated into a building occupied by a nonresidential use;

4. No more than 15 percent of the total number of acres in the B-RP zone or within a specific business park or master planned area shall be developed exclusively for residential uses. The applicant for a residential use project shall identify the properties that he/she is relying upon to comply with this requirement. In the event that the applicant is relying upon property(ies) that are not under the ownership of the applicant, then the applicant shall submit a written statement from the affected property owners consenting to the application for an exclusive residential use;

5. No site developed exclusively for residential uses shall exceed 10 acres in area;

6. No parcel or parcels of property developed exclusively for residential uses shall be contiguous to any other parcel or parcels of property developed exclusively for residential uses, if the combined total of all contiguous parcels developed exclusively for residential uses exceeds 10 acres in area;

7. Mixed use buildings that contain permitted uses (as identified in RMC 23.26.030) on the main floor of the building and residential uses on the upper floors of the building are permitted without regard to subsections (B)(4) through (6) of this section. All other provisions regulating the placement of residential uses in the B-RP zone shall apply;

8. Day care and preschool uses are permitted without regard to subsections (B)(4) through (6) of this section. All other provisions regulating the placement of day care and preschool uses in the B-RP zone shall apply;

9. Residential projects in the B-RP zone shall include provisions to connect with permitted uses in the zone which have the effect of minimizing the need for automotive commutes. Such connections may include shared open space, pedestrian trails, computer and/or communication links between buildings, or other similar features. Residential projects should also be designed to be compatible with the architectural character of existing, adjacent business parks;

10. Parking for residential structures shall be required in addition to any requirement for other permitted uses on the site; and

11. The applicant shall ensure that an emergency response plan is prepared by Benton County emergency services and that such emergency response plan is implemented prior to or simultaneously with the issuance of a certificate of occupancy for a project.

a. Prior to the submittal of a special use permit, the applicant shall consult with Benton County emergency services to determine the following:

i. The specific hazards to residential, day care and/or preschool populations that exist in the vicinity of the project site resulting from existing industrial land uses in the general area. Such hazards shall be determined and assessed through the review of risk management hazard plans that are on file with Benton County emergency services;

ii. The parameters of the emergency services plan that are necessary to support the proposal. Such plan will at a minimum address the following:

(A) Provisions for emergency notification;

(B) Identification of evacuation routes;

(C) Identification of special populations that may reside or be located within the proposed project (small children, seniors, individuals with mobility restrictions, etc.) for identification of specific provisions to address the safety of these special populations;

iii. Identification of any plans for sheltering residential populations during an emergency event and any specific building or site design features to be incorporated into the project to mitigate potential hazards created by nearby industrial facilities; and

iv. Identification of plans to inform the future residents of the residential project of the specific emergency notification procedures and actions that would be taken during an emergency event.

b. Following completion of the consultation process, the applicant shall obtain a written statement from Benton County emergency services that either:

i. Indicates that the proposed project site is located outside of any known hazard area which represents a threat to residential, day care or preschool populations as identified in the risk management plans on file with Benton County emergency services and that the requirement for a specific emergency response plan is waived; or

ii. Identifies the known hazards to residential, day care or preschool populations that are known to exist in or near the project site. Such report shall identify the specific mitigation measures that will be included in the emergency response plan. The applicant shall sign a statement acknowledging and agreeing to the mitigation measures included in the emergency response plan.

iii. The applicant is required to provide any information requested by Benton County emergency services for the preparation of an emergency response plan.

C. B-C Business Commerce. It is the intent of this section that:

1. Uses shall be conducted primarily within enclosed buildings.

2. On-site hazardous waste treatment and storage facilities shall be located a minimum of 300 feet from surface water, residential zones and public gathering places.

3. Development of a trail system through landscaped areas is encouraged and should, where possible, connect to adjoining trail systems and public sidewalks.

