Agenda
Planning Commission Meeting
Wednesday, November 15, 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)

October 25, 2017 Meeting Minutes

Public Comments:

Public Hearing Explanation:

Unfinished Business - Public Hearing:

New Business – Public Hearing:

1. Public Hearing to Consider Appropriate Zoning Designations for a Proposed Annexation of Approximately 67 Acres Located South of Lorayne J Boulevard and West of Leslie Road.

2. Public Hearing to Consider Proposed Amendments to Chapter 24.12 of the Richland Municipal Code - Subdivision Procedures

Communications:

Adjournment

The next Planning Commission Workshop is December 13, 2017

The next Planning Commission Meeting is December 20, 2017

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

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Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the Planning Commission Meeting by calling the City Clerk's Office at 942-7388.

PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 11/15/2017 Agenda Category: Approval of Minutes

Prepared By: Rick Simon, Development Services Manager

Subject:
October 25, 2017 Meeting Minutes

Request:
Key 1 - Financial Stability & Operational Effectiveness

Recommended Motion:
Approve the minutes of the Planning Commission meeting held on October 25, 2017.

Summary:

Attachments:

1. October 25, 2017 PC Meeting Minutes

MINUTES
PLANNING COMMISSION MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, OCTOBER 25, 2017
7:00 PM

Call to Order:

Chair Wallner called the meeting to order at 7:00 p.m.

Attendance:

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

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Approval of Agenda:

Chair Wallner presented the meeting agenda for approval and asked for a motion to approve.

COMMISSIONER BORING MOVED AND COMMISSIONER WISE SECONDED THE MOTION TO APPROVE THE OCTOBER 25, 2017 MEETING AGENDA AS WRITTEN. MOTION CARRIED UNANIMOUSLY.

Approval of Minutes:

Chair Wallner presented the meeting minutes of the August 30, 2017 meeting for approval.

COMMISSIONER BORING MOVED AND VICE-CHAIR MADSEN SECONDED THE MOTION TO APPROVE MEETING MINUTES OF AUGUST 30, 2017.

Chair Wallner opened the discussion on the motion**. Commissioner Berkowitz** asked to amend the wording on page 6, paragraph 5 to insert the word 'procedures' after the word exemptions in the first sentence. Having agreement from the Commission, Chair Wallner called for a vote. **MOTION CARRIED UNANIMOUSLY.**

Chair Wallner presented the meeting minutes of the September 27, 2017 for approval.

VICE-CHAIR MADSEN MOVED AND COMMISSIONER BERKOWITZ SECONDED THE MOTION TO APPROVE THE MINUTES OF THE WEDNESDAY, SEPTEMBER 27, 2017 AS PREPARED.

DRAFT

Chair Wallner noted her name was spelled incorrectly on page 2. Having agreement from the Commission to make that change, Chair Wallner called for a vote. **MOTION CARRIED UNANIMOUSLY.**

Chair Wallner presented the meeting minutes of the July 12th, August 9th and October 4th workshop meetings for approval.

COMMISSIONER BORING MOVED AND VICE-CHAIR MADSEN SECONDED THE MOTION TO APPROVE THE MINUTES OF THE WEDNESDAY, JULY 12TH, 2017. MOTION CARRIED UNANIMOUSLY.

COMMISSIONER BORING MOVED AND VICE-CHAIR MADSEN SECONDED THE MOTION TO APPROVE THE MINUTES OF THE WEDNESDAY, AUGUST 9TH, 2017. MOTION CARRIED UNANIMOUSLY.

COMMISSIONER BORING MOVED AND VICE-CHAIR MADSEN SECONDED THE MOTION TO APPROVE THE WORKSHOP MEETING MINUTES OF OCTOBER 4TH, 2017 WITH THE ADDITION OF COUNCILWOMAN LUZZO-GILMOUR ADDED TO THE ATTENDANCE. MOTION CARRIED UNANIMOUSLY.

Public Comment

Chairwoman Wallner asked the recorder to read the public comment procedures. After the procedure was read, **Chair Waller** opened the public comment period at 7:08 p.m.

Having no public come forward for comment, **Chairman Wallner** closed the public comment period at 7:08 p.m.

New Business – Public Hearing:

Chair Wallner asked the recorder to read the public hearing explanation. Once read, **Chair Wallner** asked staff to present the first item of business.

1. 2018 CDB Project Recommendations

Community Block Grant Coordinator Michelle Burden reviewed the rankings for each applicant. Commission members discussed project ranking and how to determine funding levels for each applicant. During discussion staff recommended adding to the motion that any additional funding received from program income would be used to fully fund projects or add more funding to an existing project.

VICE-CHAIR MADSEN MOTIONED AND COMMISSIONER BERKOWITZ SECONDED THE MOTION TO APPROVE THE APPLICATIONS AS TABULATED BY MS. BURDEN. (SEE BREAKOUT BELOW) MOTION CARRIED UNANIMOUSLY.

2018 CDBG FUNDING

Senior Life Resources	$ 8,500.00
Elijah Family Homes	$ 32,370.10
Arc of The Tri Cities	$ 10,533.55
COR Parks	$121,499.15
COR Public Works	$101,250.00

2. **Consideration of Zoning Text Amendments to Allow Vehicle Based Food Service in Commercial and Business Zones.**

Development Services Manager Rick Simon presented the draft changes that the Commission discussed during the previous workshop. He pointed out there were a few language changes suggested by the City Attorney's office for consideration.

Chair Wallner opened the public hearing at 7:11 p.m. Having no one come forward, Chair Wallner closed the public hearing at 7:11 p.m. and opened the floor for commission discussion. Commissioners discussed proposed language and asked clarifying questions of staff. During discussion Commissioners proposed the following changes to section 23.42.325 (c) and (e):

(c) - add the clause *or as a use on a vacant property* to the end of the first sentence.
(e) – Change the first sentence to read *Vehicle based food service vendors must ensure onsite or adjacent restroom facility access for employees.*

VICE-CHAIR MADSEN MOTIONED AND COMMISSIONER BERKOWITZ SECONDED THE MOTION TO RECOMMEND 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 PROVIDING THE VEHICLE-BASED FOOD SERVICE USES IN A NUMBER OF COMERCIAL BUSINESS ZONING DISTRICTS WITH THE CORRECTIONS AND ADDITIONS THAT WE HAVE NOTED TO (C) AND (E). MOTION CARRIED UNANIMOUSLY.

3. **Consideration of Zoning Map Corrections**

Mr. Simon presented the staff report and maps pertaining to the proposed zoning map corrections.

Chair Wallner opened the public hearing at 7:54 p.m. Having no public testimony, **Chair Wallner** closed the public hearing at 7:54 p.m. and opened the floor for commission discussion.

Commissioners discussed the proposed changes and pointed out a few other changes that should be considered in the future.

VICE-CHAIR MADSEN MOTIONED AND CHAIRWOMAN WALLNER SECONDED THE MOTION THAT THE COMMISSION APPROVE FILE ITEM Z2017-104 AS

PRESENTED BY CITY STAFF. MOTION CARRIED 5-0, WITH COMMISSIONER BERKOWITZ ABSTAINING.

Communications:

Mr. Simon reminded commissioners of the November meeting date change. Chairwoman Wallner noted the mandatory training on November 16th.

Councilwoman Luzzo-Gilmour provided the commission with a council update.

Commissioner Wise commented on the good job the city has done with Amon Basin and Tapteal Greenway's science stations in Amon Basin.

Commissioner Berkowitz asked if staff had items yet for the November meetings.

Vice Chair Madsen wished all a happy Halloween and noted the success of one of the food truck vendors that has now signed a lease to move into a brick and mortar site in Kennewick.

Chair Wallner thanked everyone on their efforts on the food truck amendments and reminded commissioners that they could suggest topics.

Adjournment:

Chairwoman Wallner adjourned the meeting at 8:11 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: Rick Simon, Secretary Richland Planning Commission

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PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 11/15/2017 Agenda Category: New Business – Public Hearing

Prepared By: Rick Simon, Development Services Manager

Subject:
Public Hearing to Consider Appropriate Zoning Designations for a Proposed Annexation of Approximately 67 Acres Located South of Lorayne J Boulevard and West of Leslie Road.

Request:
Key 7 - Neighborhoods & Community Safety

Recommended Motion:
Recommend adoption of R1-10 Single Family Residential and PPF- Parks and Public Facilities Zoning for the Proposed Lorayne J Annexation.

Summary:
The Planning Commission has the responsibility of reviewing and assigning appropriate zoning designations for a proposed annexation. The Lorayne J annexation is located west of Leslie Road and south of Lorayne J Boulevard in South Richland. The attached report provides a more detailed description of the annexation and choices for zoning of this residential neighborhood.

Attachments:
1. Staff Report

STAFF REPORT

TO: PLANNING COMMISSION PREPARED BY: RICK SIMON
FILE NO.: Z2017-107 MEETING DATE: NOVEMBER 15, 2017

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND (Z2017-107)

REQUEST: CONSIDERATION OF APPROPRIATE ZONING FOR A PROPOSED ANNEXATION.

LOCATION: LAND LOCATED WEST OF LESLIE ROAD AND SOUTH OF LORAYNE J BOULEVARD.

REASON FOR REQUEST:

The City is currently considering the annexation of a 67 acre area located south of Lorayne J. Boulevard and West of Leslie Road. City Council authorized the annexation process to begin through the adoption of Resolution No. 183-17, which directed the Planning Commission to consider what zoning would be appropriate for this site.

FINDINGS AND CONCLUSIONS
Staff has completed its review of the request for zoning assignment (Z2017-107) and submits that:

1. The site is within the City of Richland's Urban Growth Area boundary as those boundaries were established with the adoption of the Benton County Comprehensive Plan in 1998;

2. The City's comprehensive plan designates the site as suitable for low density residential and developed open space land uses;

3. The site contains a fully developed single family neighborhood consisting of approximately 120 residential lots and some open space tracts;

4. Lands to the immediate north and west are developed with single family residential uses and a sports field. Lands to the south along Reata Road are partially undeveloped and partially developed with commercial uses;

5. Adjacent lands to northeast and to the west that are located within existing city limits are zoned for R-1-10 Single Family Residential land uses;

6. Based on the above findings and conclusions, assignment of R-1-10 Single Family Residential zoning would be 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 (Z2017-107) and recommend to the City Council assignment of R-1-10 Single Family Residential zoning.

EXHIBITS

A. Supplemental Information
B. Resolution No. 183-17
C. Plat Maps
D. Chapter 23.14 of the Richland Municipal Code – Agricultural Zones
E. Chapter 23.18 of the Richland Municipal Code – Residential Zones
F. Chapter 23.32 of the Richland Municipal Code – Public Zones
G. Public Notice

SUPPLEMENTAL INFORMATION

BACKGROUND

The proposed annexation area is a fully developed neighborhood of 120 single family homes. The neighborhood is served by a community well and water system that is operated by the Kennewick Irrigation District. In recent years, the well has tested high in nitrites and so does not meet state health standards for safe drinking water. The City has provided an emergency intertie with the City's water system. City Council has determined that the City will provide a permanent extension of its water system to serve the neighborhood provided that the property is annexed into the City. Approximately 24 residents of the neighborhood have initiated the annexation process. Property owners representing 10% of the total assessed valuation of the proposed annexation area can initiate the process; however; it takes property owners representing 60% of the total assessed valuation to complete the annexation process. At this point, it is not known whether the neighborhood will be able to reach the 60% threshold. The City Council passed resolution No. 183-17 on October 3, 2017, authorizing the annexation proceedings to begin.

The formal annexation petition will only be circulated throughout the neighborhood once the Benton County Boundary Review Board completes its review and the City Council authorizes the circulation of the petition. The Planning Commission's function in this process is to determine the appropriate zoning for the proposed annexation. The Commission's recommendation for appropriate zoning will be reflected in the annexation petition.

SITE DATA

Size: Approximately 67 acres.

Current Use: The site consists of 120 single family residential lots that have all been developed. Additionally, there are a number of open space tracts identified on the plat maps (see attached)

SURROUNDING LAND USES

North: Across Lorayne J. Boulevard is the fully developed single family city subdivision of Meadow Parke Estates. Across the natural drainage area that forms a portion of the northern boundary of the proposed annexation is the fully developed single family county subdivision of Breckenridge.

Figure 1: Vicinity Map

South: Reata Road is adjacent to a portion of the southerly boundary of the proposed annexation area. Across Reata Road are vacant commercial properties and one mini storage facility. At the intersection of Reata and Leslie Roads, there is a vacant commercial property, owned by the City that is planned for a future electrical substation.

East: Across Leslie Road, property is undeveloped and is a part of the Amon Basin.

West: The developing city subdivision of Rancho Del Rey is located along a portion of the western boundary of the proposed annexation area. LaPierre Baseball Fields comprise the remaining portion of the western boundary.

Utilities: The neighborhood is currently served by individual septic systems, a community water system operated by the Kennewick Irrigation District, which also supplies irrigation water. Power is provided by Benton County PUD.

Comprehensive Plan: The site is within the City of Richland's adopted Urban Growth Area (UGA) boundary and is designated as suitable for low density

residential development, with the exception of the open space tracts which are designated as Developed Open Space on the plan.

