



Agenda

RICHLAND PLANNING COMMISSION MEETING NO. 6-2014

Richland City Hall - 505 Swift Boulevard - Council Chamber

WEDNESDAY, June 25, 2014

7:00 p.m.

COMMISSION MEMBERS: James Utz, Chair; Carol Moser, Vice-Chair; Debbie Berkowitz; Marianne Boring; Clifford Clark; Stanley Jones; Kent Madsen; Amanda Wallner and James Wise

LIAISONS: Rick Simon, Planning and Development Services Manager
Phil Lemley, City Council

Regular Meeting, 7:00 p.m.

Welcome and Roll Call

Approval of the Agenda

Approval of May 28, 2014 Meeting Minutes

Public Comments

Public Hearing Explanation

New Business – Public Hearings

1. APPLICANT: AMERICAN TOWER CORP. (SUP2014-101)*

Request: APPROVAL OF A SPECIAL USE PERMIT TO AUTHORIZE CONSTRUCTION OF A 100 FOOT TALL WIRELESS COMMUNICATIONS FACILITY WITH ASSOCIATED GROUND EQUIPMENT

Location: 2373 JERICHO ROAD

2. APPLICANT: NOR AM INVESTMENTS, LLC (BSP2014-100)*

Request: APPROVAL OF A BINDING SITE PLAN TO DIVIDE 73.5 ACRES INTO 40 COMMERCIAL LOTS, TOGETHER WITH PRIVATE ROADWAYS AND COMMON PARKING AREAS.

Location: WITHIN THE BADGER MOUNTAIN SOUTH MASTER PLANNED COMMUNITY, SOUTH OF AVA WAY AND EAST OF DALLAS ROAD

3. APPLICANT: CITY OF RICHLAND (Z2014-101)

Request: ZONING TEXT AMENDMENTS – REVISIONS TO SECTIONS 23.38.070, 23.18.040, 23.38.020, 24.04.030 AND 24.12.010 OF THE RICHLAND MUNICIPAL CODE CONCERNING REQUIREMENTS ASSOCIATED WITH FENCING, ASSESSORY BUILDING AND HOUSE SETBACKS, SUBDIVISION APPLICATION REQUIREMENTS AND SIZE REQUIREMENTS FOR REQUIRED COMMERCIAL LANDSCAPING TREES.

Location: CITYWIDE

***Quasi-Judicial Hearing**

Planning Commission Workshop Meeting, Wednesday, July 9, 2014

Planning Commission Regular Meeting – Wednesday, July 23, 2014

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Communications

Commission/Staff/Liaison Comments

Adjournment

Planning Commission Workshop Meeting, Wednesday, July 9, 2014

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MINUTES
RICHLAND PLANNING COMMISSION MEETING No. 5-2014
Richland City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, May 28, 2014
7:00 PM

Call to Order:

Chairman Utz called the meeting to order at 7:00 PM

Attendance:

Present: Commissioners Berkowitz, Boring, Clark, Jones, Madsen, Wallner, Wise, Vice-Chair Moser and Chairman Utz. Also present were City Council Liaison Phil Lemley, Public Works Director Pete Rogalsky, Transportation and Development Manager Jeff Peters, Development Services Manager Rick Simon, Senior Planner Aaron Lambert and Recorder Pam Bykonen.

Approval of Agenda:

Chairman Utz presented the May 28, 2014 meeting agenda for approval.

The agenda was approved as written.

Approval of Minutes

Chairman Utz presented the meeting minutes of the April 23, 2014 regular meeting for approval.

A motion was made by Commissioner Boring and seconded by Commissioner Madsen to approve the meeting minutes of the April 23, 2014 regular meeting as written.

Commissioner Berkowitz requested clarification in the minutes to reflect her absence.

Commissioner Jones requested the inclusion of a point of order made during Mr. Woodward's comments.

Vice-Chair Moser suggested the inclusion of Ken Harper's comments in regard to the point of order.

A motion to amend the minutes was made by Commissioner Jones and seconded by Commissioner Madsen to include the above items.

AMENDMENT CARRIED 9-0.

MOTION CARRIED 9-0.

Public Comment

Chairman Utz asked for public comment on any item not on the agenda. He pointed out that any comments on the Transportation Improvement Program (TIP) should occur during this portion of the meeting.

A question was raised about the presence of a Council member during the public comment period due to the potential of comments related to the ongoing Clearwater Creek closed record hearing. After some discussion, it was determined that separating the Clearwater Creek issues from the Transportation Improvement Program would be extremely difficult. Council Liaison Lemley decided to remain in the meeting.

Dave Bond, Kennewick School District Superintendent, 3509 West 38th Avenue, Kennewick: Thanked the Planning Commission, shared his background and explained that the rapidly growing Kennewick School District needs to build elementary schools where access is available and growth is expected. Their planning has been based, in part, on published transportation planning documents and the Rachel Road extension would support potential bus routes and traffic generated by the proposed school. Without sufficient access to Leslie road in the Clearwater Creek area, a new school would not be built, new grass fields would not be maintained by their district and kids would be bussed farther away from their neighborhood.

Robert Benedetti, 400 Broadmoor Street: Asked the following questions: 1) Why weren't the Kennewick School District and the City of Kennewick concerns and restrictions, letters dated May 14th-16th on the Clearwater Creek Plat/Rachel Road extension, not presented at the City Council meeting on May 20th? 2) When was it first known by Hayden Homes and/or City staff that there were concerns and restrictions on the Clearwater Creek Plat and the Rachel Road extension? 3) Why, after months of public documentation on the concerns about the Rachel Road extension by Tapteal Greenway, the Tri-City Herald and Richland citizens, did the City of Kennewick and the Kennewick School District write their letters on May 14th and 16th? Did anyone in Hayden Homes or the City of Richland staff contact the City of Kennewick and the Kennewick School District regarding the need for the letters before April 14th?

The following people spoke against the Rachel Road extension in the Transportation Improvement Plan:

Jim Deatherage, 8907 West 6th Avenue, Kennewick

Nancy Doran, 1516 Johnston Avenue

Scott Woodward, 480 Columbia Park Trail

Therese Howe, 2777 Rue Court

Darren Merrill, 2909 Kentbrook for Heidi Eden, 134 Rachel Road

Dirk Peterson, 2107 Rainier Avenue

Karen Sowers, 227 Sitka Court

Laura Caslin, 8720 West Falls Avenue, Kennewick

Laurie Ness, 2253 Davison Avenue

Bobbie Bull, 1928 Meadows Drive North

Kathy Dechter, 113 Bebb Court
Paula Butterworth, 97004 East Clover Road, Kennewick
Tom McClelland, 39507 East Ridgecrest Drive
James Noyce, 9419 Vincenzo Drive, Pasco
Chuck Wojnowski, 223 Lasiandra Court
David Orcutt, 2632 Eastwood Avenue
Mike Lilga, 317 Fuller Street
Pamela Woodward, 480 Columbia Park Trail
Alexandra Amonette, 1939 Marshall Avenue
Brad Evans, 3605 South Bermuda Road
Dorthea Ferris-Narum, 224 High Meadows Street
David Harvey, 1931 Harris Avenue
Patrick Paulson, 2253 Davison Avenue
Arthur Klym, 10411 South 952 PR SE, Kennewick

The following people spoke in support of the Rachel Road extension in the Transportation Improvement Plan:

Jeff Losey, Home Builders Association of Tri-Cities, 10001 West Clearwater Avenue, Kennewick

Renee Brooks, Home Builders Association of Tri-Cities, 1201 West 14th Avenue, Kennewick

PUBLIC HEARING

Public Hearing Explanation: Ms. Bykonen explained the public hearing notice and appeal process and asked Commissioners to identify any conflicts of interest, ex-parte contact or any other appearance of fairness issues.

New Business

- 1. APPLICANT: CITY OF RICHLAND (M2014-101)
AMENDMENTS TO THE CITY OF RICHLAND TRANSPORTATION IMPROVEMENT PROGRAM 2015-2020.**

Mr. Rogalsky explained the state-wide Six-Year Transportation Improvement Program which is primarily used for financial planning between several levels of government and as a high level planning tool and not as a construction commitment. He discussed connectivity issues for motorized and non-motorized traffic, safety and quality of life. **Mr. Rogalsky** reviewed the following priority levels within the Transportation Improvement Program: Highest Priority, fully or partially funded, including the Duportail/Stevens Corridor; Second Priority, without funding, but identified as priorities in the City's Strategic Plan, including Swift Boulevard and Columbia Park Trail; Third Level Priority, emerging needs that are unfunded, including arterial collector streets in South Richland and non-motorized connectivity projects.

Mr. Rogalsky spoke optimistically about location flexibility for the Rachel Road extension and commented that school districts base their expansion plans on the City's traffic/connectivity plan and that additional work was required before the location of Rachel Road would be finalized. Using the document camera, he showed a map of the Collector/Arterial System and further described the background, topographical challenges and design features of that system. **Mr. Rogalsky** pointed out that when the Amon Creek Preserve was developed and funded, all parties were aware of the City's plan, including financial participation that was in part a means of securing the roadway feature through the preserve area. He reported the benefits of connectivity as protecting the quality of life for residents and fulfilling the City's commitment to provide adequate infrastructure for community growth.

Discussion:

Commissioner Moser inquired if the connector street between Queensgate Drive and Market Road would alleviate congestion from Badger Mountain South. **Mr. Rogalsky** confirmed that it would. **Commissioner Moser** discussed a segment of Rachel Road, located in the county, with driveways emptying directly onto it and wondered if those homeowners would be notified regarding the impact of an arterial collector street. **Mr. Rogalsky** confirmed that it was in the county and existed prior to the City's plan.

Commissioner Moser asked if the letter, mentioned by Mr. Benedetti, was received and wondered why it was not addressed by City Council. **Mr. Rogalsky** reported that the City Council received the letter. **Commissioner Moser** requested that the proposed neighborhood areas be pointed out on the displayed map; **Mr. Rogalsky** did so.

Referring to page 18 of the Transportation Improvement Program, **Commissioner Berkowitz** requested a status of the Logston Boulevard extension and if it still was needed with the Robertson Road extension. **Mr. Rogalsky** reported that a contract was recently awarded for the Robertson Road extension so the Logston Road extension could probably be removed from the Transportation Improvement Program. He reported that the Logston Road extension had been redefined and did not use the corridor that would have gone through a wetland.

Commissioner Berkowitz liked the idea of a Queensgate pedestrian and bike path and asked if it would have any impact on wetlands. **Mr. Rogalsky** reported that the project was funded, but not designed and, like all such projects, would undergo an environmental review. **Commissioner Berkowitz** requested that the path avoid the wetlands and if the Commission could see the review when available. **Mr. Rogalsky** stated that the review would be published and reviewed through the public notice process.

Commissioner Berkowitz asked if Jubilee Street was on the Transportation Improvement Program last year and requested information on project impacts to Lawless Park. **Mr. Rogalsky** stated that Jubilee Street had not been on the

Transportation Improvement Program and informed all that each project would undergo the normal design review process, public process and review.

Commissioner Wise discussed Transportation Improvement Program revisions made in an effort to reduce the carbon footprint and asked for a general status. **Mr. Rogalsky** had seen no state or federal requirements to change the Transportation Improvement Program process, but those elements were embedded in their planning efforts. **Commissioner Wise** suggested a yearlong 'time out' on road building in order to study other cities and interact with community groups. **Mr. Rogalsky** welcomed the suggestion and stated that it was a matter of prioritizing budgets and goals.

Commissioner Boring inquired if it was possible to create the extension in a way that would avoid the wetlands area. **Mr. Rogalsky** responded that they could, the organization had been and were currently working to preserve the wetlands portion of the preserve and may find the opportunity to elevate the roadway and provide paths beneath it.

Commissioner Boring reminded everyone that the Kennewick School District was there serving Richland students. She also reminded everyone that there have been other situations where the City worked hard to save wetlands in other areas of the city. **Commissioner Boring** does not want the preserve impacted, but there needed to be a balance including weighing the benefits of having homes near schools.

Commissioner Madsen requested what the exact boundary of the preserve, how it related to Leslie Road and suggested creating a connection at Reata Road rather than Rachel Road. He expressed his belief that the parties involved ought to be able to find a workable solution for all.

Commissioner Clark requested clarification on collector streets and anticipated traffic. **Mr. Rogalsky** discussed the design details of an urban collector street as 36 feet of pavement with concrete sidewalks on both sides and the rural design of 32 feet of pavement with shoulders and a separate asphalt pedestrian path. Unique or challenging sites allowed for creative design. He reported that arterials were designed for 10,000 or more trips per day and 5,000 or more trips per day on collector streets.

Commissioner Clark asked if removing the Rachel Road project from the Transportation Improvement Program, as in a time out, would impact its funding or priority. **Mr. Rogalsky** did not believe it made a lot of sense to fund a study of a project that was no longer in the Transportation Improvement Program, but was open to the suggestion made by Commissioner Wise.

Commissioner Berkowitz noted that any road in that general area would have an impact on the preserve and expressed concern over the connections in the Hayden Homes' plat proposal. **Mr. Rogalsky** reminded all that plat conditions include a study that provides some flexibility to the alignment within the plat. He stated that there was

nothing in the Transportation Improvement Program that secures a right of way or enforces a design and encouraged her to review the plat design documents which address that concern.

Commissioner Berkowitz expressed her surprise that the Kennewick School District was not aware of the previous years' recommendation by the Planning Commission to drop the Rachel Road extension from the Transportation Improvement Program and associated controversy. She spoke to an earlier statement that Public Works would avoid an arterial in an existing neighborhood and suggested that, while it wasn't a built environment, it was a dedicated environment with a preserve. **Commissioner Berkowitz** also expressed her concern for affecting the peace and quiet of the preserve by adding roads and stated that she believes the issue comes down to a judgment of value. **Mr. Rogalsky** stated that there must be some miscommunication because Rachel Road was not the primary Badger Mountain South access point, but it did not make sense to assume that no one out of 5,000 new homes would use that road.

Commissioner Moser commented on her concern, beginning in 2005, that although the Planning Commission recommended the removal of the Rachel Road extension last year, the City Council was the final decision maker and voted to keep the project in the plan. She also noted the passion of community members and the commitment to finding a common solution for this issue. **Commissioner Moser** spoke about context sensitive design which involves working with groups of people to find an acceptable alternative and suggested that as the urban boundary expands there would be an elevated need to work more closely with community partners.