4. Uses shall not inflict upon the surrounding properties smoke, dirt, glare, vibrations, or noise beyond the maximum permissible levels hereby established:

a. Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any point on or beyond any lot line of the property on which the use is located.

b. Toxic and Noxious Gases. No emission which would be demonstrably injurious to human health, animals or plant life common to the region, on the ground at or beyond any lot line on which the use is located will be permitted. Where such emission could be produced as a result of accident or equipment malfunction, adequate safeguards standard for safe operation in the industry involved shall be taken. This shall not be construed to prohibit spraying of pesticides on public or private property in accordance with state regulations as set forth in WAC Title 173, as codified or as hereinafter amended.

c. Heat, Glare and Humidity (Steam). In the B-C district any activity producing humidity in the form of steam or moist air, or producing heat or glare shall be carried on in such a manner that the heat, glare or humidity is not perceptible at any lot line on which the use is located. 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 on areas surrounding the B-C district. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in glare when viewed from areas surrounding the B-C district.

d. Fire and Explosive Hazards. The storage, manufacture, use, or processing of flammable liquids or materials which produce flammable or explosive vapors or gases shall be permitted in accordance with the regulations of the fire prevention code and the building code of the city of Richland as set forth in the International Building Code and International Fire Code as adopted by the city of Richland or as hereinafter amended.

5. Wherever the B-C zone is applied to any property or properties, there shall be site design standards put in place that shall regulate the appearance of buildings within the B-C district. This requirement for site design standards shall be met in one of the following ways:

a. The property or properties that are part of the B-C zone shall also be subject to the standards set forth in subsection (D) of this section; or

b. The property or properties that are part of the B-C zone shall be subject to private conditions, covenants, and restrictions as proposed by applicants for a zone change proposal. Said conditions, covenants and restrictions shall include site design standards that are deemed appropriate for the intended character, appearance and physical characteristics of the property or properties that are a part of the B-C zone and the immediate vicinity. Such conditions, covenants, and restrictions shall be recorded at the time the zone change ordinance is approved and shall be binding on all new development that occurs on the property or properties that are a part of the B-C zone. Such conditions, covenants, and restrictions shall not be amended without the approval of the city of Richland.

D. B-C Site Design Standards. The following standards apply to the design of buildings within the B-C zone:

1. Building Design.

a. Wall planes shall not run in one continuous direction for more than 60 feet without an offset or setback in the building face, unless the building face contains windows, alcoves, canopies, cornices, cupolas, or similar architectural features.

b. At least 25 percent of the wall area fronting on a street should be occupied with windows, alcoves, canopies, cornices, cupolas, or similar architectural features.

c. Large buildings should have height variations to give the appearance of distinct elements.

d. Rooftop or outdoor mechanical equipment shall be fully screened from public view in a manner which is architecturally integrated with the structure. Screening shall be constructed to a finished standard using materials and finishes consistent with the rest of the building.

e. Roof-mounted equipment should be painted a compatible color with the roof screen.

f. Exterior building colors should be subdued. Primary colors or other bright colors should generally be used only as accents to enliven the architecture.

g. Reflective glass is not permitted for glazing.

h. Buildings whose exterior surfaces are more than 50 percent comprised of metal, excluding roof surfaces, are not permitted.

2. Loading and Service Areas.

a. Truck docks and loading areas shall not be permitted on the side of the building that faces or abuts a public street.

b. Refuse areas and service areas shall be screened from view of the public street.

3. Site Lighting.

a. Lighting should be used to provide reasonable illumination for the security and safety of on-site areas such as parking, loading, shipping, and pathways.

b. Lighting shall be designed to minimize glare or objectionable effects to adjacent properties.

c. Site lighting poles shall not exceed 20 feet in height and shall direct the light downward.

d. Lighting sources shall be shielded from adjacent properties.

4. On-Site Utilities.

a. All site utilities shall be placed underground.

b. Pad mounted equipment shall be appropriately located and screened in a manner consistent with required access and safety requirements.

5. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, a property owner 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;

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. 07-11 § 1.01].

23.28.025 Enforcement of performance standards.
It is the intent of this section that:

A. If in the opinion of the administrative officials a violation of the performance standards in RMC 23.28.020 has occurred, the administrative official shall send a written notice of the violation to the owners of the property and the manager of the operation involved by certified mail. The manager or responsible person shall have 30 days to correct the violation, unless in the opinion of the administrative official there is imminent peril to the life and property of persons adjacent to the alleged violation, in which case the violation shall be corrected immediately.

B. Where determinations of violation can be made by the administrative official using equipment normally available to the city or obtainable without extraordinary expense, such determination shall be so made before notice of violation is issued.