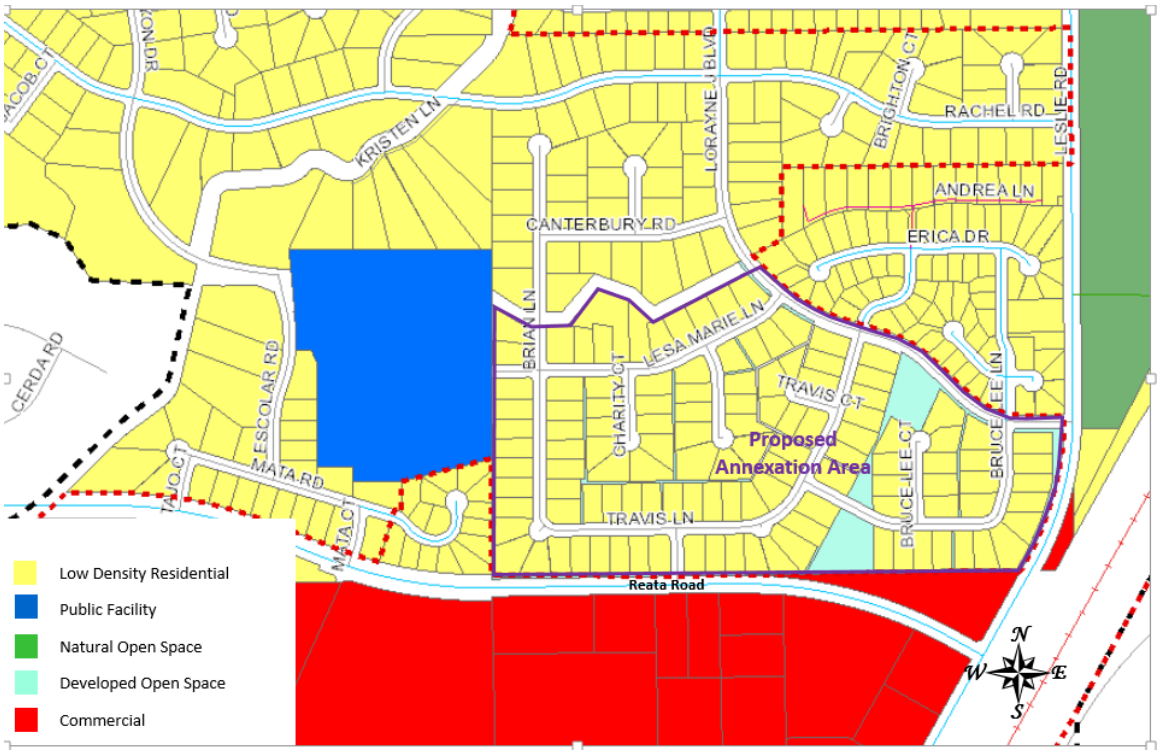


Figure 2: Comprehensive Land Use Plan

Existing County Zoning: Urban Growth Area Residential.

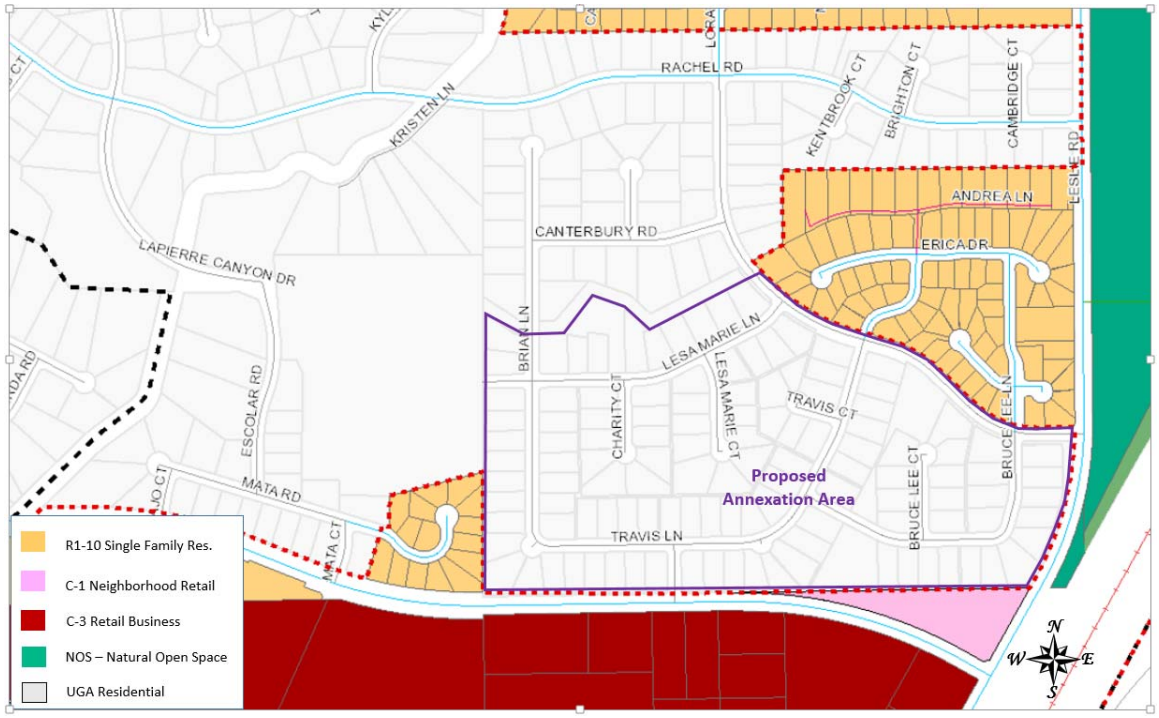


Figure 3: Existing Zoning

POTENTIAL ZONING DESIGNATIONS

There are three single family zoning designations that could be applied to the property that would implement the low density residential comprehensive plan designation: the R-1-10 and R-1-12 zones and the SAG – Suburban Agricultural zone. The primary differences between the zones are mostly based on lot size requirements. Within the R1-10 zone, the average lot size is 10,000 square feet. In the R1-12 zone, the average lot size is 12,000 square feet and in the SAG zone, the minimum lot size is one acre. Another difference is that the SAG zone provides for the keeping of livestock, while the R1-10 and R1-12 zones do not. The following tables attempt to list the differences and commonalities between all these three districts:

Table 1: Permitted Uses

Land Use *P= permitted use/ A=accessory use/ X= not allowed*	**R-1-12**	**R-1-10**	**SAG**
Accessory Apartments	A	A	A
Accessory Buildings[14]	A	A	A
Adult Family Home	P	P	P
Agricultural Use	X	X	P
Raising Crops, Trees, Vineyards	P	P	P
Bed and Breakfast	S	S	S
Day Care Center	S	S	S
Designated Manufactured Home	P	P	P
Dwelling, One-Family Detached	P	P	P
Home Occupations	A	A	A
Family Day Care Home	A	A	A
Playground Developed in Conjunction with School, Park or Community Clubhouse	P	P	X
Rental of Rooms to Not More Than Four Persons Other Than the Family Occupying the Single-Family Dwelling	A	A	A
Private Swimming Pools	A	A	A
Recreational Club	P	P	P
Rental of Rooms to Not More than Four Persons Other than Family Occupying the Single-Family Dwelling	A	A	A
Churches	P	P	P
Clubs or Fraternal Societies	P	P	P
Cultural Institutions	P	P	P
General Park Operations and Maintenance Activities	P	P	P

Land Use *P= permitted use/ A=accessory use/ X= not allowed*	**R-1-12**	**R-1-10**	**SAG**
Golf Courses	P	P	P
Passive Open Space Uses	X	X	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P	P	P
Public Agency Buildings	P	P	P
Public Agency Facilities	P	P	P
Public Parks	P	P	P
Schools	P	P	P
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P
Trail Head Facilities	P	P	P
Trails for Equestrian, Pedestrian or Nonmotorized Vehicle Use	X	X	P
Micro- and Macro-Antennas	P	P	P
Parking Lots	P	P	A

The standards that dictate building setbacks from property boundaries, building height and lot coverage requirements are also similar in each of the three zones.

Table 2: Dimensional Standards

Standard	**R-1-12**	**R-1-10**	**SAG**
Minimum Lot Area Requirement	10,000 sq. ft.	8,000 sq. ft.	43,560 square ft.
Average Lot Size Requirement	12,000 sq. ft.	10,000 sq. ft.	None
Minimum Lot Width	90 feet	70 feet	145 feet
Minimum Lot Depth	None	None	145 feet
Minimum Street Frontage	None	None	40 feet
Minimum Front Yard Setback	20 feet	20 feet	20 feet
Minimum Side Yard Setback	10 feet	10 feet	10 feet
Minimum Rear Yard Setback	25 feet	25 feet	25 feet[1]
Maximum Lot Coverage[2]	40%	40%	20%
Maximum Building Height – Main Building	30 feet	30 feet	30 feet
Maximum Building Height – Accessory Building	16 feet	16 feet	24 feet

One other area of potential difference between the three zones are the regulations pertaining to accessory buildings. The rules for the R1-12 and R1-10 zones are identical, but there are some differences in the SAG district.

Table 3: Detached Accessory Buildings

	R1-12	R1-10	SAG
Maximum Bldg. Size	900 square feet or up to 1,200 square feet if not exceeding more than 50% of the size of the home	900 square feet or up to 1,200 square feet if not exceeding more than 50% of the size of the home	900 square feet or up to 1,200 square feet if not exceeding more than 50% of the size of the home
Maximum Bldg. Height	16 feet	16 feet	24 feet
Rear & Side Yard Setbacks	5 feet[1]	5 feet[1]	5 feet[1,2]

[1]Smaller buildings require a lesser setback from property lines
[2]Buildings housing livestock are required to be setback 50 feet from a property line
[3]The size of accessory buildings meeting primary structure setbacks is not restricted.

One final area of difference relates to the keeping of livestock. Again the regulations in the R1-10 and R1-12 zones are identical to each other, but the SAG standards are more permissive.

Table 4: Keeping of Livestock

	R1-12	R1-10	SAG
Large Livestock (horses, cows, pigs, sheep or goats)	Not Allowed	Not Allowed	Yes, 2 animal units per acre*
Small Livestock (rabbits, chickens, ducks, etc.)	Yes, limited to 5 animals total, including household pets	Yes, limited to 5 animals total, including household pets	Yes, 12 animals per acre
Household Pets (dogs, cats)	Yes, limited to 5 total, including small livestock	Yes, limited to 5 total, including small livestock	Yes, limited to 5 total, in addition to livestock

*Animal Unit = approximately 1,000 lbs. of animal weight

Nonconforming Uses/Structures:

Another factor to consider in the assignment of zoning districts for an area that is already developed are the nonconforming use and nonconforming structure provisions of the zoning code. If a zoning designation is applied to a property that has an existing building that does not meet the setback requirements of that zone, the building is considered a nonconforming structure. The building can be expanded in the future provided that the addition does not extend any closer to the property line, thereby increasing its nonconformity.

A nonconforming use, could occur when a property owner who maintains livestock on their property that is located within a residential zone at the time of annexation. That owner can maintain livestock for as long as they desire, but they could not expand the use.

PUBLIC NOTICE

Notice of the public hearing was mailed to each property owner within the proposed annexation area. A fairly detailed description of the potential zoning choices was included in the notice with an invitation for owners to submit written comments. To date, no comments have been received. A copy of the notice is attached.

ANALYSIS

Any of the three zoning districts described above would be consistent with the comprehensive plan designation of Low Density Residential. In previous neighborhood meetings held regarding annexation, some residents expressed a desire for zoning regulations that would allow for the keeping of animals. For that reason, the SAG zoning district was also included in this analysis.

There is little opportunity for further development of the neighborhood, as there are no vacant lots within the neighborhood and the lack of public sewers in the area would preclude the re-division of existing lots. The average lot size is approximately 20,000 square feet, well in excess of both the R1-10 and R1-12 minimum lot sizes but less than the one acre lot size required in the SAG zone.

The SAG district could potentially be beneficial to property owners who desire to keep livestock; however; most of the lots would have a difficult time in meeting the requirement established in the SAG zone that mandates one gross acre of pasture for two large animals (refer to RMC 23.18.020(B)). Those owners who already maintain livestock on their property would enjoy nonconforming use (grandfather) status upon annexation, but property owners wanting to add livestock in the future would not likely be able to conform to the SAG standards. Another limitation of the SAG district is that it allows a smaller percentage of lot coverage (20% compared to 40% in the residential districts). Since SAG zoning requires a minimum lot size of one acre, few property owners of an acre size lot would be limited by that standard; however; since most of the lots within the neighborhood are only about half an acre, the SAG zoning limitation on lot coverage could prove problematic for some owners.

Perhaps, the better alternative would be for R1-10 zoning as it would match the existing zoning pattern of City properties that lie north of and west of the proposed annexation area. Property owners who currently keep livestock would be able to continue the practice as nonconforming uses. The open space tracts

identified on the plat should be included in the PPF – Parks and Public Facilities district.

SUMMARY

Application of the R-1-10 and PPF zoning represents the most appropriate zoning designation for the proposed annexation area.

RESOLUTION NO. 183-17

A RESOLUTION of the City of Richland accepting a request for annexation of approximately 68 acres located south and west of Lorayne J Boulevard and west of Leslie Road.

WHEREAS, the City of Richland received a written request from property owners within the Lorayne J subdivision representing approximately 13.5% of the total assessed valuation within the proposed annexation area; and

WHEREAS, on March 7, 2017, the Richland City Council was presented with the request for annexation and adopted Resolution No. 178-17, setting October 3, 2017 as the date on which City Council would meet with proponents of the annexation proposal; and

WHEREAS, as required by RCW 35.13.125, City Council met with the annexation proponents on October 3, 2017, and has reviewed the proposed annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland as follows:

Section 1. The City of Richland hereby accepts the request for annexation subject to the following conditions:

1. That the annexation be accepted as proposed.

2. That simultaneous adoption of the City's Comprehensive Plan for the proposed annexation is required.

3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

Section 2. Staff is hereby authorized and directed to submit an application to the Benton County Boundary Review Board.