Commission Moser also shared her concern that the voice of the advisory role of the Planning Commission would soon be lost due to a plan to institute a hearings examiner. She stated that thoughtful consideration that incorporated the voice of the public may be lost if that happened.

Commission Moser commented that there was no proven need for the extension and suggested there was still time to plan. She was elated to hear staff say they were willing to work to a better solution. **Commission Moser** stated that it still seemed incomprehensible to build a road through a natural open space, but there was probably a way. She hoped the Kennewick School District and Benton County were prepared to assist with funding. She asked the Kennewick School District why they would put in a big grassy field where there was a wonderful opportunity to use the preserve as an educational tool, suggesting they think outside the box. **Commissioner Moser** entitled the decision as a 'destiny shaper' that would affect residents for years to come.

Commissioner Madsen shared his impression that City staff was very interested in and cares about this issue and still wants to see the boundaries of the preserve to gain a better visual of the proposal. He desired clarity of the rationale behind dropping Rachel Road off the Transportation Improvement Program and reminded all that the Tapteal

Greenway Association and the City Council signed an agreement that included a road through the preserve.

Mr. Rogalsky saw no value in removing Rachel Road from the Transportation Improvement Program because that would also remove it from the visibility of funding agencies. He suggested that it remain for funding purposes while a best possible solution is determined.

Chairman Utz reminded all that the Transportation Improvement Program is a planning document rather than a 'doing' document. He thanked all in attendance and suggested spending time and resources as needed to explore options that take all parties into account, including a no build option.

Commissioner Wise thanked the Kennewick School District and suggested that they may find a better school site. He also voiced concern that low-level frequency noise from the train tracks will have a negative impact on the school.

A motion was made by Commissioner Madsen and seconded by Commissioner Jones to concur with the findings and conclusions set forth in the staff report (M2014-101) and forward a recommendation to City Council to approve the 2015-2020 Six-Year Transportation Improvement Program.

Discuss:

First Amending Motion:

Commissioner Clark proposed and Commissioner Berkowitz seconded an amendment to the motion to delete the Rachel Road collector from the TIP and direct staff to initiate a public process to seek an acceptable option for the right of way prior to putting it back into the TIP.

Discuss the motion:

Discussion ensued on the verbiage of the amendment.

Commissioner Moser asked if there were a funding source to work with citizen groups if removed from the Transportation Improvement Program. **Mr. Rogalsky** stated that there was no budget for the proposal, but Council could direct staff if desired.

Commissioner Jones discussed the risk of removing a project from the Transportation Improvement Program and stated that budget cycles, deadlines and a study process of the available project options were included within the Transportation Improvement Program. **Mr. Rogalsky** informed all that when a public road is built, there is an analysis process on a varied scale, but the obvious level of public interest would suggest the appropriateness of a broader based study.

Commissioner Wise recommended a 'freeze' rather than removal of the project and an enhanced study involving all of the interest groups.

Commissioner Moser believed their recommendation to Council should include a citizens' advisory committee so the voice of the community is not lost.

Commissioner Berkowitz recommended a study be done within the year.

Commissioner Jones reminded all that because the City budget was very tight, it wasn't likely that the study would be completed within a year.

Chairman Utz agreed with Commissioner Jones and suggested the recommendation be worded in line with the process rather than a timeframe.

Commissioner Clark wanted to ensure that the recommendation to City Council includes the concerns and recommendations of the public.

Commissioner Berkowitz reminded all that the Tapteal Greenway continues to put resources into the preserve and that it could be a lost investment.

Chairman Utz clarified his position that while he was neither for nor against the road at this point in time, there had not been sufficient studies to make a final decision.

THE FIRST AMENDING MOTION FAILED 1-8.

Commissioners Boring, Clark, Jones, Madsen, Wallner, Wise, Vice-Chair Moser and Chairman Utz voted against.

Second Amending Motion:

Commissioner Moser proposed and Commissioner Berkowitz seconded an amendment to the motion to recommend that Council instruct staff to initiate a broad based study process to determine the best option available for the right-of-way location. Such study shall:

- **Include context sensitive design**
- **Include a "no build" option**
- **Include a citizens advisory committee that would consist of stakeholders from all various interests**
- **The study should receive a high priority for funding**
- **No work on Rachel Road will be initiated until the study has been completed.**

THE SECOND AMENDING MOTION CARRIED 8-1.

Commissioner Jones voted against.

THE MOTION CARRIED 9-0.

Chairman Utz thanked all for their time, effort and energy.

A motion was made by Commissioner Boring and seconded by Vice-Chair Moser to move Item Number 2 under New Business – Public Hearings, City of Richland Z2014-101 to the next meeting in June.

THE MOTION CARRIED UNANIMOUSLY BY VOICE VOTE.

Communications:

Mr. Simon

- Reminded the Commissioners that there would be a City Tour at 6PM on June 18th rather than the usual workshop.

Commissioner Berkowitz

- Requested a work plan schedule for the remainder of 2014.

ADJOURNMENT:

The May 28, 2014 Richland Planning Commission Regular Meeting 5-2014 was adjourned at 11:00 PM. The next regular meeting of the Planning Commission will be held on June 25, 2014.

PREPARED BY: Penny Howard, Recorder, Planning and Development

REVIEWED BY:

Rick Simon, Secretary
Richland Planning Commission

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: SUP2014-101

PREPARED BY: AARON LAMBERT
MEETING DATE: JUNE 25, 2014

GENERAL INFORMATION:

APPLICANT: THE AMERICAN TOWER CORPORATION, LLC.

REQUEST: AUTHORIZATION TO CONSTRUCT A 100-FOOT TALL
MONOPOLE WITH ASSOCIATED GROUND EQUIPMENT.

LOCATION: 2373 Jericho Road.

REASON FOR REQUEST

The Applicant is requesting to construct a 100-foot tall wireless communications facility (monopole) with associated ground supporting equipment to be housed in the existing mini-storage building. The site is zoned C-3, General Business. Monopoles are a permitted use up to 80 feet in this zone. The Applicant is requesting a 20-foot increase in height over the height permitted outright by the current zoning.

Monopoles over 80 feet and not to exceed 150 feet in height require the approval of a special use permit in the C-3 zoning district and are subject to the criteria found in RMC 23.62.070, see citation in Exhibit 1, Supplemental Report.

The application states that there is a significant gap in the wireless 4G LTE 700 coverage in the vicinity of the proposed facility along the Interstate 182 corridor.

FINDINGS AND CONCLUSIONS

Staff has completed their review of the application for special use permit approval (SUP2014-101) and subject to the recommended conditions of approval submits that:

1. The Comprehensive Plan designates the subject site as Commercial.
2. Monopoles over 80-feet in height are permitted in the C-3 zoning district subject to the issuance of a special use permit per RMC Section 23.62.060(B). Monopoles below 80 feet in height are a permitted use requiring no special use permit approval.
3. The Planning Commission is empowered to consider the request for special use permit pursuant to RMC Section 23.46.025(A)(6), see Exhibit 6.

4. RMC Chapter 23.46 sets forth the procedural and legal provisions for review of requests for special use permits.
5. Beyond the general provisions for granting of special use permits found in RMC Chapter 23.46, RMC Section 23.62.070 sets forth additional criteria to be considered in review of special use permit requests for monopole support structures proposed for location in the C-3 zoning district, see Exhibit 1 citations=.
6. The proposed monopole support structure is designed to support additional antennas for other wireless providers. The antennae on the top of the tower are proposed to be used by AT&T with the tower owned by the Applicant, The American Tower Corporation.
7. The supporting equipment and generator will be housed in the existing mini-storage building with the tower to protrude through the roof of said structure, see Exhibit 7F.
8. The tower height, as proposed meets the criteria for granting of a special use permit as set forth in RMC Section 23.62.070 and RMC Chapter 23.46.
9. As required by State law and City Code, the applicant has submitted a State Environmental Policy Act (SEPA) environmental checklist prepared April 17, 2014.
10. The City reviewed the submitted checklist and considered the proposal in light of the submitted information and determined that as conditioned, approval of the request to construct the monopole would not have significant adverse environmental impacts.
11. On June 9, 2014, the City issued a Determination of Non-Significance for the proposal.
12. Following the submittal of the application the Applicant provided a letter from the Federal Aviation Administration which approved the proposed tower without any required marking or lighting such as a beacon or strobe light.
13. Based on the above findings and conclusions, approval of the request for a special use permit would be in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth in Staff Report (SUP2014-101) and approve the request for special use permit to allow for construction of a 100-foot tall monopole wireless communications support structure in a C-3 zoning district subject to the following conditions:

1. Construction pursuant to the special use permit shall be completed within 2 years of the date of issuance of the special use permit notice of decision.

2. Construction shall be as shown on the development plans, see Exhibit 7F.
3. The proposed support structure if painted shall be a light neutral color. If the structure will not be painted the galvanized steel silver color is permitted.
4. Future antennas are permitted as shown on the development plans.
5. Signage shall be limited to safety signs or those mandated by other government entities. No other signs are permitted on the telecommunications facility.
6. No advertising is permitted at the telecommunications facility, not including that for the mini-storage site or future commercial uses unrelated to the telecommunications facility.
7. Future antenna or dish installation shall be in accordance with the development plans. Alterations to which include different shapes or sizes of antennae or dishes shall be reviewed by the Planning Department for general consistency with the special use permit.
8. The development must provide for sound mitigation of the generator(s) and other noise generating devices if during the operation of the tower, noise levels above forty-five (45) dBa as measured from the nearest property line are identified as being created by the facilities operation.

EXHIBITS

- 1 - Supplemental Report
- 2 - Vicinity Map
- 3 - Notice of Application
- 4 - SEPA Checklist
- 5 - SEPA Determination of Non-Significance
- 6 - RMC 23.46 Special Use Permits
- 7 - Application with Sub-Attachments
 - A. Narrative / Application
 - B. NEPA NHPA Review
 - C. RF Justification
 - D. MPE/FCC Compliance Letter
 - E. Search Ring
 - F. Site Plan (Development Plans)
 - G. Photo Simulations
 - H. FAA Clearance Letter
 - I. Generator Data Sheets
- 8 - Public Comments

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EXHIBIT (1)

SUPPLEMENTAL REPORT

BACKGROUND

The site is currently fully developed with mini-storage buildings that were constructed while the property was in unincorporated Benton County. The property was a part of a 51 acre annexation approved by ordinance 24-12 on August 26, 2012. The site is served by City water, power and sewer.

PROPOSED DEVELOPMENT

The proposal is to develop a 100-foot tall steel monopole telecommunications tower on the site. As the site is fully developed the pole is proposed to protrude from the roof of building on the west portion of the site, see Exhibit 7F. The associated equipment for the tower including a backup generator will be housed within the storage building at the base of the tower. Portions of the building will be disassembled to accommodate the construction of the tower and rebuilt once the tower is erected.

Initially the tower will be constructed with antennas within the top 10-feet that will be utilized by AT&T. As provided for in the municipal code, the tower will be designed to accommodate future antenna arrays and dishes (colocation) to serve other wireless carriers and adapt to changing technologies. The wireless industry refers to this as colocation and it is intended to lead to fewer towers in the community. The proposal is described in greater detail in the application narrative development plans, see Exhibits 7A and 7F.

SPECIFIC CODE REQUIREMENTS

RMC Section 23.22.030 (Commercial Use Districts Permitted Land Uses Chart) permits monopoles with a reference to RMC Section 23.62.060 which governs the review of monopoles based on the height and zoning district. Monopoles under 80-feet are outright permitted in the C-3 district and only require a building permit. Monopoles between 80 and 150-feet in height in the C-3 General Business zoning district are subject to issuance of a special use permit by the Planning Commission. In addition to the general special use provisions found in RMC Chapter 23.46 and the general monopole development standards found in RMC Section 23.62.050, RMC Section 23.62.070 lists specific criteria to be considered by the Planning Commission in their review of requests for special use permit:

23.62.070 Special Use Permit Criteria for Monopoles and Lattice Towers

Requests for Special Use Permits shall be considered in accordance with the provisions of Richland Municipal Code Chapter 23.46. In addition to the provisions of Chapter 23.46, the following specific criteria shall be met before a special use permit can be granted.

A. Visual Impact:

1. *Antennas may not extend more than fifteen (15) feet above their supporting structure, monopole, lattice tower, building or other structure.*

Staff Response: As proposed the antennas do not extend above the height of the pole. A 4-foot lightning grounding rod fixture will extend 4-feet above the pole. The Federal Aviation Administration conducted an aeronautical study and concluded that the monopole does not exceed obstruction standards and would not be a hazard to air navigation and marking and lighting devices are not necessary for aviation safety, see Exhibit 7H.

2. *Site location and development shall preserve the pre-existing character of the surrounding buildings and land uses and zone district to the extent consistent with the function of the communications equipment. Wireless communications towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to them surrounding area.*

Staff Response: The functionality of the property will not change excluding the loss of 1,200 SF of rental area for mini-storage. No vegetation will be disturbed. The site is fully developed with gravel access roads between the five buildings. The proposal will not preserve the pre-existing character of the surrounding land use but rather represents a new use being introduced to this area. To the extent possible given the height of the tower the proposal attempts to integrate into the site.

3. *Accessory equipment facilities used to house or contain wireless communications equipment should be located within buildings when possible. When they cannot be located in buildings, equipment shelters or cabinets shall be screened and landscaped.*

Staff Response: The equipment will be located in a portion of a rental storage building.

4. *All monopoles and lattice type facilities shall be screened with trees, shrubs and landscaping planted in sufficient depth to form an effective and actual sight barrier within five (5) years. Said landscaping shall have a minimum mature height of eight (8) feet.*

Staff Response: This not applicable as no ground equipment will be external of the mini-storage building. As designed the building will have wall mounted HVAC units and a single generator located inside the building with an exhaust vent on the south wall. The appearance of the mechanical equipment is consistent with commercial/industrial development.

- B. **Noise:** *No equipment shall be operated so as to produce noise in levels above forty-five (45) dBA as measured from the nearest property line on which the attached wireless communications facility is located.*

Staff Response: The facility will have a generator located in the carriers lease space and future generators in the three additional leased areas. The generators will have an

exhaust vent to the exterior. The Applicant will need to demonstrate compliance with this requirement if the generator(s) violate the dBa threshold.