C. Where technical complexity or extraordinary expense make it unreasonable for the city to maintain the personnel or equipment necessary to make the determination of violation, then the city shall call in properly qualified experts to make the determination. If expert findings indicate a violation of the performance standards, the costs of the determination shall be assessed against the properties or persons responsible for the violation in addition to the other penalties prescribed by this title. If no violation is found, cost of the determination shall be paid entirely by the city. [Ord. 28-05 § 1.02].

23.28.030 Business 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	B-RP	B-C
Automotive, Marine and Heavy Equipment Uses		
Automotive Repair – Major		P
Automotive Repair – Minor		P
Automotive Repair – Specialty Shop		P
Automobile Service Station	P	P[14]
Bottling Plants	P	P
Car Wash – Automatic or Self-Service		P[1]
Fuel Station/Mini Mart	P	P[14]
Business and Personal Services		
Automatic Teller Machines	P	P
General Service Businesses	P	P
Health/Fitness Facility	P	P
Health/Fitness Center	P	P
Laundry/Dry Cleaning, Retail	P	P
Mini-Warehouse		P[2]
Mailing Service	P	P
Personal Loan Business	P	P
Personal Services Businesses	P	P

Land Use	B-RP	B-C
Photo Processing, Copying and Printing Services	P	P
Telemarketing Services	S	P
Video Rental Store	P	P
Food Service		
Cafeterias	A	A
Delicatessen	A	A
Drinking Establishments	P	P
Portable Food Vendors	P[3]	P[3]
Restaurants/Drive-Through	A[4]	A[4]
Restaurants/Lounge	P	P
Restaurants/Sit Down	P	P
Restaurants/Take Out	P	P
Restaurants with Entertainment/Dancing Facilities	P	P
Industrial/Manufacturing Uses		
Light Manufacturing Uses	P	P
Research, Development and Testing Facilities	P	P
Warehousing, Storage and Distribution		A
Wholesale Facilities and Operations		P
Office Uses		
Financial Institutions	P	P
Medical, Dental and Other Clinics	P	P
Newspaper Offices and Printing Works		P
Office – Consulting Services	P	P
Office – Corporate	P	P
Office – General	P	P
Office – Research and Development	P	P
Radio and Television Studios		P
Schools, Commercial	P	P
Schools, Trade	P	P
Travel Agencies	P	P
Public/Quasi-Public Uses		
Alternative Schools		P[5]
Churches		P[6]

Land Use	B-RP	B-C
Clubs or Fraternal Societies		P[6]
Cultural Institutions		P[6]
General Park Operations and Maintenance Activities	P	P
Passive Open Space Use	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P[7]	P[7]
Public Agency Buildings	P[7]	P[7]
Public Agency Facilities	P[7]	P[7]
Public Parks	P	P
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P
Residential Uses		
Accessory Dwelling Unit	A	A
Apartment, Condominium (3 or More Units)	S[8]	
Day Care Center	S[8,9]	A[9]
Designated Manufactured Home	S[8,10, 11]	
Dormitories, Fraternities, and Sororities	S[8]	
Dwelling, One-Family Attached	S[8,10,11]	
Dwelling, One-Family Detached	S[8,10,11]	
Dwelling, Duplex	S[6]	
Dwelling Units for a Resident Watchman or Custodian	A	A
Hotels or Motels	S[8]	P
Nursing or Rest Home		P
Temporary Residence	P[8,10]	P[10]
Retail Uses		
Parking Lot or Structure	P	P
Department Stores		P
Specialty Retail Stores	P	P
Miscellaneous Uses		
Bus Terminal	P	P
Bus Transfer Station	P	P
Community Festivals and Street Fairs	P	P
Convention Center	P	P

Land Use	B-RP	B-C
Farming of Land	P	P
Micro- and Macro-Antennas	P	P
Monopole	P[12]	S[12]
Outdoor Storage	P[13]	P[13]
Storage in an Enclosed Building	P	P

1. RMC 23.42.270
2. RMC 23.42.170
3. RMC 23.42.185
4. RMC 23.42.047
5. RMC 23.42.260
6. RMC 23.42.050
7. RMC 23.42.200
8. RMC 23.28.020(B)
9. RMC 23.42.080
10. RMC 23.42.110
11. RMC 23.18.025
12. Chapter 23.62 RMC
13. RMC 23.42.180
14. Permitted when located adjacent to a principal or minor arterial street as identified in Chapter 12.02 RMC, Street Functional Classification Plan.