Section 3. The Richland Planning Commission is hereby directed to review the proposal and forward a recommendation to City Council as to the most appropriate zoning designation(s) for the area proposed for annexation.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of October, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

FINAL PLAT OF
LORAYNE "J" RANCH NO. 1
BENTON COUNTY, WASHINGTON

CURVE DATA

No.	Δ	R	L
1	03°58'02"	1392.40'	96.41'
2	25°43'58"	1392.40	625.37'
3	14°45'12"	470.00'	121.02'
4	26°03'59"	460.00'	209.27'
5	17°52'01"	400.00'	124.73'
6	90°00'00"	20.00'	31.42'
7	93°58'00"	20.00'	32.80'
8	13°04'25"	430.00'	98.12'
9	04°47'36"	430.00'	35.97'
10	05°39'05"	460.00'	45.37'
11	07°58'30"	475.00'	66.12'
12	74°21'51"	20.00'	25.95'
13	74°21'45"	20.00'	25.96'
14	15°56'00"	285.82'	79.48'
15	15°56'00"	255.82'	71.14'
16	15°56'00"	315.82'	87.83'
17	02°28'46"	1372.40'	59.39'
18	03°56'30"	1372.40'	94.41'
19	06°48'53"	1372.40'	163.23'
20	03°21'58"	1372.40	80.63'
21	73°31'16"	80.00'	102.65'
22	73°31'16"	50.00'	64.16'
23	23°42'55"	110.00'	45.53'
24	35°11'12"	110.00'	67.55'
25	14°37'07"	110.00'	28.07'
26	28°48'44"	310.00'	155.89
27	28°48'44"	280.00'	140.80'
28	09°00'52"	340.00'	53.49'
29	15°54'28"	340.00'	94.40'
30	90°00'00"	20.00'	31.42'
31	59°27'07"	50.00'	51.88'
32	35°00'07"	50.00'	30.54'
33	50°19'20"	50.00'	43.91'
34	113°41'13"	50.00'	99.21'
35	07°00'21"	475.00'	58.08'
36	20°03'46"	475.00'	166.33'
37	02°13'50"	20.00'	0.78'
38	21°17'16"	20.00'	7.43'
39	03°53'24"	340.00'	23.08'

NOTE:

--- denotes utility easmt. width as noted

5/8" x 24" Rebar set at all property corners unless otherwise noted

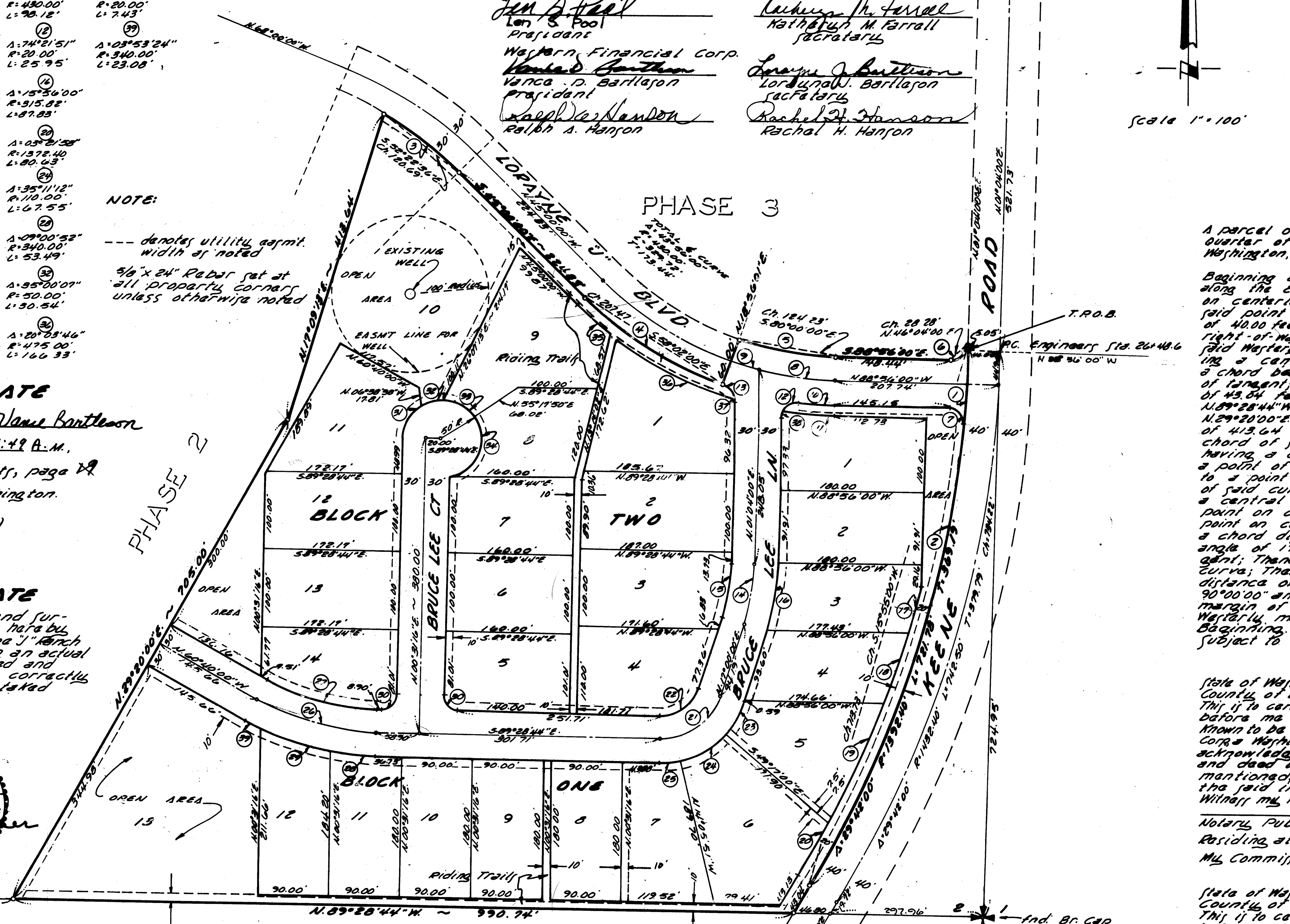
DEDICATION

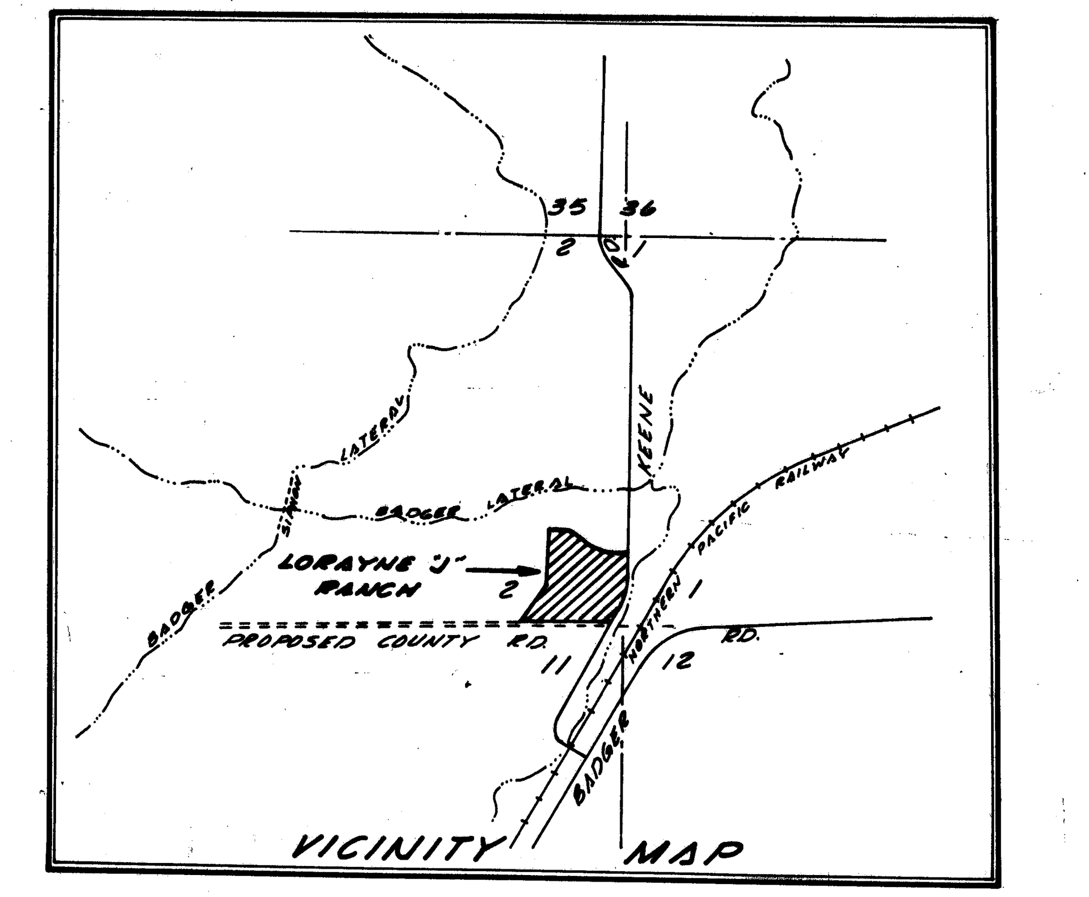
We, Country Acres, Inc., a Washington Corporation, and Western Financial Corporation, a Washington Corporation, and Ralph A. Hanson and Rachal H. Hanson, his wife, owners in fee simple of the tract of land as described hereon, and that we have caused said land to be surveyed as shown hereon and hereby dedicate to the public, for the use of the public forever, all streets, road R/W's, and easements shown hereon.

Country Acres, Inc.
Len S. Pool, President — Katheryn M. Farrall, Secretary

Western Financial Corp.
Vance D. Bartleson, President — Lorayne J. Bartleson, Secretary

Ralph A. Hanson — Rachal H. Hanson





DESCRIPTION

A parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 2, Township 8 North, Range 28 East, W.M. Benton County, Washington, being more particularly described as follows:

Beginning at the southeast corner of said Section 2; Thence N.01°04'00"E. along the East line of said Section a distance of 724.95 feet to a point on centerline of "KEENE ROAD" at Engineer's Station 26+48.6; and said point being a point of tangent; Thence N.88°56'00"W. a distance of 40.00 feet to a point on the Westerly margin of "KEENE ROAD" right-of-way and True Point of Beginning; Thence southwesterly along said Westerly margin along a curve to the right, said curve having a central angle of 29°42'00" and a radius of 1392.40 feet, a chord bearing of S.15°55'00"W. a chord distance of 713.73 feet, to a point of tangent; Thence S.30°46'00"W. along said Westerly margin a distance of 43.04 feet to a point on the South line of said Section 2; Thence N.89°28'44"W. along said South line a distance of 990.74 feet; Thence N.29°20'00"E. a distance of 705.00 feet; Thence N.17°09'13"E. a distance of 413.64 feet to a point on a curve; Thence S.52°22'36"E. along the chord of said curve a chord distance of 120.69 feet, said curve having a central angle of 14°45'12" and a radius of 470.00 feet, to a point of tangent; Thence S.45°00'00"E. a distance of 224.83 feet to a point of curve to the left; Thence S.58°02'00"E. along the chord of said curve a chord distance of 207.47 feet, said curve having a central angle of 26°03'59" and a radius of 460.00 feet, to a point on curve; Thence N.18°56'01"E. a distance of 60.00 feet to a point on curve; Thence S.80°00'00"E. along the chord of said curve a chord distance of 124.23 feet, said curve having a central angle of 17°52'01" and a radius of 400.00 feet, to a point of tangent; Thence S.88°56'00"E. a distance of 148.44 feet to a point of curve; Thence N.46°04'00"E. along the chord of said curve a chord distance of 28.28 feet, said curve having a central angle of 90°00'00" and a radius of 20.00 feet, to a point of tangent on the Westerly margin of KEENE ROAD right-of-way; Thence S.01°04'00"W. along said Westerly margin a distance of 5.05 feet to the True Point of Beginning.

Subject to easements, covenants, reservations, and restrictions of record.

RECORDING CERTIFICATE

Filed for record at the request of Vance Bartleson this 1st day of June 1976 A.D., at 11:49 A.M., and recorded in Volume 10 of Plats, page 19 Records of Benton County, Washington.

Verner Miller by Ida Mains
Benton County Auditor
FEE No 703673

SURVEYOR'S CERTIFICATE

I, John W. Becker, a Professional land surveyor in the State of Washington, hereby certify that the Plat of "Lorayne 'J' Ranch No. 1" as shown hereon is based on an actual field survey of the land described and that all courses and distances are correctly shown and that all corners are staked as shown hereon.

Date DECEMBER 11, 1975

ROGERS SURVEYING, INC.
RICHLAND, WASHINGTON

JOHN W. BECKER — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR
John W. Becker

PLAT CLOSURE

BEARING	DIST.	COS.	SIN	N	S	E	W
S.15°55'00"W.	713.73'	0.96166158	0.27423897		686.37'		195.73'
S.30°46'00"W.	43.04'	0.85925765	0.51154306		36.98'		22.02'
N.89°28'44"W.	990.74'	0.00909498	0.99995864	9.01'			990.70'
N.29°20'00"E.	705.00	0.87178441	0.48988972	614.61'		345.37'	
N.17°09'13"E.	413.64'	0.95551747	0.29493452	395.24'		122.00'	
S.52°22'36"E.	120.69'	0.61046777	0.79204110		73.68'	95.59'	
S.45°00'00"E.	224.83'	0.70710678	0.70710678		158.98'	158.98'	
S.58°02'00"E.	207.47'	0.52942580	0.84835625		109.84'	176.01'	
N.18°56'01"E.	60.00'	0.94589518	0.32447236	56.75		19.47'	
S.80°00'00"E.	124.23'	0.17364818	0.98480775		21.57'	122.34'	
S.88°56'00"E.	148.44'	0.01861577	0.99982671		2.76'	148.41'	
N.46°04'00"E.	28.28'	0.69382091	0.72014758	19.62		20.37'	
S.01°04'00"W.	5.05	0.99982671	0.01861577		5.05		0.09
				1095.23	1095.23	1208.54	1208.54

APPROVALS

This Plat is hereby approved by and for the County of Benton Washington.

12/16/75 — John B. Tatt, Chrm. Planning Commission — 6-1-76 Date — Chrm. County Commissioners

6/1/76 Date — Dale E. Bean, County Engineer

The location of utility easements are hereby approved by Benton County P.U.D. No. 1.
3-12-76 Date — Barton E. West, for Benton Co. P.U.D. No. 1 — Utility Engineer, Title

The location of irrigation easements are hereby approved by Kennewick Irrigation District and fees have been paid to and including the year 1976 A.D.
3-18-76 Date — for K.I.D. — Sec. Mgr., Title

TREASURER'S CERTIFICATE

I hereby certify that the taxes on the land hereon described have been paid to and including the year 1976 A.D.

3-26-1976 Date — Benton County Treasurer

Mar. 26, 1976 Date — Barbara Breeze by Linda Dunnington, Benton County Assessor — Roll 57 Page 186

ACKNOWLEDGEMENTS

State of Washington) s.s.
County of Benton)
This is to certify that on this 26 day of March 1976 A.D., personally appeared before me Vance D. Bartleson and Lorayne J. Bartleson, his wife, to me known to be the president and secretary, respectively, of Western Financial Corp., a Washington corporation, executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.
Witness my hand and official seal the day and year first above written.

Jerry J. Underwood
Notary Public in and for the State of Washington
Residing at: Kennewick
My Commission expires: 6-24-79

State of Washington) s.s.
County of Benton)
This is to certify that on this 26 day of March 1976 A.D. personally appeared before me Len S. Pool and Katheryn M. Farrall, to me known to be the president and secretary, respectively, of Country Acres, Inc., a Washington Corporation, executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.
Witness my hand and official seal the day and year first above written.

Jerry J. Underwood
Notary Public in and for the State of Washington
Residing at: Kennewick
My commission expires: 6-24-79

State of Washington) s.s.
County of Benton)
This is to certify that on this 26 day of March 1976 A.D. personally appeared before me Ralph A. Hanson and Rachal H. Hanson, his wife, to me known to be the individuals who executed the Dedication shown hereon, and acknowledged to me that they signed the same as their voluntary act and deed for the uses and purposes therein mentioned.
Witness my hand and official seal the day and year first above written.