- C. **Availability of Suitable Existing Towers or Other Structures:** Applications for a special use permit shall reasonably demonstrate that alternatives such as lower structures that are permitted without special use permit or other existing support structures are not capable of accommodating the applicant's needs. Evidence and information shall be submitted to establish the following:
1. Permitted shorter support structures are not of sufficient height to meet the applicant's engineering requirements.
 2. No existing support structures are located within the geographic area required to meet the applicant's engineering requirements.
 3. Existing support structures do not have sufficient structural strength to support the proposed antenna and related equipment.
 4. The applicant's antenna would cause electromagnetic interference with antenna on the existing support structures, or the antenna on the existing support structures would cause interference with the applicant's proposed antenna.
 5. The fees, costs, or contractual provisions required in order to share or adapt an existing support structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.
 6. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

Staff Response: The Applicant has submitted a narrative and Radio Frequency (RF) Justification report which outline the needs of the carrier and justifies the request in accordance with above RMC 23.62.070(C) as well as the regulations found in the Federal Telecommunications Act of 1996 which limits the regulatory barriers the City can place upon the establishment of telecommunications facilities. The narrative and RF report are found in Exhibit 7A and 7C.

SITE DATA

Physical features: The site is located within a developed mini-storage site. The grade rises slightly from Jericho Road into the access control secured property. The interior of the 2.27 acre property is graded flat with gravel covering all surfaces not covered by the 5 storage buildings.

SURROUNDING ZONING AND LAND USE

- | | |
|------------|--|
| NORTHEAST: | AG-Agriculture zoning property developed with a single-family home. |
| NORTH: | C-2 Retail Business zoning developed with outdoor and mini-storage. |
| NORTHWEST: | R-1-12 Single Family Residential zoning developed with a church. |
| SOUTH: | C-1 Neighborhood Retail Business zoned property, undeveloped.
Further south of that is PPF zoned land parallel to Keene Road and developed with a public pathway. |
| EAST: | C-3 General Business zoning developed with a single-family home. |

WEST: C-1 Neighborhood Retail Business zoned property, undeveloped.

ANALYSIS

Wireless communication support structures up to 80-feet in height are outright permitted uses in the (C-3) General Business zoning district.

Issuance of a Special Use Permit is necessary to construct telecommunications facilities over 80 and up to 150 feet in this zone.

The Applicant has demonstrated that service coverage for their Client is not adequate in this area of the City of Richland and that a 100-foot tall telecommunications monopole would achieve their desired levels of service in accordance with City of Richland and FCC regulatory authority.

The proposal screens the supporting equipment as it will be inside a mini-storage building and matching the rest of the buildings on site.

The visual change to the skyline is an impact that cannot be fully mitigated with any wireless facility. Providing a taller tower will provide opportunity for co-location of additional carriers and may result in fewer proposals to construct additional facilities in this coverage area.

The facility is designed to support additional antennae and wireless carriers as required by the RMC. Constructing a facility at 100-feet

The applicant has provided information addressing the criteria set forth RMC Section 23.62.070, which Planning Staff concurs with.

SUMMARY

The request as conditioned would comply with the criteria for approving a special use permit in the C-3 General Business zoning district. The proposed monopole structure and associated equipment shelter include elements designed to mitigate visual and noise impacts to the surrounding uses. Approval of the request would meet an apparent need as demonstrated by the Applicant that will allow multiple wireless communication companies to offer improved wireless communication services to their customers in the surrounding area.

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EXHIBIT (2)



Not to Scale
Drafted: 6/9/14

EXHIBIT (3)



CITY OF RICHLAND **NOTICE OF APPLICATION** **AND PUBLIC HEARING (SUP2014-101)**

Notice is hereby given that The American Tower Corporation has submitted a Special Use Permit application for a proposed 100-foot tall monopole communications structure at 2373 Jericho Road. The site is currently developed as a mini-storage facility and the tower is proposed to be constructed in one of the storage buildings and protrude through the roof. The Applicant is American Tower Corporation and the site is zoned (C-3) General Business.

The Richland Planning Commission, on Wednesday, June 25, 2014, will conduct a public hearing and review of the application at 7:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Aaron Lambert, Senior Planner, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to alambert@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Tuesday, June 24, 2014 to be incorporated into the Staff Report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Division Office, and at the Richland Public Library beginning Friday, June 20, 2014

The proposed application will be reviewed in accordance with the regulations in RMC Title 23.46 Special Use Permits. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 23.46.070. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

AARON LAMBERT,
SENIOR PLANNER

EXHIBIT (4)

CITY OF RICHLAND
COMMUNITY & DEVELOPMENT SERVICES
State Environmental Policy Act Checklist

File Number EA7-2014

Purpose of checklist

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Applicant Instructions

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

Part A – Background	
Name of proposed project, if applicable: Queensgate	
Applicant's Name: Western Land Consulting representing American Tower Corporation	Contact Person: Meg Demand 2607 S Southeast Blvd. #B214 Spokane, WA 99223 509.710.3606
Date Checklist Prepared April 17, 2014	Agency Requesting Checklist City of Richland Planning Department
Proposed timing or schedule (including phasing, if applicable): Construction summer of 2014	
If you have future plans for additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None.	
List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Unknown. N/A	
Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No.	
Are you aware of any government approvals or permits that will be needed for your proposal? Yes. City of Richland Special Use Permit, SEPA determination, and FAA and FCC determinations/approvals.	
Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You need not list them now. The applicant proposes construction of a wireless communications facility (WCF) with a 100-foot monopole tower, equipment shed, and back-up generator.	
Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. 2373 Jericho Rd, Richland, WA 99352. See Exhibit 8 (Site Plan).	

Part B – Environmental Elements	For Agency Use Only
Earth	
General description of the site: Flat	Developed
What is the steepest slope on the site (approximate percent slope)? Zero percent (0%) slope inside building where WCF would be constructed.	✓
What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. The proposed construction will occur inside an existing building.	✓
If you know the classification of agricultural soils, specify them and note any prime farmland. Unknown.	✓
Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Unknown.	✓
Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. There is no filling or grading proposed. Construction will occur inside an existing building.	✓
Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No.	✓
About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? The WCF will be constructed inside an existing mini storage building. Any impervious surface removed during construction will be replaced with impervious surface.	✓

Air	For Agency Use Only
What types of emissions to the air would result from the proposal during construction and when the project is completed (Automobile, dues, industrial wood smoke, odors)? If any, generally describe and give approximate quantities, if known. Typical construction emissions from trucks. The quantities will be minimal and only during the 2-3 week construction period.	✓
Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.	✓
Proposed measures to reduce or control emissions or other impacts to air, if any: None (n/a).	✓

Water	For Agency Use Only
Surface	
Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If appropriate, state what stream or river it flows into. Not to our knowledge and none are visible from the proposed site.	None Affected
Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No.	✓
Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None (n/a).	Developed Site
Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. None (n/a).	✓
Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.	✓
Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No.	✓

Ground	
Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. No.	✓
Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). None (n/a).	No Services Needed
Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. None (n/a).	✓
Water Runoff (including storm water)	
Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? Could waste materials enter ground or surface waters? If so, generally describe. No water runoff in connection with project.	✓
Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: None (n/a).	✓
Plants	
Check the types of vegetation found on the site: _____ Deciduous tree: alder, maple, aspen, other _____ Evergreen tree: fir, cedar, pine, other _____ Shrubs, grass, pasture, crop or grain _____ Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____ Water plants: water lily, eelgrass, milfoil, other _____ Other types of vegetation None.	Developed Site
What kind and amount of vegetation will be removed or altered? None will be removed.	✓
List threatened or endangered species known to be on or near the site. None to our knowledge.	✓

Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: No proposed landscaping.	N/A
Animals	
Check any birds and animals which have been observed on or near the site or are known to be on or near the site: _____ Birds: hawk, heron, eagle, songbirds, other _____ Mammals: deer, bear, elk, beaver, other _____ Fish: bass, salmon, trout, herring, shellfish, other None.	✓
List any threatened or endangered species known to be on or near the site. None to our knowledge.	✓
Is the site part of a migration route? If so, explain. Unknown.	✓
Proposed measures to preserve or enhance wildlife, if any: None.	✓
Energy and Natural Resources	
What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electric for construction and every day activities of the tower	✓
Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.	✓
What kinds of energy conservation features are included in the plans of this proposal? None. Electricity used for radio frequency transmission.	✓
List other proposed measures to reduce or control energy impacts, if any: None.	✓
Environmental Health	
Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No. Diesel generator will be contained.	✓
Describe special emergency services that might be required. None.	✓

Proposed measures to reduce or control environmental health hazards, if any: None.	✓
Noise	
What types of noise exist in the area that may affect your project (for example: traffic, equipment, operation, other)? None.	✓
What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. During a one-month period during construction, there will be noise from workers and equipment on site. After the project is complete, there will be noise from A/C and HVAC, and from the back-up generator when the power is out or when conducting testing.	✓
Proposed measures to reduce or control noise impacts, if any: None.	
Land and Shoreline Use	
What is the current use of the site and adjacent properties? Commercial.	C-3, General Business
Has the site been used for agriculture? If so, describe. No.	✓
Describe any structures on the site. Ministorage buildings.	✓
Will any structures be demolished? No.	✓
What is the current zoning classification of the site? General Business (C-3).	✓
What is the current comprehensive plan designation of the site? Unknown.	Business Commerce
If applicable, what is the current shoreline master program designation of the site? N/a.	✓
Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. No.	✓
Approximately how many people would reside or work in the completed project? None.	✓
Approximately how many people would the completed project displace? None.	✓

Proposed measures to avoid or reduce displacement impacts, if any: None (n/a).	N/A
Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: N/a.	
Housing	
Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None (n/a).	✓
Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None (n/a).	✓
Proposed measures to reduce or control housing impacts, if any: None (n/a).	✓
Aesthetics	
What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 100-foot steel monopole.	✓
What views in the immediate vicinity would be altered or obstructed? None, existing commercial area.	views through the site would now include the pole.
Proposed measures to reduce or control aesthetic impacts, if any: Ground equipment will be inside an existing ministorage building.	✓
Light and Glare	
What type of light or glare will the proposal produce? What time of day would it mainly occur? No glare from this structure will be seen as the structure will be gray in color.	✓
Could light or glare from the finished project be a safety hazard or interfere with views? Not to our knowledge.	✓
What existing off-site sources of light or glare may affect your proposal? None to our knowledge.	✓
Proposed measures to reduce or control light and glare impacts, if any: None unless required by FAA.	Not Required per letter on file

Recreation	
What designated and informal recreational opportunities are in the immediate vicinity? None.	✓
Would the proposed project displace any existing recreational uses? If so, describe. No.	✓
Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None.	✓
Historic and Cultural Presentation	
Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. Unknown.	✓
Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. Unknown.	✓
Proposed measures to reduce or control impacts, if any: None.	
Transportation	
Identify public streets and highways serving the site: Jericho Road, an existing public right-of-way.	✓
Describe proposed access to the existing street system. Show on site plans, if any. Existing driveway onto Jericho Road. See Exhibit 8 (Site Plan).	✓
Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes, currently served by public transit.	✓
How many parking spaces would the completed project have? Will use existing parking spaces.	not Required
How many would the project eliminate? Would not eliminate existing parking spaces.	✓
Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). No.	✓

SEPA Checklist for the City of Richland

Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No	✓
How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. 1–2 per month.	✓
Proposed measures to reduce or control transportation impacts, if any: None.	✓

Public Services	For Agency Use Only
Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. No.	✓
Proposed measures to reduce or control direct impacts on public services, if any. None.	✓
Utilities	
Check utilities currently available at the site: ☒ Electricity ☐ Natural gas ☐ Water ☐ Refuse service ☒ Telephone ☐ Sanitary sewer ☐ Septic system ☐ Other	city provided electricity.
Check the utilities that are proposed for the project, and list the utility providing the service: ☒ Electricity: Provided by the City of Richland. ☐ Natural gas ☐ Water ☐ Refuse service ☒ Telephone: Provided by Century Link. ☐ Sanitary sewer ☐ Septic system ☐ Other	✓
Describe the general construction activities on the site or in the immediate vicinity that may be needed: A crane will be used to set the tower. Large trucks and equipment will be used to set a new foundation for the project.	✓

Part C—Signature

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

SIGNATURE: *Meg Demand* DATE SUBMITTED: 4/17/14

EXHIBIT (5)



CITY OF RICHLAND
Determination of Non-Significance

File No. EA7-2014

Description of Proposal: Construction of a wireless communications facility (WCF) with a 100-foot steel monopole tower, equipment shed within with the existing storage facility and back-up generator. The development would be entirely upon the developed site.

Proponent: American Tower Corporation, LLC.

Location of Proposal: 2373 Jericho Rd. (see vicinity map)

Lead Agency City of Richland

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

- () There is no comment for the DNS.
- (X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by June 23, 2014.
- () This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Rick Simon

Position/Title: Development Services Manager

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

Date: June 9, 2014

Signature _____

EXHIBIT (6)

Chapter 23.46 SPECIAL USE PERMITS

Sections:

- [23.46.010](#) Purpose.
- [23.46.020](#) Applications.
- [23.46.025](#) Hearing body.
- [23.46.030](#) Notice of hearing.
- [23.46.040](#) Hearings – Findings – Conditions.
- [23.46.050](#) Notification of action.
- [23.46.060](#) Commission or board action.
- [23.46.070](#) Appeals.
- [23.46.075](#) Modification of special use permits.
- [23.46.080](#) Resubmission of application.
- [23.46.090](#) Change of property ownership.
- [23.46.100](#) Existing conditional uses.
- [23.46.110](#) Rights conferred.

23.46.010 Purpose.

The purpose of a special use permit is to provide opportunities to accommodate certain uses, which, by nature of use, intensity, or general impact on an area, cannot be considered as a use of right within a zoning district. Where special conditions and regulations can be complied with, and such use is authorized as a special use within the zoning district for which application is made, such uses may be found to be permissible. [Ord. 28-05 § 1.02].