[Ord. 28-05 § 1.02; Ord. 28-07; Ord. 07-11 § 1.02; Ord. 23-11 § 1.01].

23.28.040 Site requirements for business 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	B-RP	B-C
Minimum Lot Area	None	None
Maximum Site Area (in acres)	Varies[1]	None
Minimum Density – Dwelling units/acre	6 feet	N/A
Average Density – Dwelling units/acre	8 feet	N/A
Minimum Front Yard Setback	Varies[2]	Varies[3]
Minimum Side Yard Setback	Varies[4]	Varies[3]
Minimum Rear Yard Setback	20 feet[5]	Varies[3]
Maximum Building Height – Main Building	55 feet[6]	45 feet[7]

1. Retail and service uses shall be clustered on sites no larger than five acres in size. Sites devoted exclusively to residential uses shall be located on sites no larger than 10 acres in size. Other permitted uses do not have a maximum site area.
2. The front yard setback area shall be landscaped. The front yard setback for all uses except residential uses shall be 25 feet. Residential uses shall maintain the following front yard setbacks:
a. Front yard to living area and/or side of garage: 10 feet.
b. Front yard to garage door: 20 feet.
c. Front yard to covered porch and/or deck: 10 feet.
3. The following minimum setbacks shall apply in the B-C zoning district:
a. Wherever a B-C zoned property abuts any property or properties that are a part of any PPF, SAG, R-1-12, R-1-10, R-2, R-2S, R-3 or residential PUD, a minimum building setback of 50 feet shall be provided, except that whenever a B-C zoned property abuts any property that is

designated as single-family residential overlay within the Island View subarea plan, setbacks as set forth in subsection (c) of this footnote shall apply.
b. Where property lines of a parcel in the B-C district are not adjacent to properties located in other zoning districts, or are adjacent to a public right-of-way or to M-2, I-M, B-RP, or C-3 zoned properties, the following minimum yard requirements shall apply:
i. Front yard – 20 feet.
ii. Side yard – zero feet.
iii. Rear yard – zero feet.
c. Wherever a B-C zoned property abuts any property or properties that are part of a C-1, C-2, C-LB, CBD, WF or AG zones or wherever a B-C zoned property abuts any property that is designated as single-family residential overlay within the Island View subarea plan, the following minimum yard requirements shall apply:
i. Front yard – 20 feet.
ii. Side yard – 10 feet.
iii. Rear yard – 10 feet.
4. The side yard setback for all uses except commercial and residential uses is 20 feet. The side yard setback for multiple-family dwelling units is one foot of side yard per three feet of building height. The side yard setbacks for single-family detached dwelling units and an unattached side of attached dwelling units shall be five feet. The side yard setback for commercial uses is 20 feet when the adjoining property is developed with noncommercial uses and zero feet when the adjoining property is developed with commercial uses or a parking lot.
5. The rear yard setback for all uses except residential uses shall be 20 feet, except when commercial uses adjoin property that is developed with other commercial uses or a parking lot, then the rear yard setback shall be zero feet. Residential uses shall have a minimum rear yard setback of 10 feet.
6. Maximum Building Height. No building in a B-RP district shall exceed 55 feet in height. The planning commission may authorize an increase in building height to a maximum height of 100 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 at sufficient distance from the Columbia River to avoid creating a visual barrier. Exception: Private communications facilities may exceed the height limitation.
7. No building in a B-C district shall exceed 45 feet in height. The planning commission may authorize 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 would be situated in a fashion so as not to interfere with views from surrounding properties. Exception: Private communications facilities may exceed the height limitation.
[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 20-09; amended during 2011 recodification].

23.28.050 Parking standards for business use districts.
Off-street parking space shall be provided in all industrial zones in compliance with the requirements of Chapter 23.54 RMC. [Ord. 28-05 § 1.02].

23.28.060 Landscaping requirements.
A. In the B-RP zoning district, the following minimum landscaping requirement applies: At least 25 percent of a business park shall be landscaped. Landscaped areas may incorporate pedestrian amenities such as meandering pathways or trails, street furniture such as benches, public art features or similar features. Specific parcels of property within a business park do not have to meet the required percentage of landscaping; provided, that the overall business park maintains the minimum landscaping requirement of 25 percent for all developed parcels within the park; provided further, that parking lot landscaping as required in RMC 23.54.140 and landscaping within a required front yard shall be required in all cases.