Jerry J. Underwood
Notary Public in and for the State of Washington
Residing at: Kennewick
My commission expires: 6-24-79

LORAYNE "J" RANCH NO. 1

Pg. 1 of 2

FINAL PLAT OF
LORAYNE "J" RANCH NO. 2
BENTON COUNTY, WASHINGTON

APPROVALS

This Plat is hereby approved by and for the County of Benton, Washington.

Chrm. Planning Commission — Date 2-17-76

Chrm. County Commissioners — Date 9/7/76

County Engineer — Date 9/7/76

The location of utility easements are hereby approved by Benton County Public Utility District No. 1.

Benton County P.U.D. — Date 3-15-76

The irrigation assessments on the land described hereon are paid through the year 1976 A.D. and the irrigation easements as shown hereon are hereby approved.

K.I.D. — Date 3-15-76

Filed for record at the request of Vance Bartleson this 7th day of Sep. 1976 A.D. at 1:27 P.M. and recorded in Volume 10 of Plats, page 40, Records of Benton County, Washington.

Benton County Auditor — 710629

PLAT CLOSURE

Bearing	Dist.	Cos.	Sin.	N	S	E	W
N60°40'00"W	210.00'	.48288772	.87178441	102.88			183.07
N30°04'22"W	255.58'	.86538760	.50107763	221.18			128.07
N29°20'00"E	242.33'	.87178441	.48788772	211.36		122.14	
N60°40'00"W	24.04'	.48288772	.87178441	96.07			81.78
N00°24'35"W	248.13'	.99999827	.00171033	248.12			1.78
N64°06'20"E	267.87'	.43671456	.89960013	117.86		242.77	
N17°09'13"E	80.68'	.95551747	.29479452	77.07		23.80	
N27°31'02"E	75.00'	.88687200	.46201521	66.51		34.65	
S67°33'53"E	157.15'	.38002575	.92477591		57.72	145.96	
S72°50'47"E	153.53'	.29473452	.95551747		45.28	146.70	
S58°55'23"E	255.06'	.51618873	.85647487		131.66	218.45	
S45°00'00"E	224.83'	.70710678	.70710678		158.98	158.98	
S58°02'00"E	180.41'	.52742580	.84835675		95.51	153.05	
S18°56'01"W	60.00'	.94587518	.32447236		56.75		19.47
N58°02'00"W	207.41'	.52942580	.84835675	109.84			176.01
N45°00'00"W	224.83'	.70710678	.70710678	158.98			158.98
N52°22'36"W	120.67'	.61946777	.78204110	74.68			95.57
S17°09'13"W	413.64'	.95551747	.29479452		395.24		122.00
S27°20'00"W	562.42'	.87178441	.48788772		496.91		278.75
				1493.57	1499.55	1245.90	1245.90

TREASURER'S CERTIFICATE

I hereby certify that the taxes on the land hereon described have been paid to and including the year 1975 A.D.

Date — Benton County Treasurer

Date — Benton County Assessor

PTN of Roll 57-186-1

SURVEYOR'S CERTIFICATE

I, John W. Becker, a Professional Land Surveyor in the State of Washington, hereby certify that the Plat shown hereon is based on an actual survey of the land described and that said Plat is staked on the ground as indicated hereon.

Washington Reg. No. 13670

Feb. 11, 1976
Date

JOHN W. BECKER — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR

DEDICATION

We, Country Acres, Inc., a Washington Corporation, and Western Financial Corporation, a Washington Corporation, and Ralph A. Hanson and Rachel H. Hanson, his wife, owners in fee simple of the tract of land as described hereon, and we have caused said land to be surveyed as shown hereon and hereby dedicate to the public, for the use of the public forever, all streets, road R/W's, and easements shown hereon.

Country Acres, Inc.

Len S. Pool, President

Kathern M. Farrell, Secretary

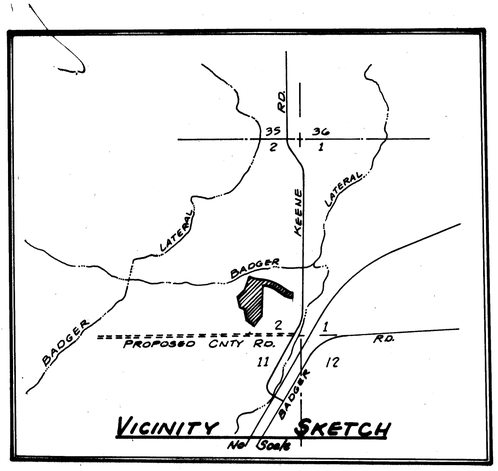
Western Financial Corporation

Vance D. Bartleson, President

Loraine J. Bartleson, Secretary

Ralph A. Hanson

Rachel H. Hanson

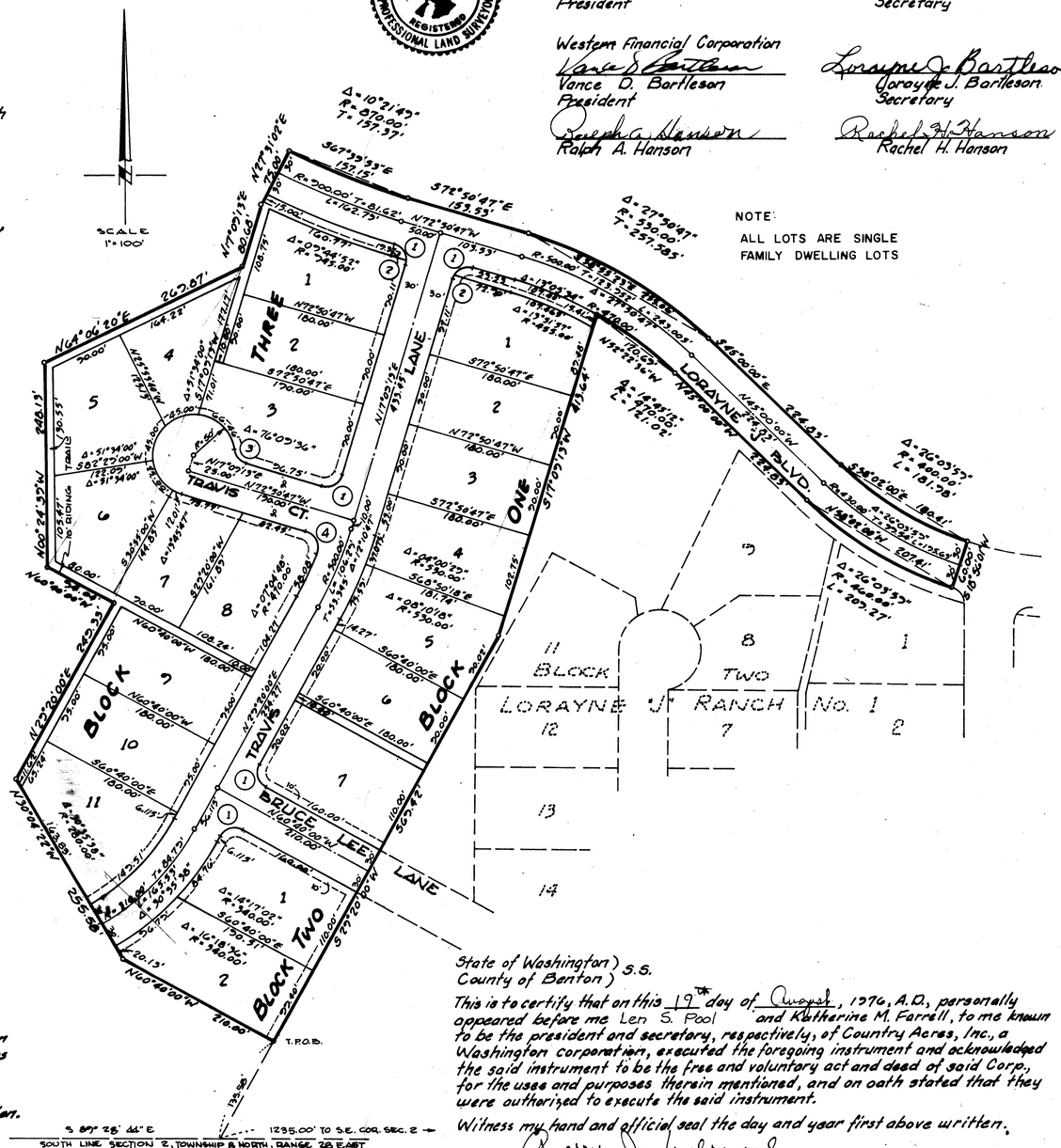


DESCRIPTION

A parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 2, Township 8, North, Range 28 East, W.M., Benton County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of said Section 2; Thence N0°04'00"E along the East line of said Section a distance of 724.35 feet to a point on centerline of KEENE ROAD at Engineer's Station 26+48.6; and said point being a point of tangent; Thence N88°56'00"W a distance of 40.00 feet to a point on the Westerly margin of KEENE ROAD right-of-way; Thence Southwesterly along said westerly margin along a curve to the right, said curve having a central angle of 25°42'00" and a radius of 1592.40 feet, a chord bearing of S15°55'00"W a distance of 713.73 feet, to a point of tangent; thence S30°46'00"W along said Westerly margin a distance of 43.04 feet to a point on the South line of said Section 2; thence N89°28'44"W along said South line a distance of 200.74 feet; thence N 29°20'00"E a distance of 135.58 feet to the True Point of Beginning; thence N60°40'00"W a distance of 210.00 feet; thence N 30°04'22"W a distance of 255.58 feet; thence N29°20'00"E a distance of 242.33 feet; thence N60°40'00"W a distance of 24.04 feet; thence N00°24'35"W a distance of 248.13 feet; thence N64°06'20"E a distance of 267.87 feet; thence N17°09'13"E a distance of 80.68 feet; thence N 27°31'02"E a distance of 75.00 feet; thence N 67°33'53"E along a curve to the left, said curve having a central angle of 10°21'49" and a radius of 870.00 feet, a chord bearing of S67°33'53"E a distance of 157.15 feet to a point of tangent; thence S 72°50'47"E a distance of 153.53 feet to a point of curve; thence Southeasterly along said curve to the right, said curve having a central angle of 27°50'47" and a radius of 530.00 feet, a chord bearing of S 58°55'23"E a distance of 255.06 feet to a point of tangent; thence S45°00'00"E a distance of 224.83 feet to a point of curve; thence Southeasterly along said curve to the left, said curve having a central angle of 26°03'57" and a radius of 400.00 feet, a chord bearing of S58°02'00"E a distance of 180.41 feet to a point on the curve; thence S18°56'01"W a distance of 60.00 feet to a point on curve; thence Northwesterly along said curve to the right, said curve having a central angle of 26°03'57" and a radius of 460.00 feet, a chord bearing of N58°02'00"W a distance of 207.41 feet to a point of tangent; thence N45°00'00"W a distance of 224.83 feet to a point of curve; thence Northwesterly along said curve to the left, said curve having a central angle of 14°45'12" and a radius of 470.00 feet, a chord bearing of N52°22'36"W a distance of 120.67 feet to a point on curve; thence S17°09'13"W a distance of 413.64 feet to a point; thence S 27°20'00"W a distance of 562.42 feet to the True Point of Beginning.

Subject to easements, covenants, reservations, and restrictions of record.



NOTE:
ALL LOTS ARE SINGLE FAMILY DWELLING LOTS

NOTE:
--------- DENOTES 10 FOOT UTILITY EASEMENT.
ALL CORNERS STAKED WITH 5/8" x 24" REBAR EXCEPT AS NOTED.

State of Washington) S.S.
County of Benton)

This is to certify that on this 19th day of August, 1976 personally appeared before me Ralph A. Hanson and Rachel H. Hanson, his wife, to me known to be the individuals who executed the Dedication shown hereon, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein written.

Witness my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington
Residing at Kennewick
My commission expires 6-24-79

State of Washington) S.S.
County of Benton)

This is to certify that on this 19th day of August, 1976, A.D., personally appeared before me Len S. Pool and Katherine M. Farrell, to me known to be the president and secretary, respectively, of Country Acres, Inc., a Washington corporation, executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said Corp., for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

Witness my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington
Residing at Kennewick
My Commission expires 6-24-79

State of Washington) S.S.
County of Benton)

This is to certify that on this 19th day of August, 1976 A.D., personally appeared before me Vance D. Bartleson a Loraine J. Bartleson, his wife, to me known to be president and secretary, respectively, of Western Financial Corp., a Washington corporation, executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said Corp., for the uses and purposes therein mentioned, and an oath stated that they were authorized to execute the said instrument.