23.46.020 Applications.

Any request for a special use permit shall not be considered by the hearing body unless and until a completed application for a special use permit is submitted indicating the section of this code under which the special use is sought, and further stating the grounds upon which it is requested. Such application shall be accomplished by the following:

A. A title insurance company report showing ownership of record of the property involved, an accurate legal description of the property involved, and a list of the names and addresses of all owners of record of property within a radius of 300 feet of the exterior boundaries of the subject property, or within the distance specified within the appropriate section of this chapter relating to the special use being proposed. In addition, the report shall be accompanied by an accurate key

map showing the property involved and delineating the property within 300 feet or other specified distance of the subject property. Each parcel falling wholly or partly within the specified distance shall be numbered to correspond with the ownership report;

B. A plot plan showing the following:

1. Boundaries and dimensions of property;
2. Location and width of boundary streets;
3. Size and location of existing or proposed buildings, structures or activities on the site;
4. Roadways, walkways, off-street parking, loading facilities and emergency vehicle access;
5. Fencing, screening or buffering with reference to location, type, dimension and character;
6. Required setbacks, yards and other open spaces; and
7. Easements, rights-of-way, etc.;

In addition, architect's sketches showing elevations of proposed buildings or structures, complete plans, and any other information needed by the commission or board may also be required;

C. Written assurance from all applicable federal, state or local regulatory agencies indicating that the applicant has complied with at least one of the following requirements:

1. Made initial contact with those agencies having jurisdiction over the proposed project;
2. Applied for the necessary permits and/or licenses from those agencies having jurisdiction over the proposed project;
3. Received the necessary permits and/or licenses from those agencies having jurisdiction over the proposed project;

D. State Environmental Policy Act (SEPA) checklist as required;

E. Standard fee as set forth in RMC [19.80.020](#). [Ord. 28-05 § 1.02].

23.46.025 Hearing body.

A. The planning commission shall be the hearing body to conduct the review of special use permit applications for the following uses:

1. Outdoor commercial recreation in the AG – agricultural and I-M – medium industrial districts;
2. Dormitories, fraternities, sororities, hotels and motels and residential development in the B-RP – business research park district;
3. Businesses with drive-through window service in the C-1 neighborhood retail and WF – waterfront districts;
4. Landscaping material sales and plant nurseries in the AG – agricultural district;
5. Manufactured home parks in the R-2 – medium-density residential and R-3 – multifamily residential districts;
6. Monopoles and lattice towers in the PPF – parks and public facilities, B-C – business commerce, CBD – central business district, C-2 – retail business, C-3 – general business, B-RP – business research park, I-M – medium industrial and M-2 – heavy manufacturing districts;
7. Recreational vehicle campgrounds and recreational vehicle parks in the AG – agricultural and C-3 – general business districts;
8. Sit down restaurants in the C/R-T – commercial/residential transition district;
9. Parking lots in the NOS – natural open space district;
10. Single retail businesses operating within a building space in excess of 15,000 square feet in area in the C-1 – neighborhood retail business district;
11. Telemarketing services in the B-RP – business research park district;
12. Automobile repair minor, automobile repair specialty shop, automobile service station, auto parts sales, car wash-automatic or self service, vehicle leasing/renting, vehicle sales and restaurant/drive-through in the CBD – central business district.

B. The board of adjustment shall be the hearing body to conduct the review of special use permit applications for the following uses:

1. Animal shelters, commercial kennels and animal clinics in the AG – agricultural, C-2 – central business, C-3 – general business, and I-M – medium industrial districts;
2. Automobile wrecking and the storage or sale of junk, unlicensed autos or salvage materials in the M-2 – heavy manufacturing district;
3. Bed and breakfast facilities in the single-family residential (R-1-12, R-1-10, R-2), SAG – suburban agricultural and AG – agricultural districts;
4. Day care centers in the residential (R-1-12, R-1-10, R-2, R-3), SAG – suburban agricultural, AG – agricultural, I-M – medium industrial and B-RP – business research park districts;
5. The excavating, processing, removal of topsoils, sand, gravel, rock or similar deposits in the AG – agricultural, I-M – medium industrial and M-2 – heavy manufacturing districts;
6. Public stables and riding academies in the FP – floodplain, AG – agricultural and C-3 – general business districts; and
7. Towing and vehicle impound lots in the C-3 – general business district. [Ord. 28-05 § 1.02; Ord. 07-06; Ord. 23-11 § 1.02; Ord. 32-11 § 16].

23.46.030 Notice of hearing.

Written notice of public hearings consistent with the requirements of Chapter [19.40](#) RMC shall be addressed through the United States mail to the owner of the property of which the special use is sought and to the owners of record of all properties within a radius of 300 feet of the exterior boundaries of the subject property, pursuant to the title insurance company report required by RMC [23.46.020](#), or within the distance specified within the appropriate section of Chapter [23.42](#) RMC relating to the special use being proposed. Such notice of hearing shall also be published at least once in the official newspaper of the city. Both published and mailed notices shall be given at least 10 days in advance of the public hearing. [Ord. 28-05 § 1.02].

23.46.040 Hearings – Findings – Conditions.

The hearing body shall conduct an open record public hearing on an application for special use permit as required by RMC Title [19](#) for a Type III permit application.

A. Any person may appear at the public hearing in person, or by agent or attorney.

B. The hearing body shall make a finding that it is empowered under the section of this code described in the application to consider the application for the special use permit.

C. The hearing body shall approve, approve with conditions or deny an application for a special use permit based on findings of fact with respect to the following criteria:

1. The size and dimensions of the site provide adequate area for the proposed use;
2. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;
3. All required public facilities necessary to serve the project have adequate capacity to serve the proposed project;
4. The applicable requirements of this zoning regulation (RMC Title [23](#)), the city comprehensive plan, the city sensitive area regulations (RMC Title [20](#)), the city shoreline management regulations (RMC Title [26](#)) and the city sign regulations (RMC Title [27](#)) have been met; and
5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.

D. The hearing body may impose conditions on the approval of a special use permit in addition to or above and beyond those required elsewhere in this title, which are found necessary to ensure the use is compatible with the public interest. These conditions may include, but are not limited to, the following:

1. Limiting the hours, days, place and/or manner of operation;
2. Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor and/or dust;
3. Requiring additional setback areas, lot area and/or lot depth or width;
4. Limiting the building height, size or lot coverage, and/or location on the site;
5. Designating the size, number, location and/or design or vehicle access points;
6. Requiring street right-of-way dedication and/or street improvement;

7. Requiring additional landscaping, berms and/or screening of the proposed use and/or its parking or loading areas and designating the required size, height, type and/or location of fencing and landscaping materials;

8. Limiting the number, size, location, height and/or lighting of signs.

E. Violation of any conditions, requirements, and safeguards, when made a part of the terms under which the special use permit is granted, shall be deemed a violation of this code and punishable under RMC [23.70.270](#).

F. The hearing body may prescribe a time limit within which the action for which the special use permit is required shall be begun and/or completed. Failure to begin and/or complete such action within the time limit set shall void the special use permit. The time limits may be extended by the hearing body for good cause shown. In the event that no specific time limit to begin or complete a special use permit is identified, then the special use permit shall remain valid for a period of two years from the date that the permit was issued. The hearing body may authorize issuance of a special use permit for a specified probationary period of time, at the termination of which the applicant must resubmit a new application in accordance with the provisions of RMC [23.46.020](#). [Ord. 28-05 § 1.02].

23.46.050 Notification of action.

A. A written notice of action shall be addressed through the United States mail to the applicant within three days after any action by the hearing body on a special use permit application.

B. If the special use permit application is approved, the notice shall contain findings of fact, a list of conditions of approval, if any, that must be complied with prior to special use permit issuance, and a list of requirements which have been made conditions of special use permit approval and which must be complied with after special permit issuance.

C. If the special use permit is tabled, the notice shall contain a list of requirements or information that must be complied with or provided prior to further consideration by the hearing body.

D. If the special use permit application is denied, the notice shall contain findings of fact that were the basis for the denial. [Ord. 28-05 § 1.02].

23.46.060 Commission or board action.

A decision on a special use permit by the planning commission or board of adjustment shall be by the affirmative vote of not less than a majority of the quorum of the commission or board. The approval shall be a recorded motion which shall incorporate findings of fact and refer expressly to the ordinance, or sections thereof, upon which the commission's or board's actions are based. Approval of a special use permit application shall authorize the administrative official to issue

a special use permit. Conditions may be attached to authorization by the commission or board that must be complied with prior to the issuance of the permit. [Ord. 28-05 § 1.02].

23.46.070 Appeals.

Any decision by the hearing body shall be final unless written notice of appeal to the city council, together with such fees as are required by RMC [19.80.020](#), is filed with the city clerk within 10 days from the date of the order, requirement, decision or determination by the hearing body. Such appeal shall be consistent with the requirements set forth in Chapter [19.70](#) RMC for appeal of decisions on Type II permit applications. The city council shall review the official record of the special use permit application, including the notice of appeal, and shall consider testimony pertinent to the official record. If new evidence is received that is not part of the official record, the city council shall not use the new evidence as a basis of reversing a decision, but instead shall remand the application to the hearing body for reconsideration. The city council may, so long as such action is in conformity with the terms of this code, reverse or affirm, wholly or in part, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as the city council deems appropriate. [Ord. 28-05 § 1.02].

23.46.075 Modification of special use permits.

A. Major changes to a previously approved special use permit shall be considered as a new application as set forth in RMC [23.46.020](#). Major changes include the following:

1. An increase in the approved floor area of 10 percent or more for any nonresidential building;
2. An increase in the density of a residential project of 10 percent or more;
3. A reduction of 10 percent or more of the open space area, or required landscaping areas;
4. A reduction of an approved setback of 20 percent or more;
5. A change in the amount of off-street parking of 10 percent or more; or
6. A change in any operational condition specified in the original conditions of approval of the special use permit that the administrative official deems to result in a possible adverse impact to adjacent properties.

B. Any modification to a previously approved special use permit that does not meet the definition of a major modification shall be considered a minor modification. Minor modifications shall be approved, approved with conditions or denied by the administrative official based on the finding that the proposed development complies with all applicable requirements of this title. [Ord. 28-05 § 1.02; amended during 2011 recodification].

23.46.080 Resubmission of application.

A. Except as provided in subsection (B) of this section, any application for issuance of a special use permit which has been disapproved by the hearing body and/or city council shall not be resubmitted to the hearing body for a period of two years from the date of disapproval.

B. The hearing body may waive the two-year waiting period for a previously disapproved application when it can be reasonably demonstrated that conditions in the area of the request have substantially changed since disapproval, or that the nature of the application has changed sufficiently to remedy the reasons for disapproval. In either case, it shall be the burden of the applicant to show such change. [Ord. 28-05 § 1.02].

23.46.090 Change of property ownership.

A. The validity of any special use permit shall be contingent upon exercise of the special use, as granted, and the special use permit shall run with the property regardless of a change in ownership of the property.

B. The hearing body may require, as a condition of approval for granting of the special use, that the special use permit be recorded with the Benton County auditor's office as a special covenant which shall run with the property regardless of a change in ownership of the property.

C. Any change in the special use for which the original permit was issued which is determined to be substantial by the administrative official shall void the original permit and necessitate the submission of a new application. [Ord. 28-05 § 1.02].

23.46.100 Existing conditional uses.

A. Any conditional use lawfully existing prior to December 6, 1976, and/or prior to the effective date of the mandatory ordinance codified in this title shall be considered an existing nonconforming special use, subject to the provisions and requirements of Chapter [23.66](#) RMC, and further subject to the conditions of issuance of the permit issued for such use.

B. Any such nonconforming special use considered to be terminated by virtue of the requirements specified in Chapter [23.66](#) RMC shall require the issuance of a special use permit in order to be continued. [Ord. 28-05 § 1.02].

23.46.110 Rights conferred.

Granting of a special use permit confers upon the property only such use or uses specifically enumerated in the approved special use permit, and subject to any and all conditions, requirements and safeguards established in the approved permit. [Ord. 28-05 § 1.02].

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EXHIBIT (7)

Attachment A

**SPECIAL USE PERMIT APPLICATION FOR
A NEW WIRELESS COMMUNICATIONS FACILITY**

Submitted to the City of Richland
April 17, 2014

1. GENERAL INFORMATION

Applicant/Lessor: **The American Tower Corporation**
Corporate Headquarters
116 Huntington Ave., 11th Fl.
Boston, MA 02116

Lessee/Operator: **New Cingular Wireless PCS, LLC**
19801 SW 72nd Avenue
Tualatin, OR 97062

Representative: **Western Land Consulting, LLC**
Meg Demand, Site Acquisition Consultant
S. 2607 SE Blvd., B-214
Spokane, WA 99223
Email: mdemand@prolandllc.com
Phone: (509) 710-3606

Owner Information: **JLW Asset Management LLC**
395 Sell Lane
Richland, WA 99352

Project Address: 2373 Jericho Road
Richland, Washington

Map & Tax Lot: 12298202000

Comp. Plan Classification: Commercial

Zoning Classification: General Business (C-3)

Site Name: KP0464 Queensgate

Meg Demand, Western Land Consulting, is submitting this application on behalf of American Tower Corporation, the Applicant ("**ATC**"), New Cingular Wireless PCS, LLC, the operator of proposed wireless antennas and associated ground equipment ("**AT&T**"); and the underlying property owner, JLW Asset Management LLC, a Washington limited liability company.

2. INTRODUCTION

In order to fill a significant gap in 4G LTE 700 coverage experienced by its customers along Interstate 182 in Richland, Washington, ATC and AT&T propose a new wireless communication facility (WCF) at 2373 Jericho Road. This property is zoned C-3 (General Business). American Tower is a company that builds towers and leases to space to carriers like AT&T and Verizon. Their goal is to build structurally sound towers that can house multiple carriers to comply with most zoning requirements for collocation standards.

The proposed new facility meets AT&T's coverage objectives (providing outdoor, in-vehicle, and in-building coverage) within a geographic area not presently served by AT&T's existing network. See ***Exhibit 4 (RF Justification)***.

This proposal meets all of the City of Richland's criteria for siting a new wireless communication facility, including height and setbacks. AT&T respectfully requests that the City of Richland approve the Special Use Permit for a new WCF as proposed.

3. PROPOSAL

3.1 Project Overview

AT&T proposes a new WCF at 2373 Jericho Court in Richland. The proposed WCF at this site will fill a significant gap in AT&T's 4G LTE 700 coverage.