B. The following landscaping standards apply to the development of property within the B-C district.

1. All off-street parking areas designed for employee and/or customer parking shall be paved and shall meet the landscape standards set forth in RMC 23.54.140. Parking/loading dock areas designed for truck maneuvering, parking and/or loading shall meet the requirements for perimeter landscaping only. No interior landscaping for truck parking/loading areas shall be required.

2. Wherever a B-C zoned property abuts any property or properties that are a part of any PPF, SAG, R-1-12, R-1-10, R-2, R-2S, R-3 or residential PUD zone, a landscape buffer strip a minimum of 25 feet in width shall be provided, except that B-C zoned property that abuts any property or properties that are designated as single-family residential overlay within the Island View subarea plan shall be exempt from this requirement. Perimeter landscape strips required for off-street parking areas, as set forth in RMC 23.54.140, may be included within the required landscape buffer. Evergreen and deciduous trees, of which no more than 40 percent of the trees may be deciduous, shall be planted within the required landscape buffer. A minimum of five trees per 1,000 square feet of buffer area shall be required. The landscape buffer is intended as a screen, and need not completely obscure the development.

3. A landscape buffer strip a minimum of 10 feet in width shall be provided adjacent to any public right-of-way. Perimeter landscape strips required for off-street parking areas, as set forth in RMC 23.54.140, may be included within the required landscape buffer.

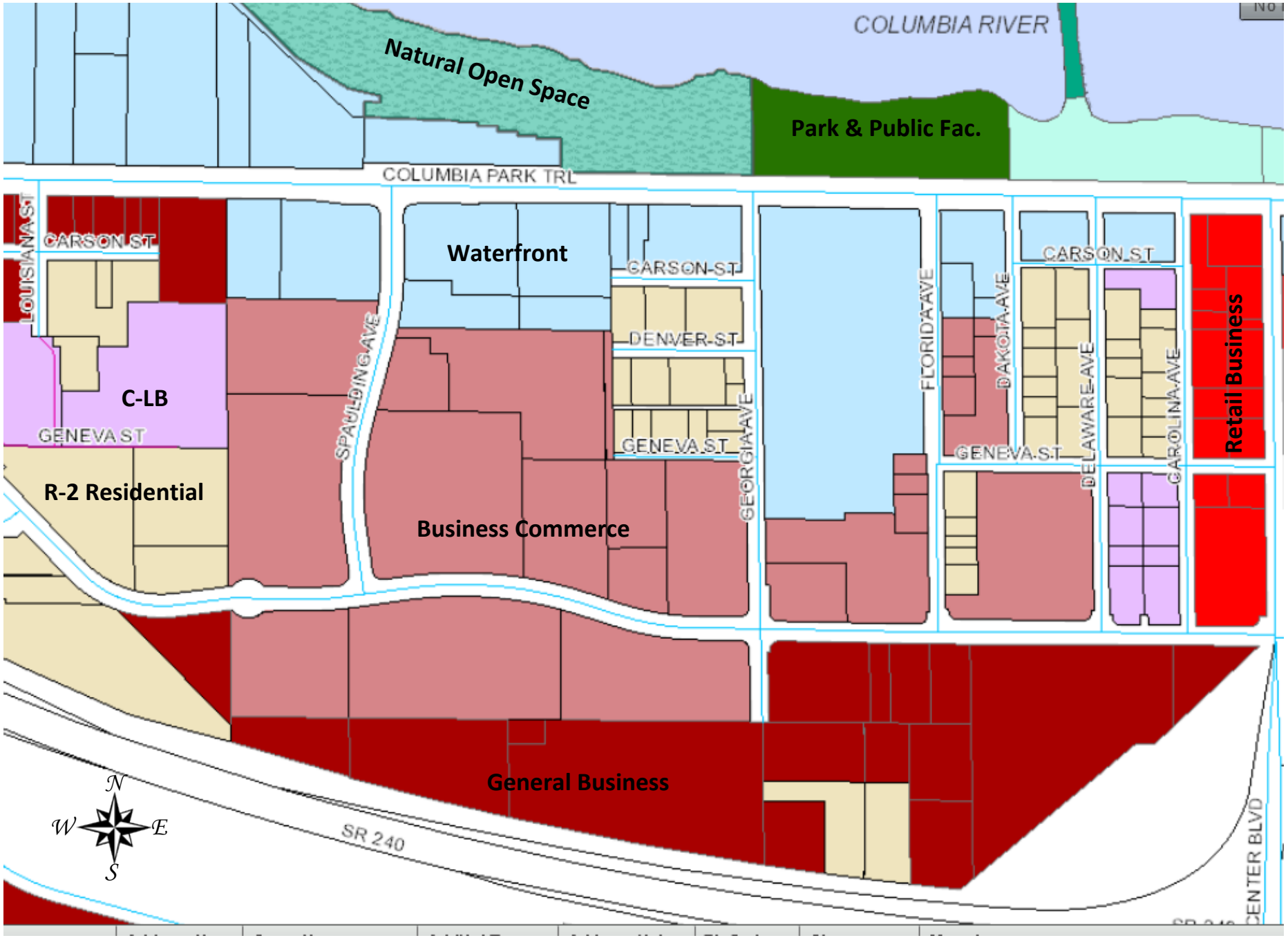
4. All areas not covered by buildings, paved parking areas or sidewalks or other pedestrian paths shall be landscaped.