Witness my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington
Residing at Kennewick
My commission expires 6-24-79

WORLEY SURVEYING SERVICE INC. PS.
KENNEWICK, WASHINGTON

PLATS 3-467 S-274

YA-015
0288-404
LORAYNE "J" RANCH NO. 2
8 8 10 Nov

0288-402

FINAL PLAT OF

MEADOW SPRINGS RANCH NO. 1

A PLANNED UNIT DEVELOPMENT

ACKNOWLEDGEMENT

STATE OF WASHINGTON } SS.
COUNTY OF BENTON }

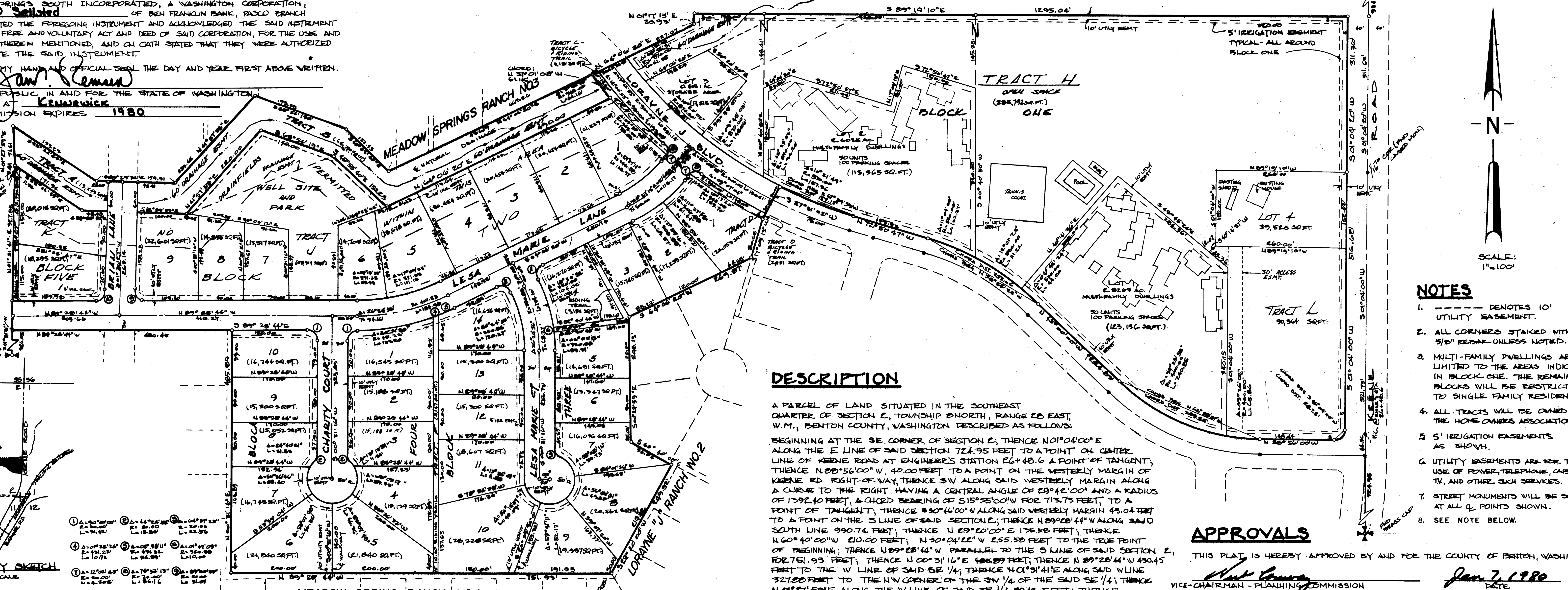
THIS IS TO CERTIFY THAT ON THIS 20 DAY OF December 1979 A.D. PERSONALLY APPEARED BEFORE DAVID L. WHITEHEAD AND MARTIN O. RANKIN, TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF MEADOW SPRINGS SOUTH INCORPORATED, A WASHINGTON CORPORATION, AND TO Sellsted OF BEN FRANKLIN BANK, PASCO BRANCH WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

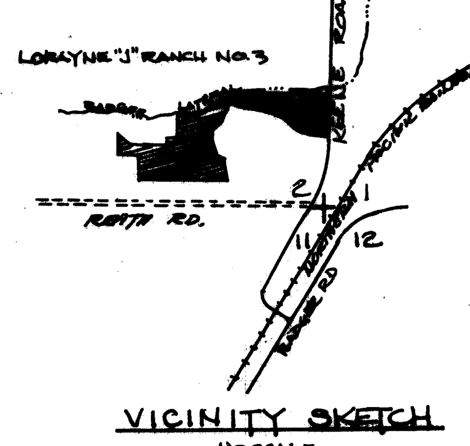
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Kennewick
MY COMMISSION EXPIRES 1980

HEALTH DEPT. NOTE:

THIS PLAT APPEARS TO HAVE SUITABLE CONDITIONS FOR THE USE OF ON-SITE SEWAGE DISPOSAL SYSTEMS. HOWEVER, BECAUSE OF THE NATURE OF THE TESTING METHODS USED, WE HAVE NO WAY OF DETERMINING WHETHER EACH LOT CAN COMPLY WITH BENTON-FRANKLIN DISTRICT BOARD OF HEALTH RULES AND REGULATIONS.
FURTHER, BE ADVISED THAT THIS DEPARTMENT'S APPROVAL OF ANY LOT WITHIN THIS PLAT FOR THE USE OF ON-SITE SEWAGE DISPOSAL SYSTEMS MAY BE CONTINGENT UPON THAT LOT PASSING ADDITIONAL SOIL INSPECTIONS, PERCOLATION TESTS, AND/OR OTHER REQUIREMENTS AT A LATER DATE.





VICINITY SKETCH
NO SCALE

NOTES

1. ------ DENOTES 10' UTILITY EASEMENT.
2. ALL CORNERS STAKED WITH 5/8" REBAR UNLESS NOTED.
3. MULTI-FAMILY DWELLINGS ARE LIMITED TO THE AREAS INDICATED IN BLOCK ONE. THE REMAINING BLOCKS WILL BE RESTRICTED TO SINGLE FAMILY RESIDENCES.
4. ALL TRACTS WILL BE OWNED BY THE HOME OWNERS ASSOCIATION.
5. 5' IRRIGATION EASEMENTS AS SHOWN.
6. UTILITY EASEMENTS ARE FOR THE USE OF POWER, TELEPHONE, CABLE T.V., AND OTHER SUCH SERVICES.
7. STREET MONUMENTS WILL BE SET AT ALL ℄ POINTS SHOWN.
8. SEE NOTE BELOW.

DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SECTION 2; THENCE N01°04'00"E ALONG THE E LINE OF SAID SECTION 724.95 FEET TO A POINT ON CENTER LINE OF KEENE ROAD AT ENGINEER'S STATION 26+48.6 A POINT OF TANGENT; THENCE N 88°56'00"W, 40.00 FEET TO A POINT ON THE WESTERLY MARGIN OF KEENE RD RIGHT-OF-WAY; THENCE SW ALONG SAID WESTERLY MARGIN ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°42'00" AND A RADIUS OF 1392.40 FEET, A CHORD BEARING OF S15°55'00"W FOR 713.73 FEET, TO A POINT OF TANGENT; THENCE S30°46'00"W ALONG SAID WESTERLY MARGIN 43.04 FEET TO A POINT ON THE S LINE OF SAID SECTION 2; THENCE N 89°28'44"W ALONG SAID SOUTH LINE 990.74 FEET; THENCE N 29°20'00"E 135.58 FEET; THENCE N 60°40'00"W 210.00 FEET; N 30°04'22"W 255.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89°28'44"W PARALLEL TO THE S LINE OF SAID SECTION 2, FOR 751.93 FEET; THENCE N 00°31'16"E 485.89 FEET; THENCE N 89°28'44"W 430.45 FEET TO THE W LINE OF SAID SE 1/4; THENCE N 01°31'41"E ALONG SAID W LINE 327.88 FEET TO THE NW CORNER OF THE SW 1/4 OF THE SAID SE 1/4; THENCE N 01°27'59"E ALONG THE W LINE OF SAID SE 1/4 80.42 FEET; THENCE S 55°26'49"E 193.23 FEET; THENCE S 88°29'32"E 159.91 FEET; THENCE N 41°57'58"E 233.65; THENCE S 68°54'19"E 193.55 FEET; THENCE S 45°53'40"E 122.43 FEET; THENCE N 64°06'20"E 663.26 FEET; THENCE TO A POINT ON THE E LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 2; THENCE N01°17'13"E ALONG SAID E. LINE 20.93 FEET TO THE N.W. CORNER OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 2; THENCE S 89°19'10"E ALONG THE N. LINE THEREOF 1295.04 FEET TO A POINT ON THE WESTERLY MARGIN OF KEENE ROAD RIGHT-OF-WAY; THENCE S 01°04'20"W ALONG SAID WESTERLY MARGIN 311.36 FEET TO A POINT OPPOSITE THE EAST 1/16TH CORNER OF THE SE 1/4 OF SAID SECTION; THENCE S 01°04'00"W ALONG SAID WESTERLY MARGIN 516.68 FEET TO A POINT OF CURVE; THENCE SW ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET, A CHORD BRG OF S 46°04'00"W FOR 28.28 FEET TO A POINT OF TANGENT; THENCE N 88°56'00"W 148.44 FEET TO A POINT OF CURVE; THENCE NW. ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 43°56'00" AND A RADIUS OF 400.00 FEET, A CHORD BEARING OF N66°58'01"W FOR 299.25 FEET TO A POINT OF TANGENT; THENCE N 45°00'00"W 224.83 FEET TO A POINT OF CURVE; THENCE NW ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 27°50'47" AND A RADIUS OF 530.00 FEET, A CHORD BEARING OF N 58°55'23"W FOR 255.06 FEET TO A POINT OF TANGENT; THENCE N 72°50'47"W 153.53 FEET TO A POINT OF CURVE; THENCE NW ALONG SAID CURVE TO THE RIGHT SAID CURVE HAVING A CENTRAL ANGLE OF 10°21'49" AND A RADIUS OF 870.00 FEET, A CHORD BRG OF N 67°39'53"W FOR 157.15 FEET; THENCE S 27°31'02"W 75.00 FEET; THENCE S 17°09'13"W 80.68 FEET; THENCE S 64°06'20"W 269.87 FEET; THENCE S 00°24'39"E 248.13 FEET; THENCE S 60°40'00"E 94.04 FEET; THENCE S 29°20'00"W 249.33 FEET TO THE TRUE POINT OF BEGINNING.

APPROVALS

THIS PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF BENTON, WASHINGTON.

[signature] — VICE-CHAIRMAN - PLANNING COMMISSION — Jan 7, 1980 DATE

Kathy Utz — CHAIRMAN - COUNTY COMMISSION — Jan 7, 1980 DATE

[signature] — COUNTY ENGINEER — Jan. 7. 1980 DATE

Barbara Breeze by Linda Dunnington — COUNTY ASSESSOR — Dec 6, 1978 Roll 57, Page 186-00
Carol Ledgerwood — DATE Dec. 21, 1979 Roll 57-186-10

UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY BENTON COUNTY PUBLIC UTILITY DISTRICT NO. 1.

[signature] — BENTON COUNTY P.U.D. NO. 1 — Dist Eng TITLE — 10-3-78 DATE

THERE IS NO IRRIGATION ASSESSMENT ON THE LAND AT THIS TIME AND THE IRRIGATION EASEMENTS AS SHOWN ARE HEREBY APPROVED.

Glenn H Oakman — FOR KENNEWICK IRRIGATION DISTRICT — Sec-Mgr TITLE — 10/4/78 DATE

THE PLAT OF MEADOW SPRINGS RANCH NO. 1 AS SHOWN HEREON IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, WASHINGTON.

[signature] — RICHLAND PLANNING COMMISION CHAIRMAN — 10-4-78 DATE

SURVEYOR'S CERTIFICATE

I, ROBERT H. STRATTON, DO HEREBY CERTIFY THAT THIS PLAT OF MEADOW SPRINGS RANCH NO. 1 AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, THAT ALL COURSES AND DISTANCES ARE CORRECT AS SHOWN, THAT THE LOT AND BLOCK CORNERS ARE MARKED ON THE GROUND WITH STEEL BARS, AND THAT THE MONUMENTS ARE AS INDICATED.

Robert H. Stratton — 12/19/79
ROBERT H. STRATTON, P.L.S. NO. 14120 — DATE

ROBERT H. STRATTON STATE OF WASHINGTON 14120 REGISTERED PROFESSIONAL LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE TRACT OF LAND AS SHOWN ON THE PLAT, MEADOW SPRINGS RANCH NO. 1, DO HEREBY DECLARE SAID PLAT AND DEDICATE TO THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS SHOWN THEREON, AND GRANT THE RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS ON PROPERTY THEREON DESCRIBED IN THE ORIGINAL GRADING OF ROADS.

David L. Whitehead
DAVID L. WHITEHEAD, PRESIDENT
MEADOW SPRINGS SOUTH INC.

Martin O. Rankin
MARTIN O. RANKIN, SECRETARY
MEADOW SPRINGS SOUTH INC.

[signature]
BEN FRANKLIN BANK

PLAT CLOSURE

BEARING	DISTANCE	N	S	E	W
N 89-28-44 W	751.93	6.84			751.90
N 00-31-16 E	485.89	485.87		4.42	
N 89-28-44 W	430.45	3.91			430.45
N 01-31-41 E	327.88	327.76		8.74	
N 01-27-59 E	80.42	80.39		2.06	
S 55-26-49 E	193.23		109.59	159.14	
S 88-29-32 E	159.91		4.21	159.85	
N 41-57-58 E	233.65	173.73		156.24	
S 68-54-19 E	193.55		69.66	180.58	
S 45-53-40 E	122.43		85.21	87.91	
N 64-06-20 E	663.26	289.66		596.67	
N 01-17-13 W	20.93	20.92		0.47	
S 89-19-10 E	1295.04		15.35	1294.95	
S 01-04-20 W	311.36		311.30		5.83
S 01-04-00 W	516.68		516.59		9.62
S 46-04-00 W	28.28		19.62		20.36
N 88-56-00 W	148.44	2.76			148.41
N 66-58-01 W	299.25	117.03			275.39
N 45-00-00 W	224.83	158.98			158.98
N 58-55-23 W	255.06	131.66			218.45
N 72-50-47 W	153.53	45.28			146.70
N 67-39-53 W	157.15	59.72			145.36
S 27-31-02 W	75.00		66.52		34.65
S 17-09-13 W	80.68		77.09		23.80
S 64-06-20 W	269.87		117.86		242.78
S 00-24-39 E	248.13		248.12	1.78	
S 60-40-00 E	94.04		46.08	81.98	
S 29-20-00 W	249.32		217.35		122.14
		1904.56	1904.55	2734.79	2734.80

NOTE 8: "IT IS EXPRESSLY DECLARED AND UNDERSTOOD THAT BENTON COUNTY HAS NO DUTY, OBLIGATION, OR RESPONSIBILITY FOR THE UPKEEP, MAINTENANCE OR REPAIR OF THE STORM DRAINAGE FACILITIES LOCATED OUTSIDE COUNTY ROAD RIGHT-OF-WAY."

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 1979 AND 1980 A.D. P.R.

Ellen Berndt, by A. Uhl — 12-21-79
BENTON COUNTY TREASURER — 12-7-78 DATE

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ROBERT H. STRATTON THIS 7 DAY OF JAN. 1980 A.D., AT 38 MINUTES PAST 2:00 P.M. AND RECORDED IN VOLUME 14 OF PLATS, PAGE 26, RECORDS OF BENTON COUNTY, WASHINGTON.

Vernon Miller by Donna Hazzard — 811262
BENTON COUNTY AUDITOR — FEE NUMBER

FINAL PLAT
MEADOW SPRINGS RANCH NO. 1

1 of 1
161

PLATS 3-587 Y4-016

MEADOW SPRINGS RANCH NO. 1

101 14 89

Chapter 23.14 – Agricultural Zoning Districts

Sections:

23.14.010 Purpose of Agricultural Use Districts
23.14.020 Agricultural Performance Standards and Special Requirements
23.14.030 Agricultural Use Districts Permitted Land Uses
23.14.040 Site Requirements for Agricultural Use Districts
23.14.050 Parking Standards for Agricultural Use Districts

23.14.010 Purpose of Agricultural Use Districts

A. The Agricultural Use District (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the City that are designated as Agriculture or as Urban Reserve under the City of Richland Comprehensive Plan

B. The Suburban Agricultural Use District (SAG) is a zone classification providing for residential areas, rural in nature, with sufficiently large lots to allow for the maintenance of certain animals and farm crops, while at the same time establishing and maintaining a living environment of high standards for residential uses. This zoning classification is intended to be applied to some portions of the City that are designated Low Density Residential (0 – 5 Dwellings/Acre) under the City of Richland Comprehensive Plan.