The proposed WCF comprises a 100' monopole, an equipment shelter, and a back-up generator. The property is developed with a ministorage facility. ATC will lease a 30' x 40' space at this facility and renovate an existing structure to house the foundation and necessary footings for the monopole, as well as the equipment shelter and generator. The existing roof will be replaced with a roof that allows the monopole to protrude through to its full 100-foot height. (The tower penetration will be flashed and sealed for protection from outside and overhead elements.) The monopole is designed to accommodate AT&T's 12-panel antenna and at least 2 additional wireless providers. *See Exhibit 8 (Site Plan).*

The subject parcel is zoned C-3 (General Business). Under Richland Municipal Code, Section 23.262.060, WCF's up to 150' in height are allowed in C-3 zones with a Special Use Permit.

3.2 System Information

AT&T is upgrading and expanding its wireless communications network along I-182 and Hwy 12 to better serve Richland, Washington, including the installation of the latest 4G LTE technology at the site. Upon completion of this update, AT&T will operate a state-of-the-art digital, seamless network of wireless communications facilities throughout the proposed coverage area as part of its nationwide wireless communications network.

The need for service in this particular geographic area is determined by market demand, coverage requirements for a specific geographic area, and the need to provide continuous coverage from one site to another in a particular geographic region.

Once the need for additional coverage in a particular area has been established, AT&T's radio frequency ("RF") engineers perform an RF engineering study to determine the approximate site location and antenna height that is required to provide service in the desired coverage area. AT&T's RF engineers identify an area that is called a "search ring," where a site may be located in order to provide service in the desired coverage area. The RF engineer takes the following objectives into consideration when identifying the search ring:

1. Coverage. The antenna site must be located in an area where the radio frequency broadcasts will provide adequate coverage within the significant gap in coverage. The RF engineer must take into consideration the coverage objectives for the site as well as the terrain in and around the area to be covered. Since radio frequency broadcasts travel in a straight line and diminish as they travel further away from the antennas, it is generally best to place an antenna site near the center of the desired coverage area. However, in certain cases, the search ring may be located away from the center of the desired coverage area due to the existing coverage, the surrounding terrain, or other features which might affect the radio frequency broadcasts like buildings or sources of electrical interference.

2. Clutter. AT&T's antennas must "clear the clutter" in the area. The radio frequencies used in AT&T's systems are adversely affected by trees, buildings, and other natural and man-made obstacles. AT&T's radio frequencies do not penetrate mountains, hills, rocks or metal, and its radio frequencies are diminished by trees, brick and wood walls, and other structures. Therefore, AT&T's antennas must be installed above or close to the "clutter" in order to provide high quality communications services in the desired coverage areas. In addition, if the local code requires us to accommodate additional carriers on the structure, the structure must be even higher in order to allow the other carriers' antennas to clear the clutter as well.

3. Call Handoff. The antenna site must be located in an area where the radio broadcasts from this site will allow seamless call handoff with adjacent sites. "Call handoff" is a feature of a wireless communications system which allows an ongoing telephone conversation to continue uninterrupted as the user travels from the coverage area of one antenna site into the coverage area of an adjacent antenna site. This requires coverage overlap for a sufficient distance and/or period of time to support the mechanism of the handoff

4. Quality of Service. Users of wireless communications services want to use their services where they live, work, commute and play, including when they are indoors. AT&T's coverage objectives include the ability to provide indoor coverage in areas where there are residences, businesses and indoor recreational facilities.

5. Radio Frequencies used by System. The designs of wireless communications systems will vary greatly based upon the radio frequencies that are used by the carrier. If the carrier uses radio frequencies that are in the 850 MHz to 950 MHz range, the radio signals will travel further and will penetrate buildings better than the radio frequencies in the 1900 MHz band. As a result, the wireless communications systems that use the lower radio frequencies will need fewer sites than the wireless communications systems that use the higher radio frequencies.

6. Land Use Classifications. AT&T's ability to construct a cell site on any particular property is affected by Washington State law and the City of Richland's policies and regulations.

AT&T's coverage propagation software systems use these and other factors (type of antenna; antenna tilt, etc.) to predict the coverage that will be provided by the proposed site. The search ring used to identify the site of the proposed WCF is provided at **Exhibit 7 (Search Ring)**.

This proposed project would allow AT&T to provide wireless communications service in the significant gap in coverage in this area, and allow for uninterrupted wireless service with fewer dropped calls, improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls throughout the Richland area.

3.3 Applicable Law

Federal, state and local laws will apply to this application.

Federal law, primarily found in the Telecommunications Act, acknowledges a local jurisdiction's zoning authority over proposed wireless facilities but limits the exercise of that authority in certain ways. Under the Telecommunications Act, the City of Richland is prohibited from considering the environmental effects (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. Section 332(c)(7)(B)(iv). AT&T has included with this application a statement from its radio frequency engineers demonstrating that the proposed facility will operate in accordance with the Federal Communications Commission's RF emissions regulations. See **Exhibit 5 (MPE/FCC Emission Compliance Letter)**. Thus, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed site should be disregarded in this proceeding.

The Telecommunications Act also requires local jurisdictions to act upon applications for wireless communications sites within a "reasonable" period of time. The Federal Communications Commission ("FCC") has issued a "Shot Clock" rule to establish a deadline for the issuance of land use permits for wireless facilities. According to the FCC, a reasonable period of time for local government to act on wireless applications is 90 days for a co-location application and 150 days for all other applications. This time period includes all application notice and appeal periods. Therefore, under federal law, the reasonable time period for the City of Richland's review of this application is 150 days.

In Washington, the State Environmental Policy Act (SEPA) provides a way to identify possible environmental impacts that may result from governmental decisions, including the issuance of permits for private projects and construction. Permits for new wireless communication facilities may be subject to SEPA review. The SEPA checklist, as provided by the City of Richland, is included in this application package.

The City of Richland requires that new wireless communication facilities adhere to Richland Municipal Code (RMC) Chapter 23.62—Wireless Communications Facilities. The proposed facility is also subject to the criteria for Special Use Permits under RMC Chapter 23.46. The applicable sections of these chapters are addressed in detail below.

4. APPLICATION SUBMITTAL REQUIREMENTS

AT&T's proposal complies with all requirements of the City of Richland Municipal Code (RMC). These requirements are addressed in the order laid out below.

For Wireless Communications Facilities:

RMC Chapter 23.62—Wireless Communications Facilities

In General:

RMC Chapter 23.46—Special Use Permits

Code Sections that are inapplicable to the proposed project or that do not prompt an applicant response have been excluded from the analysis below.

RMC 23.62
WIRELESS COMMUNICATIONS FACILITIES

23.62.040 Development standards for macrofacilities.

A. Macrofacilities are permitted in all zones except suburban agricultural (SAG), single-family residential – 12,000 (R-1-12), single-family residential – 10,000 (R-1-10), medium-density residential (R-2) and medium-density residential small lot (R-2S) zones.

RESPONSE: The proposed project is a macrofacility within a C-3 zone, and is thus permitted subject to the other requirements of the RMC.

B. [This subsection has been excluded because it addresses macrofacilities supported by existing buildings. This scenario does not apply to the proposed project.]

C. The shelter or cabinet, if necessary, used to house radio electronics equipment shall be concealed, camouflaged or underground.

RESPONSE: The equipment shelter for the proposed WCF will be housed inside an existing building. See Exhibit 8 (Site Plan).

D. Macrofacilities shall comply with the height limitations specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 15 feet, panel antennas may exceed the height limitation if affixed to the side of an existing building and architecturally blends in with the building. Structures which are nonconforming with respect to height may be used for omnidirectional antennas, providing they do not exceed 15 feet above the existing structure. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure. [Ord. 28-05 § 1.02].

RESPONSE: The proposed monopole is 100', and is thus permitted subject to issuance of a special use permit. (See also RMC 23.62.060.B.)

23.62.050 Development standards for monopoles and lattice towers.

A. All monopoles and lattice towers exceeding 60 feet in height shall be designed to accommodate two or more wireless communications facilities.

RESPONSE: The proposed 100' WCF is designed for at least 2 wireless additional carriers. See Exhibit 8 (Site Plan).

B. Macrofacilities are the largest wireless communications facilities allowed on a monopole or lattice tower. Antennas not exceeding 15 feet in height which extend above the wireless communications support structure shall not be calculated as part of the height of the wireless communications support structure.

RESPONSE: The proposed WCF is allowed as a macrofacility on a monopole. The antennas do not extend above the top of the monopole. See Exhibit 8 (Site Plan).

C. On monopoles, antennas and antenna arrays together with any associated antenna mount shall be designed utilizing the narrowest dimensions possible, and in no instance shall they extend further, as measured horizontally, from the centerline of the monopole than a distance of 15 feet.

RESPONSE: The proposed antennas will not extend beyond 15' from the centerline of the monopole. See Exhibit 8, (page A3 Site Plan).

D. [This subsection excluded because it addresses only lattice towers. The proposed project is a monopole.]

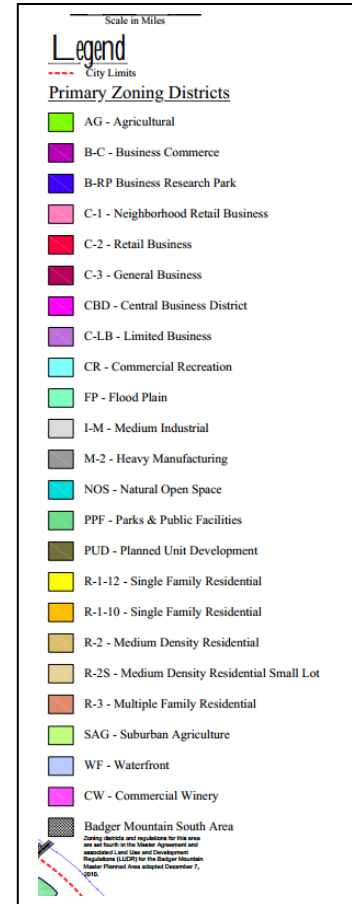
E. [This subsection excluded because it addresses co-location. The proposed project is for a new monopole.]

F. The shelter or cabinet, if necessary, used to house radio electronics equipment and the associated cabling connecting the equipment or cabinet to the monopole or lattice tower shall be concealed, camouflaged or underground.

RESPONSE: The equipment shelter for the proposed WCF will be housed inside an existing building. See Exhibit 8 (Site Plan).

G. When a monopole or lattice tower is adjacent to a suburban agricultural (SAG) single-family residential – 12,000 (R-1-12), single-family residential – 10,000 (R-1-10), medium-density residential (R-2), medium-density residential small lot (R-2S) or multiple-family residential (R-3) zoning district, the wireless communications support structure must be set back a distance equal to twice the height of the wireless communications support structure from the nearest residential lot line.

RESPONSE: The property is not adjacent to any SAG or residentially zoned lots. (The Property is surrounded by C-3 and Neighborhood Business zones.) Thus, the structure is in compliance with these setback requirements.



H. All monopoles and lattice towers shall be lighted and painted, if necessary, in accordance with Federal Aviation Administration regulations. [Ord. 28-05 § 1.02].

*RESPONSE: Please see **Exhibit 9 (FAA Clearance)** for lighting and painting requirements. These will be complied with during construction.*

23.62.060 Permitted zones for monopoles and lattice towers.

A. [This subsection does not apply because it addresses monopoles up to 80 feet. The proposed structure is a 100-foot monopole.]

B. Monopoles between 80 feet and 150 feet in height are considered a permitted use in the business research park (B-RP), medium industrial (I-M), and heavy manufacturing (M-2) zoning districts. Monopoles between 80 feet and 150 feet in height may be permitted in the parks and public facilities (PPF), general business (C-3) and business commerce (B-C) zoning districts subject to issuance of a special use permit as set forth in RMC 23.62.070.

RESPONSE: The proposed monopole is 100', and is thus permitted subject to issuance of a special use permit.

C. [This subsection does not apply because it addresses monopoles over 150 feet. The proposed structure is a 100-foot monopole.]

D. [This subsection does not apply because it addresses lattice towers. The proposed structure is a monopole.]

E. [This subsection does not apply because it addresses lattice towers. The proposed structure is a monopole.]

23.62.070 Special use permit criteria for monopoles and lattice towers.

Requests for special use permits shall be considered in accordance with the provisions of Chapter 23.46 RMC. In addition to the provisions of Chapter 23.46 RMC, the following specific criteria shall be met before a special use permit can be granted.

A. Visual Impact.

- 1. Antennas may not extend more than 15 feet above their supporting structure, monopole, lattice tower, building or other structure.**

*RESPONSE: The antennas on the proposed monopole will not extend vertically beyond the highest point of the supporting structure. See **Exhibit 8 (Site Plan)**.*

- 2. Site location and development shall preserve the pre-existing character of the surrounding buildings and land uses and zone district to the extent consistent with the function of the communications equipment. Wireless communications towers shall be integrated through**

location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.

RESPONSE: The site is within existing commercial ministorage facility that is zoned C-3. The walls of the ministorage facility will stay in place to conceal footings, the generator and related equipment. The area is in a ministorage with no current vegetation, therefore no vegetation will be disturbed.

3. Accessory equipment facilities used to house or contain wireless communications equipment should be located within buildings when possible. When they cannot be located in buildings, equipment shelters or cabinets shall be screened and landscaped.

RESPONSE: The accessory equipment is located behind the walls of a ministorage unit.

4. All monopoles and lattice type facilities shall be screened with trees, shrubs and landscaping planted in sufficient depth to form an effective and actual sight barrier within five years. Said landscaping shall have a minimum mature height of eight feet.

RESPONSE: The existing ministorage structure exceeds 8 feet in height and will serve as permanent screen for the based of the monopole.

B. Noise. No equipment shall be operated so as to produce noise in levels above 45 dBA as measured from the nearest property line on which the attached wireless communications facility is located.