5. All landscaped areas shall be served by an underground irrigation system or shall be provided with a readily available water supply with at least one outlet located within 150 feet of all plant material requiring irrigation.

6. All delivery truck and maintenance vehicle parking areas, all truck dock and loading areas, all refuse and service areas and all outdoor storage areas shall be screened by means of a sight-obscuring fence or sight-obscuring landscaping materials or a combination of landscaping and fencing materials that together create a six-foot-tall sight-obscuring screen. Outdoor storage shall not extend above the height of the sight-obscuring screen.

7. Landscaped areas may incorporate pedestrian amenities such as meandering pathways or trails, street furniture such as benches, public art features or similar features.

8. Wherever trees are required in landscape buffer strips, the following minimum standards shall apply: Evergreen trees shall be a minimum height of five feet at the time of planting. Deciduous trees shall be a minimum height of 10 feet at the time of planting. [Ord. 28-05 § 1.02; Ord. 20-09].


COLUMBIA RIVER
Natural Open Space
Park & Public Fac.
COLUMBIA PARK TRL
LOUISIANA ST
CARSON ST
Waterfront
CARSON ST
DENVER ST
C-LB
GENEVA ST
SPAULDING AVE
GENEVA ST
GEORGIA AVE
FLORIDA AVE
DAKOTA AVE
CARSON ST
GENEVA ST
DELAWARE AVE
CAROLINA AVE
Retail Business
R-2 Residential
Business Commerce
General Business
SR 240
CENTER BLVD
N
W
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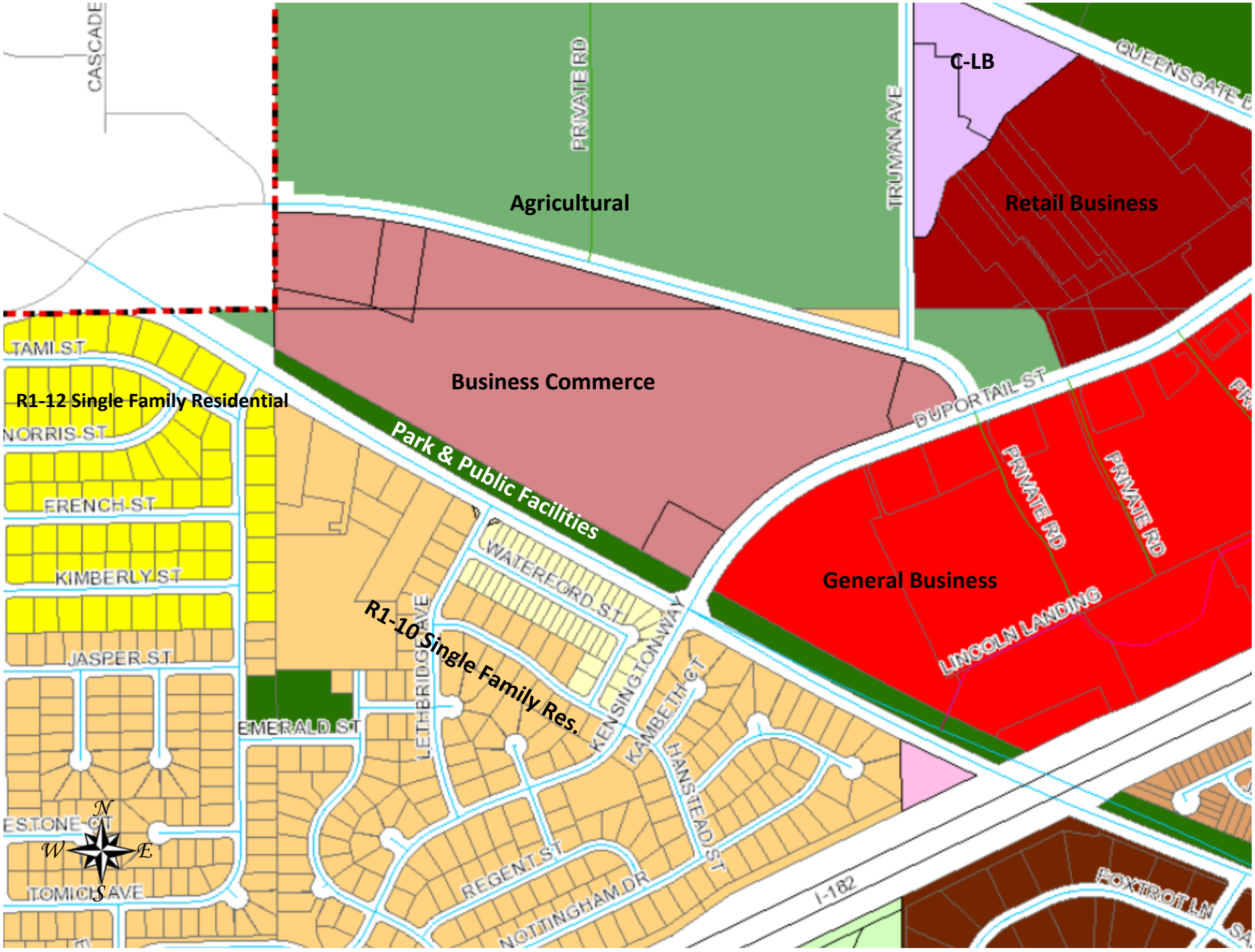
CASCADE
PRIVATE RD
TRUMAN AVE
C-LB
QUEENSGATE D
Agricultural
Retail Business
TAMI ST
R1-12 Single Family Residential
Business Commerce
NORRIS ST
DUPORTAIL ST
Park & Public Facilities
FRENCH ST
PRIVATE RD
PRIVATE RD
KIMBERLY ST
WATERFORD ST
General Business