23.14.020 Agricultural Performance Standards and Special Requirements

A. The following standards relate to the raising and keeping of livestock in an AG district:
   1. A permitted structure, pen or building in which livestock is kept shall be located not less than twenty-five feet from any lot line and not less than forty feet from any one-family dwelling;
   2. A pasture, including perimeter fencing, shall be located not less than fifteen feet from any one-family dwelling located on the same lot;
   3. Uses, structures and buildings shall comply with the applicable yard and area requirements of Sections 23.38.010 through 23.38.090 of this title.

The following standards relate to the agricultural activities permitted in the SAG district:

Limited agricultural uses such as orchards, vineyards, vegetable gardens, field crops and pastures;

Sale of products grown on the premises;

Limited raising or keeping of large livestock as follows:

a) Horses, ponies, mules, donkeys, burros, and similar animals,
b) Dairy cattle, beef cattle, buffalo and similar animals,
c) Sheep, goats, and similar animals.

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

- 1 horse and 1 cow per gross pasture acre;
- 2 cows or 2 horses per gross pasture acre;
- 10 sheep or 10 goats per gross pasture acre;
- 8 sheep and 2 goats per gross pasture acre.

If any additional animal(s) born on the premises causes the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter with the corresponding time limits specified below:

- Horses and similar animals-one year from date of birth;
- Cattle and similar animals-one year from date of birth;
- Sheep, goats, and similar animals-six months from date of birth.

If any additional animal(s) are acquired by any means other than by birth, and cause the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter within ninety days after placement of the additional animal(s) on the premises. In addition, a fence must be constructed prior to the acquisition of any large livestock to ensure containment of the livestock on the premises;

Limited raising or keeping of small livestock as follows:

d) Rabbits and similar animals,

e) Chickens, ducks, geese, turkeys, and other similar fowl.

A maximum of twelve animals or fowl, as defined above, may be raised or kept per one acre gross lot area.

In addition, a shed, coop, hutch, or similar containment structure must be constructed prior to the acquisition of any small livestock to ensure containment of the livestock on the premises.

Standings under roofed stable must be made of material and which provides for proper drainage so as not to create offensive odors, fly, or insect breeding, or other nuisances.

Manure must be collected at least once a week and shall be disposed of in one or more of the following manners:

Placement of manure in a fly-proof container with periodic removal of manure from the lot;

Adequate burying of the manure;

Removal of manure from the lot.

Fences, pens, corrals or similar enclosures must be of sufficient height and strength to retain animals

Any structures used for the keeping of livestock shall be setback a minimum of fifty feet (50') from any property line.

23.14.030 Agricultural Use Districts Permitted Land Uses

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol "S" appears in the box at the intersection of the column and row, the use is permitted subject to the Special Use Permit provisions contained in Chapter 23.46 of this title.

C. If the symbol "A" appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	AG	SAG
Agriculture		
Agricultural Use	P	P
Business and Personal Services		
Animal Shelter	S[1]	
Commercial Kennel	S[1]	
Hospital Clinic – Large Animal	S[1]	
Hospital Clinic – Small Animal	S[1]	
Industrial Uses		
Excavating, processing, removal of topsoils, sand, gravel, rock or similar natural deposits	S[2]	
Public Uses		
Churches	P[3]	P[3]

Land Use	AG	SAG
Clubs or Fraternal Societies	P[3]	P[3]
Cultural Institutions	P[3]	P[3]
General Park Maintenance & Operations	P	P
Golf Courses	P	P
Passive Open Space Uses	P	P
Power Transmission & Irrigation Wasteway Easements & Utility Uses	P[4]	P[4]
Public Agency Buildings	P[4]	P[4]
Public Agency Facilities	P[4]	P[4]
Public Parks	P	P
Schools	P[5]	P[5]
Special Events including concerts, tournaments, and competitions, fairs, festivals and similar public gatherings	P	P
Trail Head Facilities	P	P
Trail for Equestrian, Pedestrian or non-motorized Vehicle Use	P	P
Recreational Uses		
Commercial Recreation, Outdoor	S[6]	
Recreational Vehicle Campgrounds	S[7]	
Stable, Public	S[8]	
Retail Uses		
Landscaping Material Sales	S[9]	
Nursery, Plant	S[9]	
Parking Lot	A	A
Residential Uses		
Accessory Apartments	A[10]	A[10]
Adult Family Home	P	P
Bed and Breakfast	S[11]	S[11]
Day Care Center	S[12]	S[12]
Designated Manufactured Home	P[13]	P[13]
Dwelling, One Family Detached	P[13]	P[13]
Family Day Care Home	A[12]	A[12]
Home Occupations	A[14]	A[14]
Private Swimming Pools	A[15]	A[15]
Recreational Club	P[16]	P[16]
Rental of Rooms to not more than four persons other than the family occupying the single family dwelling	A	A
Miscellaneous Uses		
Cemetery	P	
Micro and Macro Antennas	P	P
Raising Crops, Trees or Vineyards	P	P

1 Section 23.42.040 2 Section 23.42.070 3 Section 23.42.050
4 Section 23.42.200 5 Section 23.42.250 6 Section 23.42.175
7 Section 23.42.230 8 Section 23.42.190 9 Section 23.25.105
10 Section 23.42.020 11 Section 23.42.045 12 Section 23.42.080
13 Section 23.18.025 14 Section 23.42.090 15 Section 23.42.300
16 Section 23.42.210

23.14.040 Site Requirements for Agricultural Use Districts

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. If a number appears in the box at the intersection of the column and row, that number represents the dimensional standard that applies to that zoning district.

Standard	AG	SAG
Minimum Lot Area Requirement	5 Acres	43,560 square ft.
Minimum Lot Width	None	145
Minimum Lot Depth	None	145
Minimum Street Frontage	None	40
Minimum Front Yard Setback	25	20
Minimum Side Yard Setback	10	10
Minimum Rear Yard Setback	25	25[1]
Maximum Lot Coverage[2]	None	20%
Maximum Building Height - Main Building	30	30
Maximum Building Height - Accessory Buildings	24	24

[1] Main structures shall be setback a minimum of twenty five feet (25') and accessory structures shall meet the requirements of RMC Section 23.38.020 except that structures intended for the keeping of livestock shall meet the setback requirements of fifty feet (50') as established in 23.14.020(B)(10).

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

(Ord. 04-09)

23.14.050 Parking Standards for Agriculture Use Districts

Off street parking space shall be provided in all agricultural zones in compliance with the requirements of Chapter 23.54 of this title.

Chapter 23.18
RESIDENTIAL ZONING DISTRICTS

Sections:

23.18.010 Purpose of residential use districts.
23.18.020 Residential performance standards and special requirements.
23.18.025 Single-family residential design standards.
23.18.030 Residential use districts permitted land uses.
23.18.040 Site requirements for residential use districts.
23.18.050 Parking standards for residential use districts.

23.18.010 Purpose of residential use districts.

Five residential zone classifications permit a variety of housing and population densities without conflict. Protection is provided against hazards, objectionable influences, traffic, building congestion and lack of light, air and privacy. Certain essential and compatible public service installations are permitted in residential use districts.

A. The single-family residential – 12,000 (R-1-12) is a residential zone classification requiring the lowest density of population within the city, providing protection against hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan.

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

C. The medium-density residential (R-2) is a residential zone classification permitting a higher density of population including the establishment of duplex dwellings and providing for these single-and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

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

applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

E. The multiple-family residential use district (R-3) is a residential zone classification allowing for the location of multiple-family dwellings, duplexes and attached and detached one-family dwellings and providing a high degree of protection for such uses and adjacent low-density residential development. This classification shall be designed to give protection from hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and installations are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated high-density residential (10.1 or more dwellings per acre) under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

23.18.020 Residential performance standards and special requirements.

A. High-Density Residential Small Lot Special Requirements. In order to assure consistency with the purpose of the R-2S district, as stated in RMC 23.18.010(D), and further to avoid potential negative and undesirable effects that may result from the higher density of development afforded in an R-2S zone, the following special requirements and provisions shall apply:

1. Any application for reclassification of land to R-2S shall be accompanied by an application for preliminary plat approval submitted in accordance with RMC 24.12.010. In addition, the following information shall be submitted with the application for preliminary plat:

a. A street landscaping plan showing the location and type of landscaping proposed;

b. Information showing the location, dimensions and character of recreational facilities and/or open space, including paths and trails; and

c. Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.

2. The planning commission and city council may, in keeping with the intent of this section, impose requirements and conditions on the approval of the preliminary plat or zoning reclassification as deemed appropriate. These conditions may include, but are not limited to, architectural design parameters, screening and buffering treatments, and supplemental open space and/or recreational facility requirements. Compliance with these conditions shall be demonstrated precedent to final plat and/or building permit approval as appropriate.

3. A combined front yard setback configuration and street-facing residential architectural elevation may be repeated continuously on no more than five lots before a different combination must be utilized. Regardless of the street facing architectural elevation, a front yard setback configuration may be repeated on no more than 10 lots before a different setback configuration must be utilized. The administrative official may approve variations to this requirement which, in his judgment, accomplish the intent of avoiding a monotonous interface of the residential buildings with the streets, or are necessary due to constraints or unique characteristics of the site. This requirement shall be satisfied at the time of building permit application.

B. Multiple-Family Residential Use District Special Requirements. In any multifamily residential (R-3) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all multifamily residential structures:

1. Buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential, R-1-10 – single-family residential, R-2 – medium-density residential, R-2S – medium-density residential small lot or any residential planned unit development that is comprised of single-family detached dwellings.

2. Buildings that are within 50 feet of any property that is zoned for single-family residential use (as defined in subsection (B)(1) of this section) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the multifamily zoning district.

3. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.

4. Recreational vehicle parks are permitted in the multifamily residential district (R-3) subject to the issuance of a special use permit meeting the requirements of RMC 23.42.220 and 23.42.240. Further, applicants must demonstrate that their proposed recreational vehicle parks are immediately adjacent to a state highway and that appropriate provisions are put in place to protect adjacent land uses. [Ord. 28-05 § 1.02].

23.18.025 Single-family residential design standards.

Any one-family attached dwelling, one-family detached dwelling or designated manufactured home shall meet the following minimum requirements:

A. All dwellings shall be placed on permanent foundations.

B. At the time of construction, all new single-family dwellings shall be new, not having been previously titled to a retail purchaser and not meeting the definition of a “used mobile home” as defined in RCW 82.45.032(2). [Ord. 28-05 § 1.02].

23.18.030 Residential 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	**R-1-12**	**R-1-10**	**R-2**	**R-2S**	**R-3**
Residential Uses					
Accessory Apartments	A[1]	A[1]	A[1]	A[1]	A[1]
Accessory Buildings[14]	A	A	A	A	A
Adult Family Home	P	P	P	P	P
Apartment/Condominium (3 or More Units)					P
Assisted Living Facility					P
Bed and Breakfast	S[2]	S[2]	S[2]	S[2]	P
Day Care Center	S[3]	S[3]	S[3]	S[3]	P[3]
Designated Manufactured Home	P[4]	P[4]	P[4]	P[4]	P[4]
Dormitories, Fraternities and Sororities					P
Dwelling, One-Family Attached			P[4]	P[4]	P[4]
Dwelling, One-Family Detached	P[4]	P[4]	P[4]	P[4]	P[4]
Dwelling, Two-Family Detached			P	P	P
Home Occupations	A[5]	A[5]	A[5]	A[5]	A[5]
Family Day Care Home	A[3]	A[3]	A[3]	A[3]	A[3]
Manufactured Home Park			S[6]	S[6]	S[6]

Land Use	**R-1-12**	**R-1-10**	**R-2**	**R-2S**	**R-3**
Playground Developed in Conjunction with School, Park or Community Clubhouse	P	P	P	P	P
Nursing or Rest Home					P
Rental of Rooms to Not More Than Four Persons Other Than the Family Occupying the Single-Family Dwelling	A	A	A	A	A
Private Swimming Pools	A[7]	A[7]	A[7]	A[7]	A[7]
Recreational Club	P[8]	P[8]	P[8]	P[8]	P[8]
Senior Housing					P
Public/Quasi-Public Uses					
Churches	P[9]	P[9]	P[9]	P[9]	P[9]
Clubs or Fraternal Societies	P[9]	P[9]	P[9]	P[9]	P[9]
Cultural Institutions	P[9]	P[9]	P[9]	P[9]	P[9]
General Park Operations and Maintenance Activities	P	P	P	P	P
Golf Courses	P	P	P	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P[10]	P[10]	P[10]	P[10]	P[10]
Public Agency Buildings	P[10]	P[10]	P[10]	P[10]	P[10]
Public Agency Facilities	P[10]	P[10]	P[10]	P[10]	P[10]
Public Parks	P	P	P	P	P
Schools	P[11]	P[11]	P[11]	P[11]	P[11]
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P

Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
Miscellaneous Uses					
Micro- and Macro-Antennas	P	P	P	P	P
Parking Lots	P	P	P	P	P
Raising Crops, Trees, Vineyards	P	P	P	P	P
Recreational Vehicle Parks					S[12,13]

1. RMC 23.42.020
2. RMC 23.42.045
3. RMC 23.42.080
4. RMC 23.18.025
5. RMC 23.42.090
6. RMC 23.42.140
7. RMC 23.42.300
8. RMC 23.42.210
9. RMC 23.42.050
10. RMC 23.42.200
11. RMC 23.42.250
12. RMC 23.42.220
13. RMC 23.18.020(B)(4)
14. Accessory buildings and structures are subject to RMC 23.38.020 – 23.38.070

[Ord. 28-05 § 1.02; Ord. 04-09].

23.18.040 Site requirements for residential use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. If a number appears in the box at the intersection of the column and row, that number represents the dimensional standard that applies to that zoning district.

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Minimum Lot Area Requirement – One-Family Detached Dwelling	10,000 feet[1]	8,000 feet	6,000 feet	4,000 feet	4,000 feet
Minimum Lot Area Requirement – Two-Family Detached Dwelling	N/A	N/A	10,000 feet	7,000 feet	7,000 feet
Minimum Lot Area Requirement – One-Family Attached Dwellings	N/A	N/A	N/A	3,000 feet	3,000 feet
Maximum Density – Multifamily Dwellings (Units/Square Foot)	N/A	N/A	N/A	N/A	1:3,000
Minimum Lot Width – One-Family Detached Dwelling	90 feet	70 feet	50 feet	42 feet	42 feet

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

1. The minimum lot size in existing residential neighborhoods shall be based on the mean average lot size of existing platted R-1-12 lots within a radius of 500 feet of the property proposed for subdivision. However, in no case shall the minimum lot requirement exceed 12,000 square feet, nor be less than 10,000 square feet.