*RESPONSE: A generator will be used for back-up purposes only and will run for short periods of time during periodic testing. The average measured sound levels are 71.7 dBA at close proximity, but the generator will be housed inside a building and it is unlikely that the generator will be audible from neighboring properties. Please see **Exhibit 10 (Generator Data Sheet)** for information. The Applicant will produce a noise study if a noise study is identified as a condition of this application.*

C. Availability of Suitable Existing Towers or Other Structures. Applications for a special use permit shall reasonably demonstrate that alternatives such as lower structures that are permitted without special use permit or other existing support structures are not capable of accommodating the applicant's needs. Evidence and information shall be submitted to establish the following:

- 1. Permitted shorter support structures are not of sufficient height to meet the applicant's engineering requirements.**
- 2. No existing support structures are located within the geographic area required to meet the applicant's engineering requirements.**
- 3. Existing support structures do not have sufficient structural strength to support the proposed antenna and related equipment.**
- 4. The applicant's antenna would cause electromagnetic interference with antennas on the existing support structures, or the antenna on the existing support structures would cause interference with the applicant's proposed antenna.**

5. The fees, costs, or contractual provisions required in order to share or adapt an existing support structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.

6. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable. [Ord. 28-05 § 1.02].

*RESPONSE: There are no existing support towers within 0.5 miles of the proposed new support tower. See **Exhibit 4 (RF Justification)** and **Exhibit 7 (Search Ring Map)**. See also the supporting analysis using the FCC's Antenna Structure Registration website, which states that there are no existing structures within 0.8 kilometers (0.5 miles) of the proposed site:*



<http://wireless2.fcc.gov/UlsApp/AsrSearch/asrRegistrationSearch.jsp>

**RMC 23.46
SPECIAL USE PERMITS**

[This chapter explains the process by which applications for special use permits are considered in the City of Richland. AT&T has submitted the Special Use Permit Application and the required supporting documentation pursuant to RMC 23.46.020. The following analysis of RMC 23.46.040.C supplements that application.]

23.46.040 Hearings—Findings—Conclusions

C. The hearing body shall approve, approve with conditions or deny an application for a special use permit based on findings of fact with respect to the following criteria:

1. The size and dimensions of the site provide adequate area for the proposed use;

RESPONSE: Please see Exhibit 8 (Site Plan) for the size and dimensions of the site. This will provide adequate area for the proposed use of a Wireless Communications Tower.

2. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;

RESPONSE: Size, shape, topography and drainage were all considered in the design of this project. Please see Exhibit 8 (Site Plan) for each of these considerations.

3. All required public facilities necessary to serve the project have adequate capacity to serve the proposed project;

RESPONSE: The facility will be able to serve AT&T (lessee of the space) as well as future carriers to collocate at a later time.

4. The applicable requirements of this zoning regulation (RMC Title 23), the city comprehensive plan, the city sensitive area regulations (RMC Title 20), the city shoreline management regulations (RMC Title 26) and the city sign regulations (RMC Title 27) have been met; and

RESPONSE:

RMC Title 23 - This application is compliant to all criteria of RMC Title 23. Previous responses in this narrative address each portion of the code.

City Comp Plan - The City of Richland's Comprehensive plan states in Section 8 Telecommunications - Cellular Telephone Service - Level of Service that continued coordination between the City and the purveyors will help ensure the maintenance of adequate level of service. The purpose of this project is to maintain the level of service and also provide future room for growth with other carriers. Please note in Exhibit 8 (Site Plan) the proposed areas for future carriers.

RMC Title 20 - This area of the code notes Life Safety. Applicable requirements are not specific to Wireless Communication Facilities, however, fire and emergency standards are considered in this projects design. There is adequate room for emergency vehicle to access the property.

RMC Title 26 Shoreline Management - This section does not apply since the project location is not near wetlands or water bodies and will not obstruct the enjoyment or City's goals of these resources.

RMC Title 27 Signs - There are no specific regulations for signs on Wireless Communication Towers in this portion of the code. No signage is proposed other than a small identification plate indicating the ASR registration number and the wireless provider at the location. No advertisement will be allowed on this tower.

5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.

RESPONSE: The noise impact has been mitigated with housing the generator in a building to decrease the sound.

5. CONCLUSION

ATC's proposed 100-foot monopole and related facilities meet all requirements of the City of Richland's land use ordinances, and AT&T respectfully requests that the City of Richland approve AT&T's proposal as designed, subject only to the City of Richland's standard conditions of approval.

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EXHIBIT (7)

Attachment B

June 6, 2014

Bill King, Deputy City Manager
PO Box 190, MS 02
975 George Washington Way
Richland WA 99352
(509) 942-7583
(509) 942-7379 Fax

Via Email to: bking@ci.richland.wa.us

Subject: American Towers LLC- Tower Site 282270 / Queensgate WA
2373 Jericho Road, Richland, Benton County, WA (Parcel No. 122982020003013)
Latitude: N 46° 14' 58.67" Longitude: W 119° 18' 19.7"

Dear Mr. King,

American Towers LLC has retained Partner Engineering & Science, Inc. to conduct a review of a proposed telecommunications facility for compliance with the Federal Communications Commission's (FCC) Nationwide Programmatic Agreement for Review under the National Historic Preservation Act (47 CFR Part I, dated January 4, 2005).

American Towers LLC is proposing to construct a new communications tower facility at 2373 Jericho Road, Richland, Benton County, WA (Parcel No. 122982020003013). The proposed facility will support a new telecommunications tower compound, consisting of a 106-foot monopole within a 40-foot by 30-foot lease area, and a 5-foot wide utility easement concurrent with the access road commencing from Jericho Road. Electrical power and telco service utilities will be routed within the proposed easement to the site from existing sources.

Please accept this letter as a formal request for your concurrence of no impact to known eligible or potentially eligible historic properties for the proposed American Towers LLC telecommunications project. This letter is being submitted in compliance with FCC regulations to determine if the proposed project will impact any historic places and/or archaeologically sensitive sites.

Enclosed please find copies of the current project figures for your review. On behalf of American Towers LLC, I would appreciate your comments on this proposed telecommunications facility project in a letter, fax or email directed to my attention.

Brent Johnson



Project Manager

PARTNER ENGINEERING AND SCIENCE, INC.

524 Malloy Court, Corona, CA, 92879
T: 951-335-8320 | F: 951-254-9931 | C: 951-733-5265
bjohnson@partneresi.com

EXHIBIT (7)

Attachment C



at&t

KP0464, Queensgate

RF Justification

Coverage Justification

AT&T is proposing a new site, KP0464 near Queensgate Dr and Keene Rd. This is an AT&T service area that has weak signal coverage as illustrated in **Exhibit A**. **Exhibit A** identifies the proposed site (red star) and surrounding adjacent sites (blue triangles). As can be seen, there is a large 4G LTE 700 coverage gap in all areas not shaded in green. While the target coverage area has voice grade service today, it does not have adequate 4G LTE voice and data service within the 700 MHz frequency band. As AT&T's technology improves and expands from 2G and 3G to 4G LTE, the company is committed to meeting all wireless communication needs of its customers by delivering faster data speeds and more reliable and expansive voice and data connections, whether its customers are in buildings, in vehicles, or outdoors. AT&T's addition of new technology will also reduce the number of dropped calls and otherwise address its customers' reported service issues in the area. Finally, the 2G/3G generation of wireless service will become obsolete in the near future and no longer serve the area. At that time, the proposed facility will be necessary to provide 4G coverage.

The gap was determined as a result of analyzing a combination of customer complaints, service requests, and from RF engineering design analysis. The planned service coverage improvement is mostly for the surrounding residential communities. This site will also improve road coverage along portions of Keene Rd from Kennedy Rd to Shockley Rd and along Hwy 182 corridor from east Queensgate Dr to west of Keene Rd.

Exhibit B shows the locations of recorded service issues reported by AT&T customers during the period of January 2013 to December 2013. The Legend notes the specific type of issues that were reported and shows precisely where AT&T customers have reported problems. This data further illustrates the LTE 700 coverage gap and shows the need for enhanced service in the area.

Exhibit C shows the projected coverage from the proposed candidate with an antenna tip height of 100 feet. This is the height where an AT&T wireless device can be reliably used to make and receive telephone calls and use data service in the presence of varying signals.

The proposed antenna tip height is the minimum necessary to fill the LTE 700 coverage gap relative to nearby complementary wireless facilities. As shown in **Exhibit D**, locating the antennas below 100 feet will reduce the effectiveness of the new site and will make the proposed facility inadequate, potentially requiring additional sites.