R1-10 Single Family Res.
LETHBRIDGE AVE
KENSINGTON WAY
LINCOLN LANDING
JASPER ST
KAMBETH CT
HANSTEAD ST
EMERALD ST
N
W
E
S
ESTONE CT
REGENT ST
NOTTINGHAM DR
I-182
TOMICH AVE
FOXTROT LN

Richland Washington

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Petition for Zoning Ordinance Text Amendment

Application is hereby made to the Richland Planning Commission for a Zoning Ordinance Text Amendment pursuant to Section 23.82.180 of the Richland Municipal Code.

The following required information must be furnished and filing fee paid before the Secretary of the Physical Planning Commission will accept this application.

APPLICANT INFORMATION		
Applicant's Name: Chaplaincy Health Care - Gary Castillo		
Applicant's Address: 1480 Fowler St.		
City: Richland	State: WA	Zip: 99352
Phone: (509) 783-7416	Fax:	Other:
Section(s) for which amendment(s) is/are proposed: 23.28.030		
State exactly how you feel the section(s) should read, incorporating your amendment(s):		
Include "*Nursing or Rest Home*" as a permitted use in the B-C zone.		
State your reason for requesting the zoning ordinance text amendment(s): Permitting *Nursing or Rest Homes* in the B-C zone would allow a Hospice House facility to be located on the Tri-City Chaplaincy's property at 1480 Fowler St. in Spaulding Park. Hospice is an inpatient medical facility that meets the definition of Nursing Home or Rest Home (23.06.675). Hospice facilities are commonly located near residential and medical buildings. Spaulding Park contains both residential and outpatient medical buildings making the current Chaplaincy site appropriate for the Hospice use.		
The information provided is "said to be true under penalty of perjury by the Laws of the State of Washington." Signature of Applicant		
For Office Use: Petition accepted for filing _____ Signature _____ Title _____		