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

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

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

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

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

4. Front yards shall not be less than 15 feet in front of living areas, up to a maximum of 55 percent of the front lot line, and not less than 18 feet in front of all other areas.

5. Detached one-family or detached two-family dwellings shall have two side yards with each side yard having a width of not less than six feet. A nonattached side of an attached one-family dwelling shall have a side yard having a width of not less than six feet.

6. For multiple-family dwellings and other allowable uses other than one-family attached and one-family and two-family detached dwellings, front yards shall be 20 feet, side yards shall be equal to one foot of side yard for each three feet or portion thereof of building height, and rear yards shall be 25 feet, except as required by RMC 23.18.020(B) when multifamily development is located adjacent to a single-family residential zoning district or development.

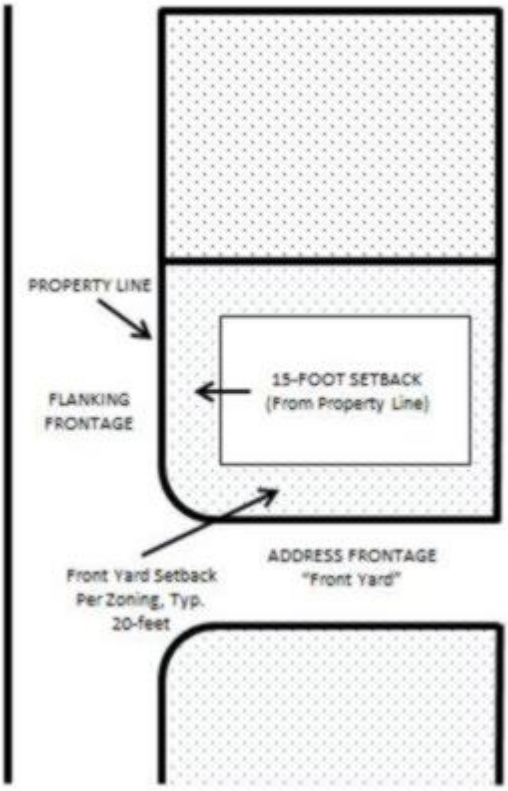
7. Rear yards shall be not less than 20 feet in back of living areas and three feet in back of garages or carports up to a maximum of 60 percent of the rear lot line for the garage or carport portion of the rear yard.

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

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

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

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



[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 20-10 § 1.01; amended during 2011 recodification; Ord. 14-11 § 1.01; Ord. 32-11 § 3; Ord. 20-14 § 1.01].

23.18.050 Parking standards for residential use districts.

Off-street parking space shall be provided in all residential zones in compliance with the requirements of Chapter 23.54 RMC. [Ord. 28-05 § 1.02].

Chapter 23.30 – Public Use Zoning Districts

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 semipublic 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, flood plains 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. 04-09)

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 of this title.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	PPF	NOS
Public/Quasi Public Uses		
Alternative School	P[1]	
Churches	P[2]	
Clubs or Fraternal Societies	P[2]	
Cultural Institutions	P[2]	
General Park Maintenance & Operations	P	P
Golf Courses	P	
Passive Open Space Uses	P	P
Power Transmission & Irrigation Wasteway Easements & Utility Uses	P[3]	P[3]
Public Agency Buildings	P[3]	P[3]
Public Agency Facilities	P[3]	P[3]
Public Campgrounds	P	
Public Parks	P	P

Land Use	PPF	NOS
Schools	P[4]	
Special Events including concerts, tournaments, and competitions, fairs, festivals and similar public gatherings	P	
Trail Head Facilities	P	P
Trail for Equestrian, Pedestrian or non-motorized Vehicle Use	P	P
Recreational Uses		
Art Galleries	P	
Boat Mooring Facilities	P	
Retail Uses		
Concessionaire	P[6]	P[6]
Parking Lot	P	S[5]
Miscellaneous Uses		
Micro and Macro Antennas	P	
On-site Hazardous Waste Treatment & Storage	A	A
Cemetery	P	

1 Section 23.42.260 2 Section 23.42.050 3 Section 23.42.200
4 Section 23.42.250 5 Section 23.42.183

(Ord. 13-08: Ord. 04-09)

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. 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
Maximum Building Height - Main Building	55	0[1]

[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 of this title.

Exhibit G

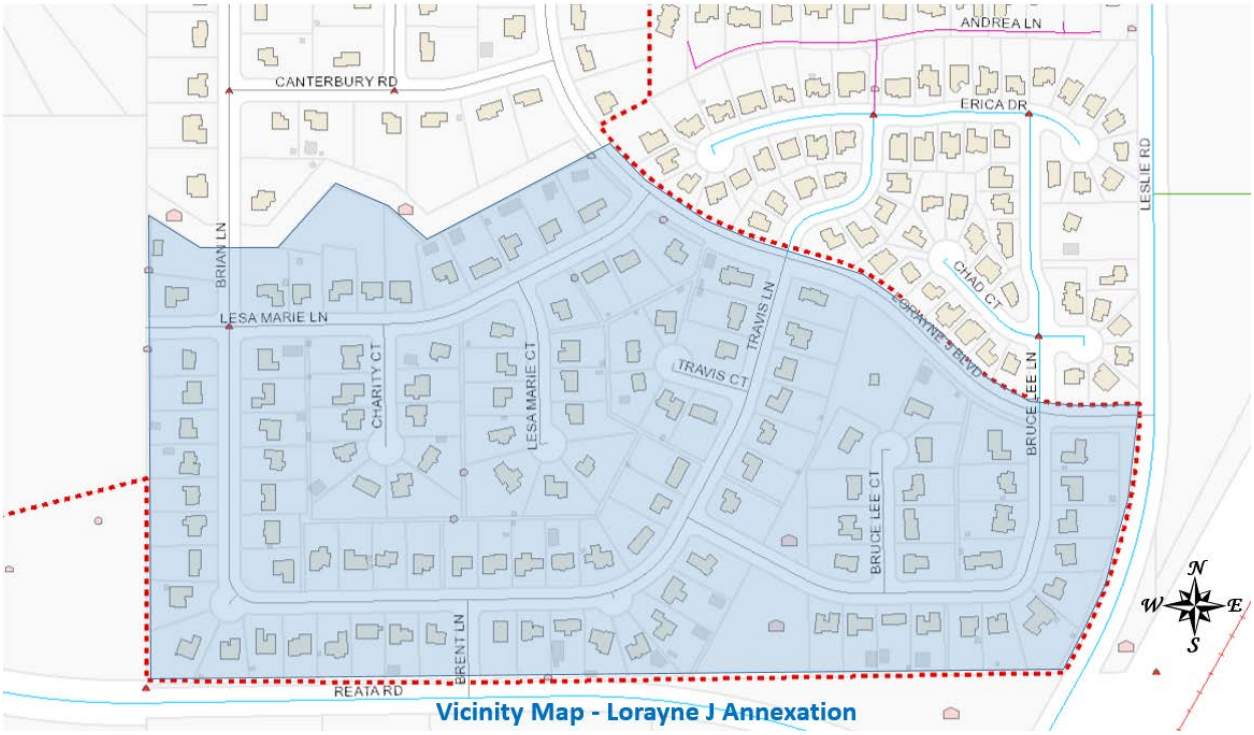
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Richland Planning Commission will hold a public hearing on Wednesday, November 15, 2017, beginning at 7:00 p.m. in the Richland City Council Chambers, 505 Swift Boulevard, Richland, to consider the appropriate zoning designation(s) for a proposed annexation area located south of Lorayne J Boulevard, north of Reata Road and west of Leslie Road. This notice has been mailed to you because your property is located within the proposed annexation area.

All interested persons are invited to attend the hearing to provide written and or verbal testimony to the Commission. All written correspondence received on or prior to November 8th will be included in the written information that is distributed to the Commission prior to the hearing. Any correspondence received after the 8th will be presented to the Commission at the hearing on the 15th.

Written comments may be mailed to: Richland Development Services, 840 Northgate Avenue, Richland, WA 99352 or via email at: rsimon@ci.richland.wa.us. Questions regarding the hearing may be directed to Rick Simon, Development Services Manager at 942-7596.

The following is a summary of the annexation process. Please note that the purpose of the hearing before the Planning Commission is to consider zoning for the proposed annexation area, in the event of annexation. The hearing will not consider the relative merits of the proposed annexation. There are several options for zoning, which are also summarized below.



Annexation Process Description

At its meeting on October 3rd, the Richland City Council took action to allow the proposed Lorayne J annexation to move forward through the annexation process. This action resulted from a request signed by 24 homeowners within the proposed annexation area to initiate annexation proceedings. State law provides that an annexation process can be initiated by property owners representing at least 10% of the total assessed value of a proposed annexation area. This is the first step of the process that includes the following steps:

- Richland Planning Commission will conduct a public hearing and make a recommendation as to what the appropriate zoning would be for the proposed annexation area, if annexation were to take place;
- City staff will file an application with the Benton County Boundary Review Board. The Boundary Review Board will conduct their own evaluation of the annexation proposal;
- If approved at the Boundary Review Board level, City Council would then have to authorize the circulation of a formal annexation petition;
- The petition would be distributed so that all property owners would have the opportunity to sign. Under state law, in order for a petition to be valid, it must be signed by property owners representing no less than 60% of the total assessed valuation of the proposed annexation area. If the petition does not meet this 60% requirement, the annexation process does not move forward any further;
- Once received by the City, the petition is sent to the Benton County Auditor for certification;
- Once certified as meeting the 60% requirement, the City Council would schedule a public hearing to consider the annexation;
- If Council determines the annexation should be approved, it will adopt an annexation ordinance. At that point, the annexation process is complete.

Zoning

Newly assigned zoning of the neighborhood must be consistent with the City's comprehensive plan. The plan designates the neighborhood and surrounding areas as suitable for Low Density Residential development. The City has three potential zoning districts that would be consistent with this Low Density Residential plan designation, including: R1-12 Single Family Residential, R1-10 Single Family Residential and SAG - Suburban Agriculture. All three of these zones allow for single family residential uses and are very similar in nature. The following charts provide a summary of the differences between the three zoning districts:

Dimensional Requirements

	R1-10	R1-12	SAG
Minimum Lot Size	43,560 square feet	12,000 square feet	10,000 square feet
Front Yard Setback	20 feet	20 feet	20 feet
Rear Yard Setback	25 feet	25 feet	25 feet
Side Yard Setback	10 feet	10 feet	10 feet
Maximum Bldg. Height	30 feet	30 feet	30 feet
Maximum Lot Coverage	40%	40%	20%

Keeping of Livestock

	R1-10	R1-12	SAG
Large Livestock (horses, cows, pigs, sheep or goats)	Not Allowed	Not Allowed	Yes, 2 animal units per acre*
Small Livestock (rabbits, chickens, ducks, etc.)	Yes, limited to 5 animals total, including household pets	Yes, limited to 5 animals total, including household pets	Yes, 12 animals per acre
Household Pets (dogs, cats)	Yes, limited to 5 total, including small livestock	Yes, limited to 5 total, including small livestock	Yes, limited to 5 total, in addition to livestock

*Animal Unit = approximately 1,000 lbs. of animal weight

Detached Accessory Buildings

	R1-10	R1-12	SAG
Maximum Bldg. Size	900 square feet or up to 1,200 square feet if not exceeding more than 50% of the size of the home	900 square feet or up to 1,200 square feet if not exceeding more than 50% of the size of the home	900 square feet or up to 1,200 square feet if not exceeding more than 50% of the size of the home
Maximum Bldg. Height	16 feet	16 feet	24 feet
Rear & Side Yard Setbacks	5 feet[1]	5 feet[1]	5 feet[1,2]

[1]Smaller buildings require a lesser setback from property lines
[2]Buildings housing livestock are required to be setback 50 feet from a property line
[3]The size of accessory buildings meeting primary structure setbacks is not restricted.

Nonconforming Uses, Lots or Buildings

Zoning regulations apply to new development, but have no effect on existing situations. For example, a home in the R1-10 zone requires a 25 foot setback from a rear property line. If an existing home is annexed into the City as part of the R1-10 zone but only has a setback of 20 feet from the rear property line, it is considered a legal, nonconforming building. Future additions or alterations to the building would be permitted provided the addition does not extend any closer to the rear property line than it already does.

An example of a nonconforming use may be the keeping of large livestock on a property that is zoned R1-12. Under the R1-12 regulations, household pets and some small livestock are permitted, but not large livestock. If a property owner maintains livestock on their lot at the time an annexation is completed, the keeping of livestock becomes a legal, nonconforming use. The use may be continued, but it cannot be expanded.

These are summaries of the zoning regulations. For the complete text, use the following link to access the Richland Municipal Code. Residential zoning can be found in Chapter 23.18; the Suburban Agricultural zone is in Chapter 23.14 and Nonconforming use regulations are found in Chapter 23.66.
http://www.codepublishing.com/WA/Richland/#!/Richland23/Richland23.html

PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 11/15/2017 Agenda Category: New Business – Public Hearing

Prepared By: Rick Simon, Development Services Manager

Subject:
Public Hearing to Consider Proposed Amendments to Chapter 24.12 of the Richland Municipal Code - Subdivision Procedures

Request:
Key 1 - Financial Stability & Operational Effectiveness

Recommended Motion:
Recommend Approval of the Proposed Amendments to Chapter 24.12 of the Richland Municipal Code.

Summary:
Staff has proposed a number of minor changes to the City's subdivision regulations concerning the administration of final plat applications. These amendments were presented to the Commission at a workshop on October 4th. A staff report and the proposed draft ordinance is attached.

Attachments:

1. Staff Report
2. Draft Ordinance

STAFF REPORT

TO: PLANNING COMMISSION PREPARED BY: RICK SIMON
FILE NO.: M2017-103 MEETING DATE: NOVEMBER 15, 2017

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND

REQUEST: TEXT AMENDMENTS TO CHAPTER 24.12 – SUBDIVISION PROCEDURES

LOCATION: CITYWIDE

REASON FOR REQUEST:

Staff has proposes some minor adjustments to the subdivision code to reflect current practice.