Exhibit A – Existing LTE 700 MHz Coverage

Service Area BEFORE site addition

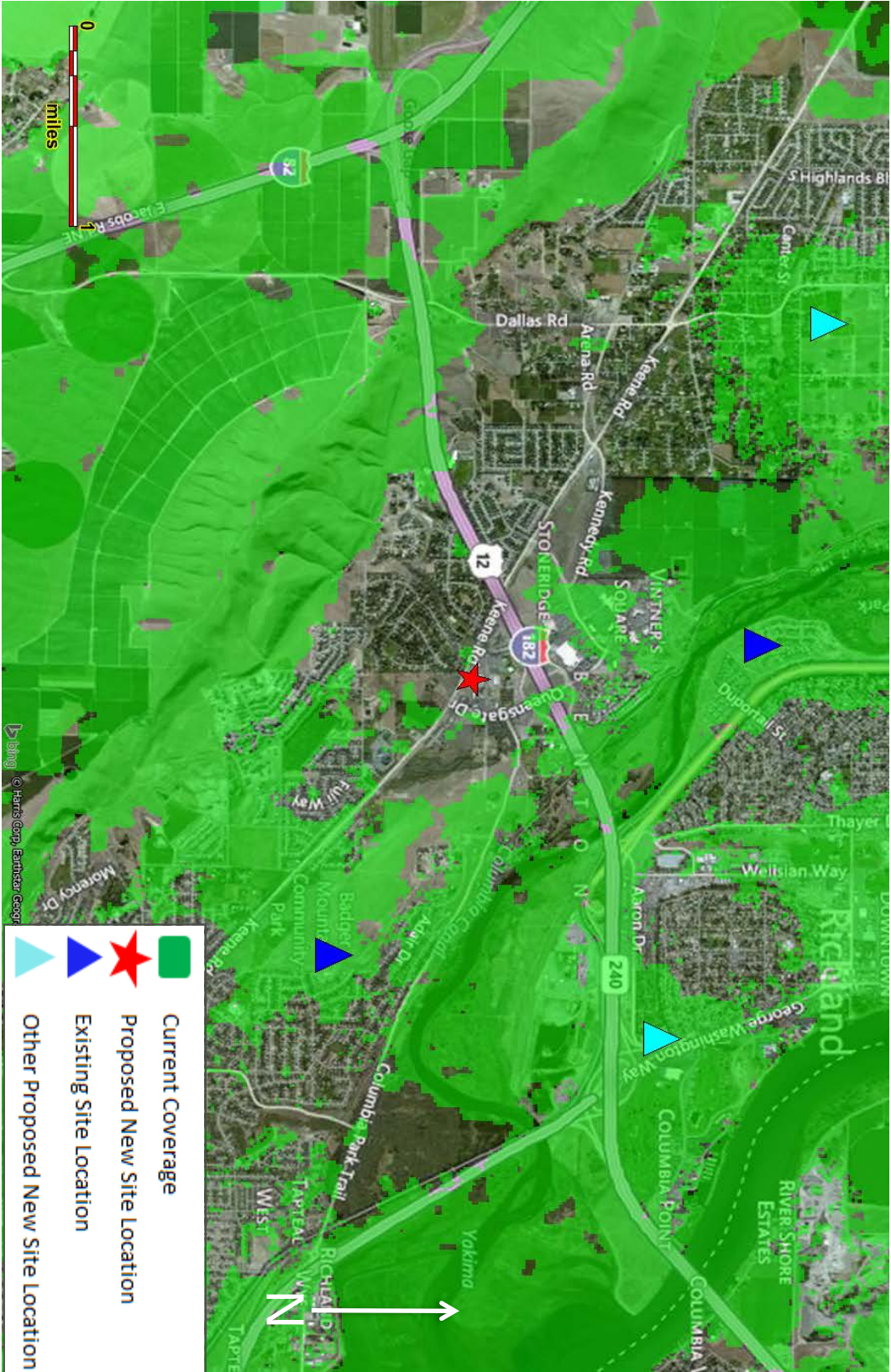


Exhibit B – Customer Reported Service Issues

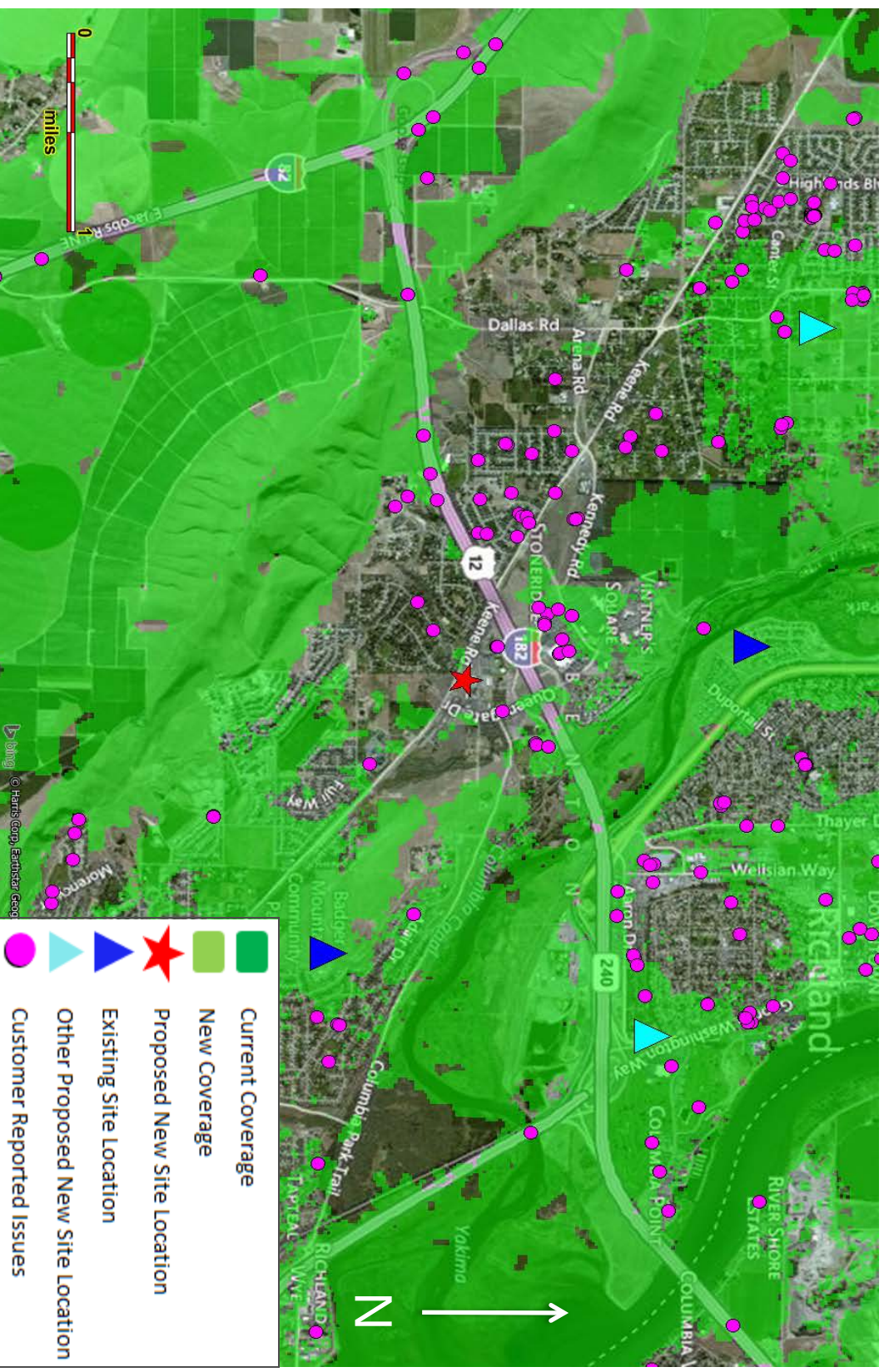


Exhibit C – New LTE 700 MHz Coverage

Service Area AFTER new site addition - Antenna Tip @ 100 feet

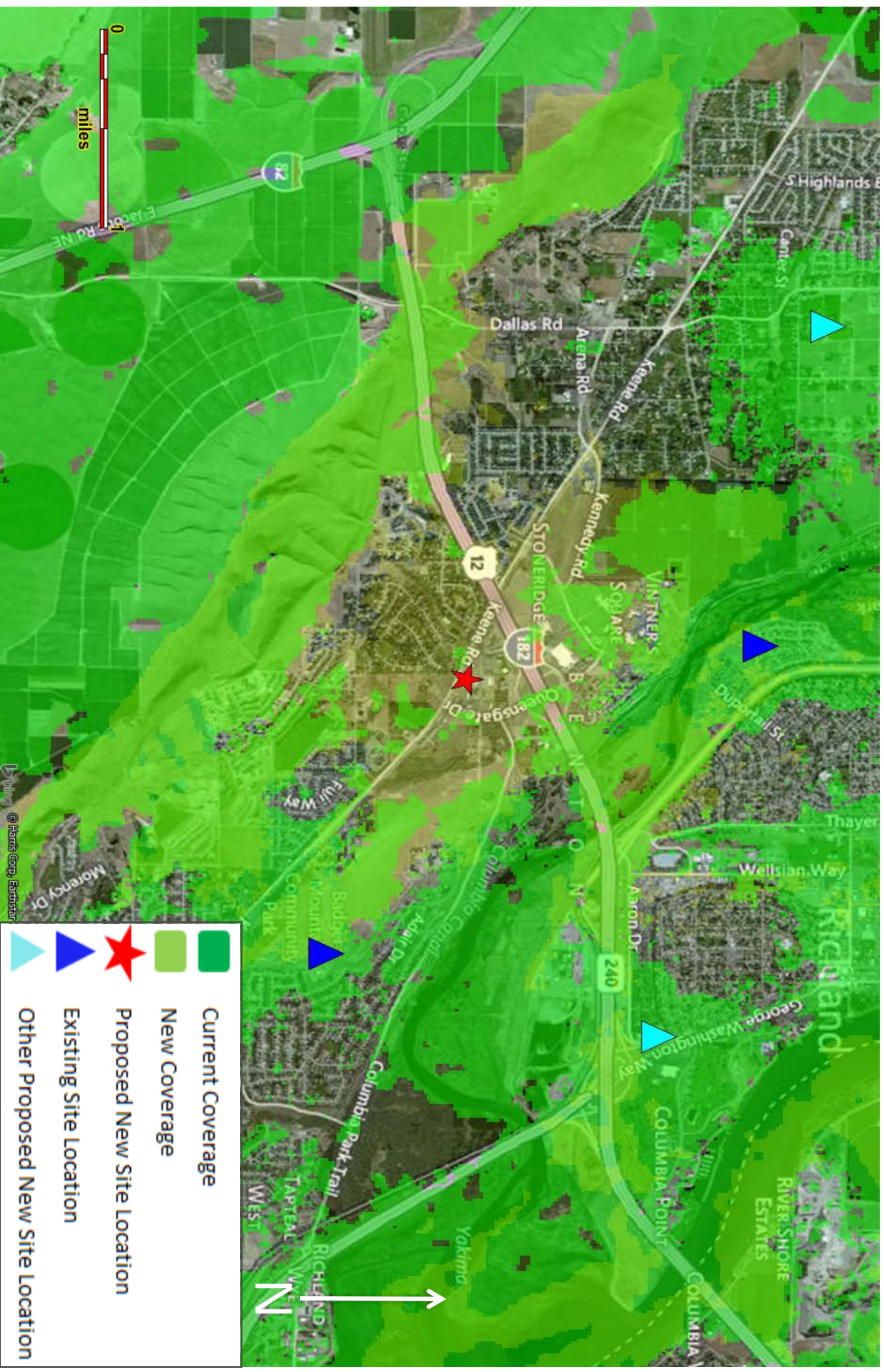
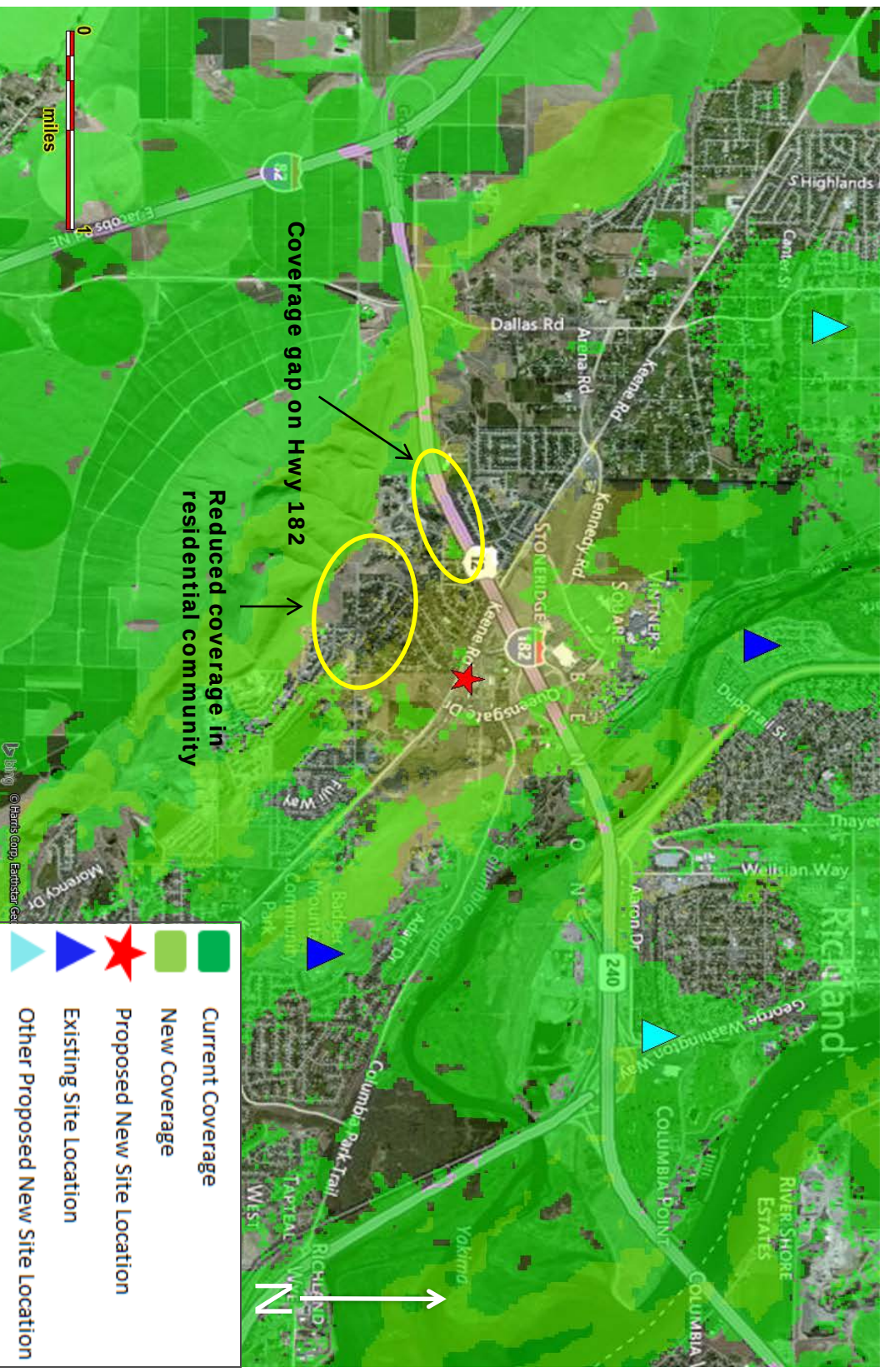


Exhibit D – New LTE 700 MHz Coverage

Service Area AFTER new site addition - Antenna Tip @ 80 feet



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EXHIBIT (7)

Attachment D



DATE: March 21, 2014
TO: The City of Richland Planning Department
RE: Proposed Radio Site: KP0464; 2373 Jericho Road, Richland, WA

Dear Planner,

The proposed facility noted above will transmit at frequencies in the range of 734 to 892 MHz and 1,930 to 2,145 MHz as licensed by the Federal Communications Commission with ERP's less than 1,000 watts.

The worst case general population exposure limit per the FCC Public Standards OET Bulletin 65 occurs at 734 MHz and is 0.4893 mW/cm^2 . The worst case for the 1,500 to 100,000 MHz band is 1.0 mW/cm^2 .

The power density calculations for each sector of the proposed facility (typically will be within 1 to 10% of the FCC limit) **will be well below the maximum FCC exposure levels**. The proposed facility will not cause other co-located facilities to exceed FCC exposure standards and is categorically proven as safe, according to Federal Guidelines.

The Power Density values will be in compliance and the antennas will not cause any habitable area of a structure to exceed the Federal Communication Commission's worst case limits for human exposure to radio frequency electromagnetic fields.

The proposed facility should not interfere with other communications facilities. Our sites are monitored 24/7 by a national operations center to insure all is operating normally. In addition, we have local technicians who make routine visits to cell sites to make repairs when needed.

I certify that this information is true to the best of my knowledge.

Regards,

A handwritten signature in blue ink, appearing to read "Ken Seymour", written over a light blue rectangular background.

Ken Seymour, **FCC License Number PG-13-16349**
Engineering Manager AT&T Mobility

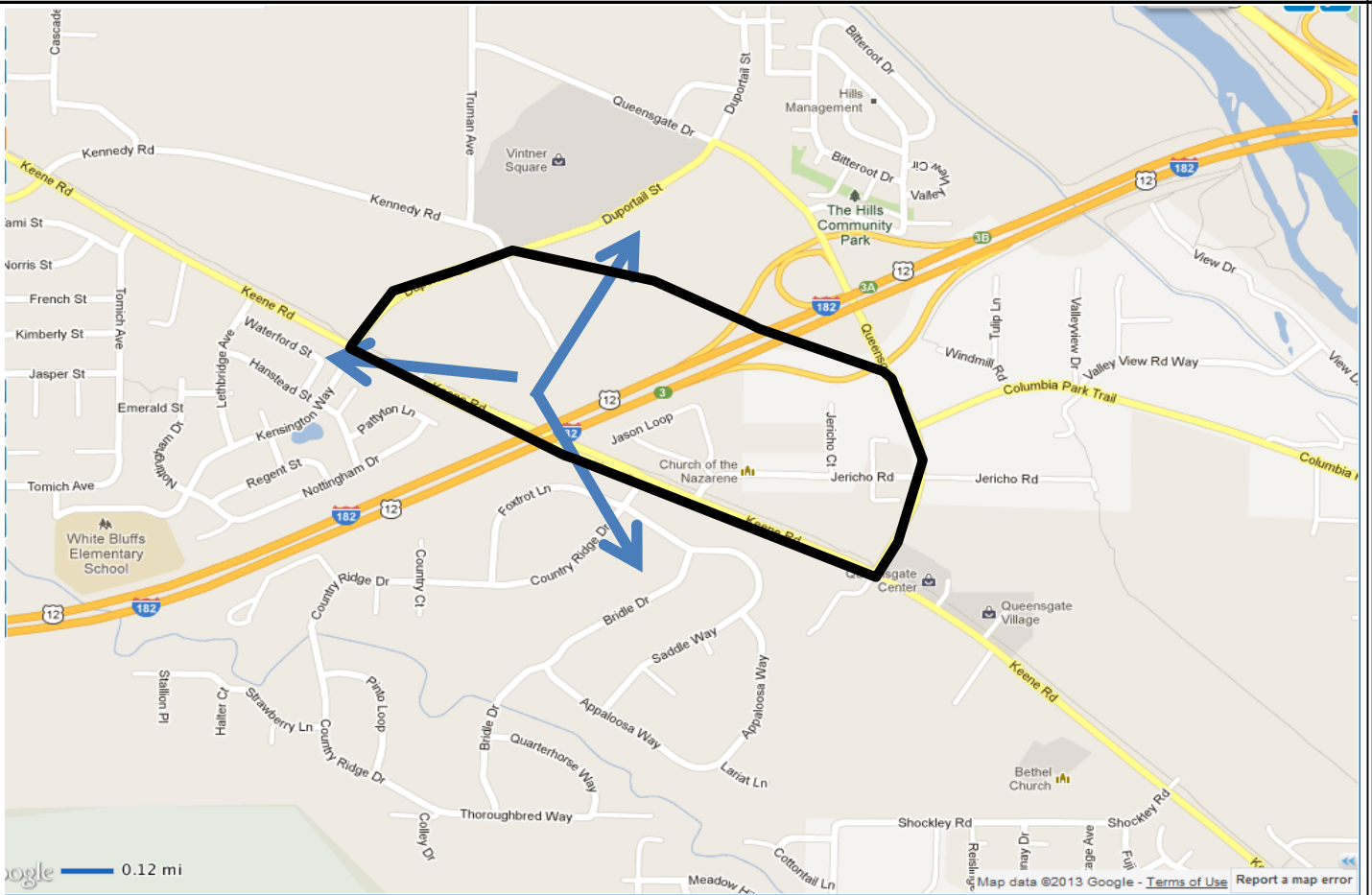
EXHIBIT (7)