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 24.12 of the RMC established the procedures to be used in the review of preliminary plat and final plat applications;

2. Over time, other amendments to the City code, particularly the implementation of a hearing examiner system in the review of preliminary plat applications changed the function of the Planning Commission, removing the Commission from the subdivision review process;

3. The requirement for the signature of the Planning Commission Chairperson on the final plat no longer is needed given that the Commission is no longer involved in the review of subdivisions;

4. The other proposed changes to the code all procedural changes that reflect current City practices in the administration of the final plat reviews;

5. Based upon the above findings and conclusions, the adoption of the proposed amendments to Chapter 24.12 of the Richland Municipal Code concerning procedural amendments to the processing of final plat applications 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 (M2017-103) and recommend to the City Council adoption of proposed subdivision code amendments.

ATTACHMENTS

A. Supplemental Information
B. Draft Ordinance Amendments

ATTACHMENT A
(M2017-103)

SUPPLEMENTAL INFORMATION

PROPOSED AMENDMENTS

Staff has proposed the following amendments to the municipal code:

- Section 24.12.045(B) – Under the requirements for posting of public notices: eliminate the requirement to post three public notices in conspicuous places. *Rationale: Each project site is unique. Notices should be posted in conspicuous places. Sometimes this may mean more than three notices are needed, sometimes less.*
- Section 24.12.060 – Eliminate the requirement for the subdivider to submit a mylar drafting film at the time a final plat application is submitted. *Rationale: The mylar should be submitted as the final step in the process. Paper copies should be submitted for review and approval first. Submittal of a mylar with the initial submittal does not serve a useful purpose.*
- Section 24.12.070(J) – Add a requirement that a subdivider submits an application form and a final plat fee along with the final plat drawings. *Rationale: This amendment would bring code into conformance with current practices*.
- Section 24.12.110 – Specifies that the subdivider shall submit a mylar following review and approval of the final plat application and eliminates the requirement that the Chair of the Planning Commission sign the final plat mylar. *Rationale: The amendment would bring code into conformance with current practice. As the Commission no longer has the function of reviewing preliminary plats, the Chairman's signature on the final plat is no longer needed.*
- Section 24.12.130 – Would specify that the subdivider provide a copy of the final mylar to the City Engineer and not with the Planning Commission. *Rationale: This amendment bring code into conformance with current practice.*
- New Section 24.12.140 – This new section would provide an appeals process for anyone aggrieved by the City's decision on a final plat. *Rationale: Currently, there is no process identified in code to appeal a final plat. This section would provide the hearing examiner with the authority to review appeals.*

ANALYSIS

The proposed code changes affect only the procedures for the final platting of property, and not any development standards. The changes would better reflect the City's current practices for processing final plats and represent an improvement over existing code language.

Chapter 24.12

PROCEDURE

Sections:

24.12.010 Preliminary plat – Application for approval.
24.12.020 Preliminary plat – General requirements.
24.12.030 Preliminary plat – Specific requirements.
24.12.040 Preliminary plat – Vicinity sketch – Street grades – Utilities – Drainage facilities.
24.12.045 Preliminary plat – Public hearing.
24.12.050 Preliminary plat – Public hearing, hearing examiner consideration and recommendation to city council.
24.12.053 Preliminary plat – Required findings.
24.12.055 Preliminary plat – City council consideration and action.
24.12.060 Final plat – Submission.
24.12.070 Final plat – Required information.
24.12.080 Final plat – Required certificates and statements.
24.12.090 Final plat – Approval of city engineer.
24.12.110 Final plat – Approval.
24.12.120 Final plat – Time for determination.
24.12.130 Final plat – Filing.

24.12.010 Preliminary plat – Application for approval.

For the purpose of expediting the preliminary approval of any subdivision, every subdivider shall file with the subdivision administrator a preliminary plat application on such forms as may be provided by the city. Each application shall include electronic and hard copies of the map(s) as specified on the preliminary plat application form, a report from a title insurance company showing ownership of the property involved, an accurate legal description of the property involved, and a list of names and addresses of all owners of property within 300 feet of the exterior boundaries of the proposed subdivision. In addition, the report shall include an accurate key map showing the property involved and delineating the property within 300 feet of the proposed subdivision. Each parcel falling wholly or partly within the 300-foot distance shall be numbered to correspond with the ownership report. The preliminary plat application shall be accompanied by an application for threshold determination (environmental assessment checklist) in accordance with the State Environmental Policy Act (SEPA) and RMC Title 22 (Environment). Every subdivider at the time of filing a preliminary plat shall pay to the city such fees as are prescribed in RMC 19.80.020.

The time of filing a preliminary plat shall be fixed as the date when all maps and information required by this chapter and RMC Title 19 have been filed, checked and accepted as completed by the subdivision administrator and the required fees paid.

24.12.020 Preliminary plat – General requirements.

The preliminary plat shall include the following:

A. The proposed name of the subdivision. Names shall not too closely resemble those of existing subdivisions, nor shall given names or initials be used with surnames in a plat name;

B. The location of boundary lines in relation to section, quarter-section, and quarter-quarter-section lines and any adjacent corporate boundaries of the city which are part of the legal description of the property;

C. The names and addresses of the subdivider and the engineer, surveyor, landscape architect, or other person making the plat;

D. The scale of the plat, which shall not be less than 50 feet to the inch nor more than 100 feet to the inch;

E. The date of submission and the north point.

24.12.030 Preliminary plat – Specific requirements.
The preliminary plat shall specifically include the following:

A. The location, width, and name, if any, of each existing or platted street, other rights-of-way, parks, playgrounds, and other open spaces, schools and permanent buildings within the proposed subdivision;

B. The names of adjacent subdivisions and the location and names of all adjacent streets;

C. The topography at an appropriate contour interval (unless specifically waived by the city planner), the location of all natural watercourses, and other physical features pertinent to the subdivision;

D. The layout, number and approximate dimensions of lots and the number of blocks;

E. The indication of any lots on which a use other than residential is proposed by the subdivider;

F. The indication of any portion or portions of the plat for which successive or separate final plats are to be filed.

24.12.040 Preliminary plat – Vicinity sketch – Street grades – Utilities – Drainage facilities.
The vicinity sketch shall be at a legible scale and shall show the relationship of the proposed plat to existing schools, parks, shopping centers, and other like facilities.

The city engineer may require the submission of two copies of the proposed street grades where in his opinion conditions so warrant.

The city engineer may require the submission of two copies of the proposed general layout and dimensions of water, sanitary sewer, drainage, lighting and fire protection facilities and easements.

24.12.045 Preliminary plat – Public hearing.
The subdivision administrator shall schedule a hearing for the preliminary plat and prepare a notice of public hearing consistent with the requirements of Chapter 19.40 RMC. Notice of public hearing on the preliminary plat shall be given in the following manner:

A. Mailing a written notice not less than 10 days prior to the date of such hearing to the owners of all properties within 300 feet of the exterior boundaries of the proposed subdivision pursuant to the title insurance company report required by RMC 24.12.010;

B. Posting public notices in ~~three~~ conspicuous places on or adjacent to the land proposed to be subdivided at least 15 days prior to the date of a public hearing;

C. Notice of public hearing shall be published in the official newspaper of the city not less than 10 days prior to the date of such hearing.

24.12.050 Preliminary plat – Public hearing, hearing examiner consideration and recommendation to city council.
A. The hearing examiner shall consider any preliminary plat application and shall conduct an open record public hearing in accordance with Chapter 19.60 RMC. After public hearing and review the hearing examiner shall determine whether the preliminary plat is in accordance with the comprehensive plan and other applicable code requirements and shall either make a recommendation for approval or disapproval to the city council.

Recommendation for approval of the preliminary plat shall not be given by the hearing examiner without the prior review and approval of the city manager or his designee with respect to the engineering elements of said plat including the following:

1. Adequacy of proposed street, alley, right-of-way, easement, lighting, fire protection, drainage, and utility provisions;

2. Adequacy and accuracy of land survey data;

3. The submittal by the applicant of a plan for the construction of a system of street lights within the area proposed for platting, including a timetable for installation; provided, that in no event shall such a plan be approved that provides for the dedication of such a system of lighting to the city later than the occupancy of any of the dwellings within the subdivision.

B. The hearing examiner recommendation shall be forwarded to the city clerk for scheduling for city council consideration.

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

A. The preliminary plat conforms to the requirements of this title;

B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;

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

D. The application is consistent with the requirements of RMC 19.60.095.

24.12.055 Preliminary plat – City council consideration and action.

A. The city council shall consider the recommendation of the hearing examiner together with other recommendations, maps and documents and matters of record and render a decision on the preliminary plat consistent with the requirements of RMC Title 19 for Type III permit application.

B. The application for preliminary plat approval shall be approved, disapproved or returned to the applicant for modification or correction within 90 days of the date of acceptance.

C. City council approval of a preliminary plat shall not guarantee final approval of the plat or subdivision and shall not constitute an acceptance of the subdivision, but shall authorize the subdivider to proceed with the preparation of the final plat along the lines indicated in the preliminary plat.

D. Approval of the preliminary plat shall be operative for five years from the date of approval by the city council during which time a final plat or plats may be submitted.

E. The subdivision administrator may extend the approval period or may require that the preliminary plat must be resubmitted after the expiration of the approval period.

24.12.060 Final plat – Submission.

Within the approval period prescribed in RMC 24.12.055, the subdivider may submit to the subdivision administrator a final plat ~~which shall be drawn in ink on good quality four mil mylar drafting film and shall~~ containing the information, certificates and statements required by this title. The plat scale shall neither be less than 50 feet to the inch nor more than 100 feet to the inch unless otherwise specifically authorized by the subdivision administrator. All plats shall be drawn on a standard sheet, 24 inches by 30 inches, and with a two-inch margin on the left edge and a one-inch margin on all other edges. If more than one sheet is required, the sheets shall be numbered and indexed, and each sheet shall bear all certificates, approvals, descriptions and statements required.

24.12.070 Final plat – Required information.

The final plat shall contain or be accompanied by the following information:

A. The primary control point approved by the city engineer and descriptions and ties to such control points to which all angles, bearings, dimensions, and similar data on the plat shall be referred.

B. A complete set of field and computation notes showing original or reestablished corners with descriptions of them; actual traverses showing error of closures and method of balances; and a sketch showing all distances, angles, and calculations required to determine distances and corners of the plat. The allowable error of closure shall not exceed one foot in 5,000 feet for residential areas, and one foot in 10,000 feet for commercial and industrial areas.

C. All tract boundary lines, right-of-way lines of streets, easements, and other rights-of-way, and property lines of lots and other sites, with accurate bearings, dimensions, deflection angles, complete curb data for street centerlines and property lines, and other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points and points of curve to lot lines.

D. The name and right-of-way width of each street and other rights-of-way shall be shown.

E. The location, dimensions, and purposes of each easement shall be shown.

F. The purpose for which sites, other than residential lots, are dedicated or reserved shall be shown.

G. Numbers to identify each parcel, lot and block shall be shown.

H. The location and description of all monuments shall be shown.

I. References to recorded plats of adjoining land by record name, date and number shall be shown.

J. A completed final plat application form and accompanying application fee as prescribed in RMC 19.80.020.

24.12.080 Final plat – Required certificates and statements.
Each sheet of the plat shall contain the following certificates:

A. The following land surveyor's certificate to be shown on each sheet of the plat:

> I, _____ registered land surveyor, hereby certify that the plat of _____ as shown hereon is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown and that the monuments have been set and the lot corners staked as shown on the plat.
>
> Signed _____ (Seal)

B. A certification from the proper officer in charge of tax collections that all taxes and delinquent assessments have been paid, satisfied or discharged.

C. Each plat shall be accompanied by a certificate of title showing all persons and parties having an interest in the land platted. The commission may require additional certificates, affidavits, or endorsements, as they may become necessary for the reasonable enforcement of these regulations.

D. Each sheet of the plat shall contain a statement by the owner of the land dedicating all streets, rights-of-way, and other appropriate sites and easements for the public use. A certificate that the subdivision has been made with the free consent and in accordance with the desires of the owner or owners. If the plat or short plat is subject to a dedication, the certificate or a separate written instrument shall contain the dedication of all streets and other areas to the public, and individual or individuals, religious society or societies or to any corporation, public or private as shown on the plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. Said certificate or instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the lands subdivided and recorded as part of the final plat.

E. Each plat shall be accompanied by a copy of all restrictive covenants and other deed restrictions that are to be placed upon any of the lots in the subdivision.

24.12.090 Final plat – Approval of city engineer.
Upon the receipt of the final plat, the subdivision administrator shall deliver the plat to the city engineer for his approval. The city engineer shall determine whether the plat is accurate and correct in all details and whether minimum improvements have been provided as described in this title and whether it and the subdivision comply with applicable law. If conditions so warrant, the city engineer may cause a field inspection to be made. The costs of such inspection at prevailing rates shall be charged the applicant and shall be paid before approval of the plat is given by the city engineer. If the city engineer approves the plat, he shall so certify on the plat. If he does not approve the plat, he shall state in writing the specific reasons therefor. After approval or disapproval, the city engineer shall return the plat to the subdivision administrator. If the city engineer has not approved the plat, the plat shall be returned to the subdivider for the corrections or changes necessary to comply with the city engineer's objections. Thereafter, the subdivider may resubmit the final plat.

24.12.110 Final plat – Approval.
Upon receipt by the subdivision administrator, the final map and other data shall be reviewed. If the subdivision administrator determines that the final plat is in full conformance with the approved preliminary plat and other necessary ordinances, and that the city engineer and other city departments have reviewed and approved the final plat application, then the subdivision administrator shall cause a letter of approval to be written to the subdivider, advising that the final plat has been approved by the City and that the subdividor may submit a final plat, drawn in ink on good quality four mil mylar drafting film for City signatures. ~~he shall so advise the chairman of the planning~~

~~commission. The chairman of the planning commission may then recommend approval, without further action by the planning commission. If the final plat is referred to the chairman of the planning commission without submission to the commission, the chairman may elect to submit the plat to the commission for further action.~~

~~After planning commission review and recommendation, the plat shall be referred to the city council for final action.~~

24.12.120 Final plat – Time for determination.
The final plat, subdivision, or dedication shall be approved, disapproved, or returned to the subdivider for modification or correction within 30 days from the date of filing or refiling thereof unless the subdivider in the meantime shall have filed written consent for a longer period in which the city council may act thereon.

24.12.130 Final plat – Filing.
After approval by the city council, the final plat may be filed with the county auditor and thereafter shall be known as an authorized plat, subdivision, or dedication of land. In addition to filing the original copy with the county auditor, the subdivider shall also file two copies with the county assessor and one copy ~~each~~ with the city engineer ~~and the city planning commission.~~

24.12.140 Appeals
Any party of record aggrieved by a decision made by the city regarding a final plat application, may appeal the decision to the hearing examiner as set forth in RMC 19.20 for a Type I permit application.