Attachment E



Search Ring Oregon Market

SITE NAME:	KP0464	
SITE ID:	Queensgate	
PTN:	3801646887	FA CODE: 11579341



Candidates					
Site Type	Intersection	Latitude	Longitude	Elevation (ft)	Rad. Center (ft)
Rawland	Keene Rd and I-182	46.252665	-119.315144	541	80 feet
Rawland	back of Home Depot and I-182	46.252952	-119.312893	535	80 feet
Rawland	Jericho Ct and Jericho Rd	46.250979	-119.305306	518	100 feet
Configuration					
Antenna Type	8' panel		Azimuths		10/140/270
Antenna Configuration	4 Antennas per sector : 12 antennas total		Technologies		UMTS/LTE
Feeder Cable Count	4 Coax and 1 Fiber per sector : 12 coax total		Frequencies		700/850/1900
Antenna Line Equipment	2 TMA's and 2 RRHs per Sector		Site Emergency Class		2
Site Objectives and Comments					
General Candidate Location		Coverage Objective	Coverage Level		Comments
This site is located near the intersection of Keene Rd and I-182		This site will enhance indoor coverage in the new Commercial areas as well as the residential neighborhood around Queensgate and Keene rd	Suburban		
Search ring Radius (miles)		0.45	Crown or ATC candidates?		
UMTS/LTE site id		City	County	State	RF Engineer
WAKPU0464/WAL00464		West Richland	Benton	WA	Ronaldo Baltazar
Date			Manager Approved		Approved Date
03/25/13			Vicki Littlefield		3/26/2013

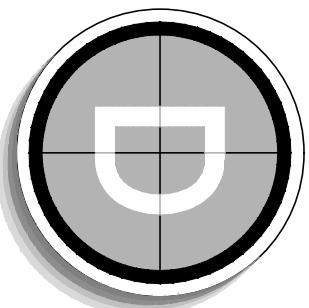
EXHIBIT (7)

Attachment F



PACIFIC TELECOM SERVICES, LLC

502 Second Avenue S., Suite 210
Seattle, WA 98104
Phone: (206) 342-9000 Fax: (206) 903-8513



DUNCANSON

Company, Inc.
145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

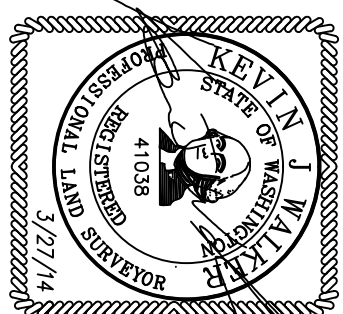
SITE
KPO464
QUEENSGATE
2373 JERICHO RD
RICHLAND, WA 99352
BENTON COUNTY

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FLD. CREW:	PN/JAR
FLD. BOOK:	316/21
DRAWN BY:	JGC
JOB #:	01792.1295
DATE:	02/10/14

REVISIONS

DATE	DESCRIPTION	BY
3/27/14	ADD PROPOSED EASEMENTS	KJW
3/19/14	TITLE INFORMATION ADDED	JJ



SHEET TITLE

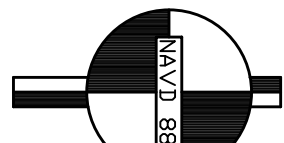
EXISTING SITE SURVEY
SEC 22, TWP 9 N, RNG 28 E, WM

SHEET NUMBER

SV1

LATITUDE/LONGITUDE POSITION

COORDINATE DATA AT PROPOSED TOWER LOCATION:
NAD 83
LAT = 46°14'58.67" N NAVD 88
LONG = 119°18'19.70" W ELEV = 521.1 FEET

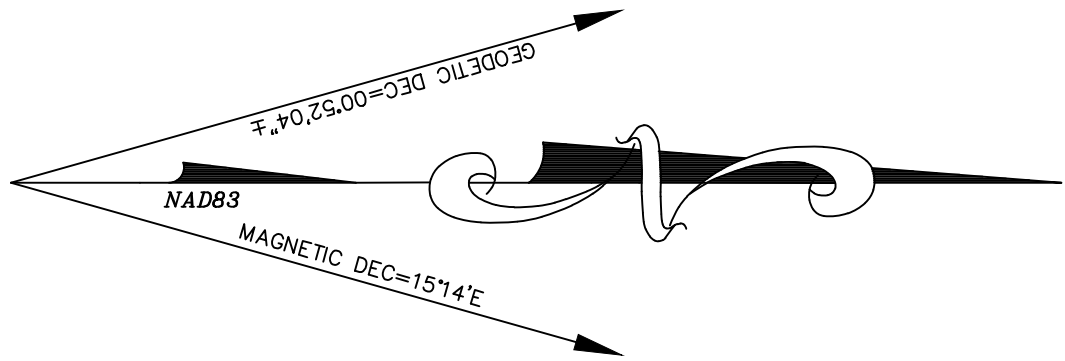


BENCHMARK IS "P451"
NCS GPS CORRS STATION.
ELEV = 1,223.9

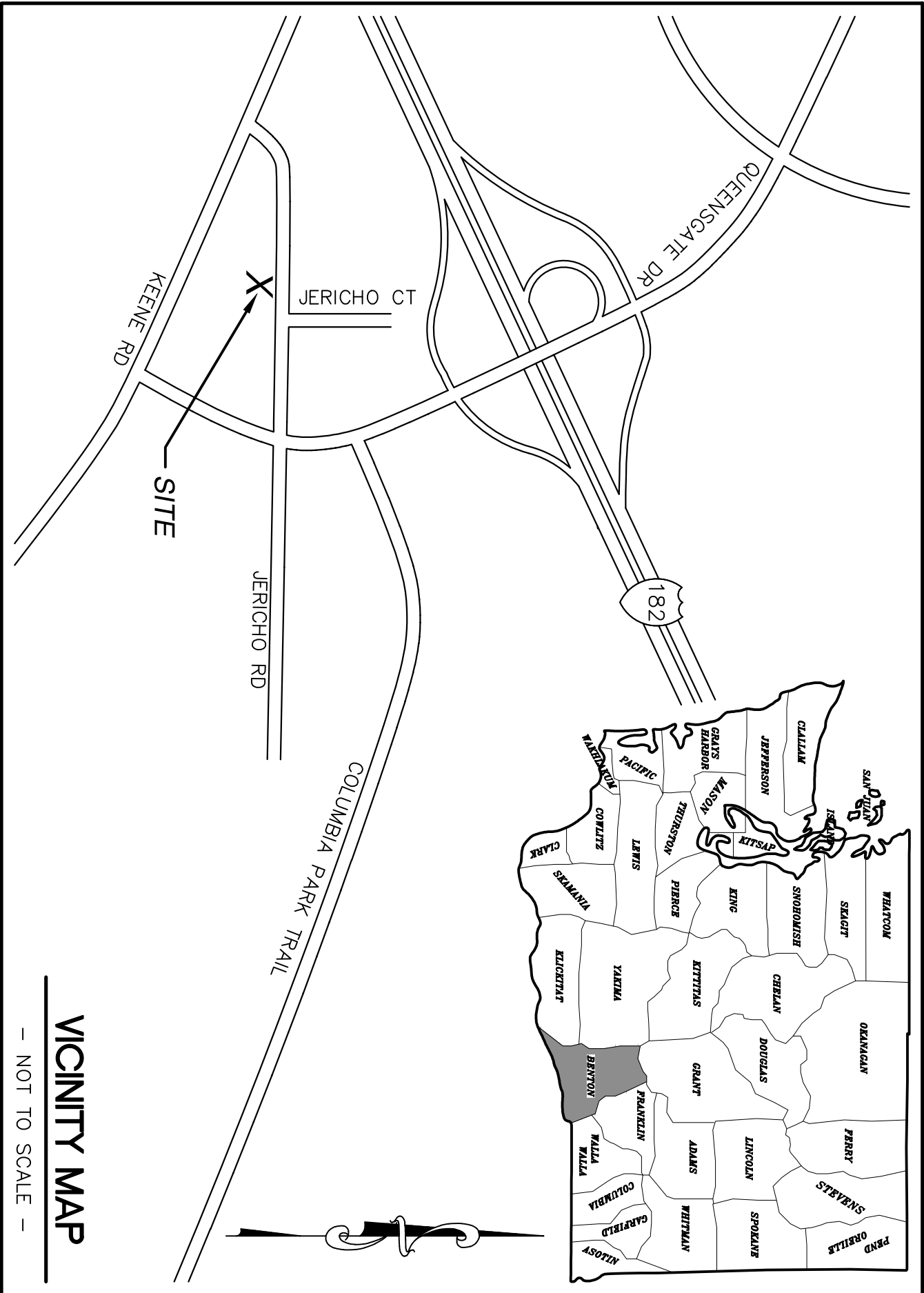
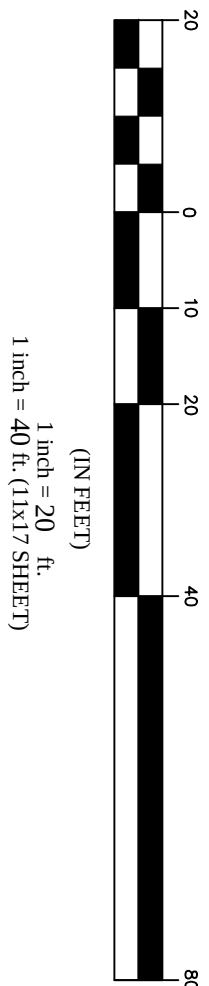
ELEVATION DERIVED USING GPS. ACCURACY MEETS OR EXCEEDS 1A STANDARDS AS DEFINED ON THE FAA ASAC INFORMATION SHEET 91:003.

NOTES

- 1) TITLE COMMITMENT ISSUED BY BENTON-FRANKLIN TITLE COMPANY, DATED: FEBRUARY 6, 2014, ORDER NO.: 109600 C.J.
- 2) FIELD WORK CONDUCTED IN JANUARY, 2014.
- 3) BASIS OF BEARING- WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).
- 4) WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
- 5) FEMA DESIGNATION- ZONE C (AREAS OF MINIMAL FLOODING (NO SHADING)) PANEL 15 OF 15, FIRM MAP NUMBER 5355330015E, EFFECTIVE DATE MARCH 1, 1984.



GRAPHIC SCALE



VICINITY MAP

— NOT TO SCALE —

LEGEND

—	SUBJECT BOUNDARY LINE
— — — — —	RIGHT-OF-WAY CENTERLINE
— — — — —	RIGHT-OF-WAY LINE
— — — — —	ADJACENT BOUNDARY LINE
— — — — —	SECTIONAL BREAKDOWN LINE
— — — — —	OVERHEAD POWER LINE
— — — — —	BURIED POWER LINE
— — — — —	BURIED GAS LINE
— — — — —	OVERHEAD TELEPHONE LINE
— — — — —	BURIED TELEPHONE LINE
— — — — —	BURIED WATER LINE
— — — — —	BURIED SANITARY SEWER
— — — — —	BURIED STORM DRAIN
— — — — —	DITCH LINE/FLOW LINE
— — — — —	ROCK RETAINING WALL
— — — — —	VEGETATION LINE
— — — — —	CHAIN LINK FENCE
— — — — —	WOOD FENCE
— — — — —	BARBED WIRE/WIRE FENCE
— — — — —	TRANSFORMER
— — — — —	FIRE HYDRANT
— — — — —	GATE VALVE
— — — — —	WATER METER
— — — — —	FIRE STAND PIPE
— — — — —	CATCH BASIN, TYPE I
— — — — —	CATCH BASIN, TYPE II
— — — — —	SIGN
— — — — —	BOLLARD
— — — — —	GAS METER
— — — — —	MAIL BOX
— — — — —	TELEPHONE VAULT
— — — — —	TELEPHONE RISER

NOTE: 1) ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD83 DATUM.

2) ALL TOWER, TREE AND APPURTENANCE HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ± 3 FEET OR ± 1% OF TOTAL HEIGHT, WHICHEVER IS GREATER.

TREE LEGEND

—	DECIDUOUS TREE
—	AL=ALDER
—	MP=MAPLE
—	DS=DECIDUOUS
—	MA=MADRONA
—	OK=OAK
—	CH=CHERRY
—	CE=CEDAR
—	DF=DOUGLAS FIR
—	HE=HEMLOCK
—	PI=PINE
—	EVG=EVERGREEN
—	TYPE
—	HEIGHT AGL IF MEASURED

NOTE: TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

SITE INFORMATION

TAX LOT NUMBER 122982020003013
SITE ADDRESS 2373 JERICHO ROAD
RICHLAND, WA 99352
SITE CONTACT LORI WENNER
PHONE NUMBER (509) 727-4512
ZONING C-3
(CITY OF RICHLAND)
TOTAL LOT AREA 99.156± S.F.(2.28 AC.)
PROJECT AREA TO BE DETERMINED

SURVEY REFERENCE

SHORT PLAT NO 2683, RECORDED AS AUDITOR'S CERTIFICATE 2002-046550, IN VOL. 1 OF SHORT PLATS, PG 2683, RECORDS OF BENTON COUNTY, WA.

BOUNDARY DISCLAIMER

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

CAUTION!

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.

1-800-424-5555

LEGAL DESCRIPTION

LOT 13, BLOCK 3, BADGER HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 11, RECORDS OF BENTON COUNTY, WASHINGTON;
EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 844166.

EASEMENTS

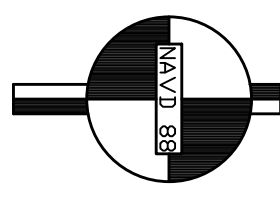
△ CORRESPONDS WITH ITEM NUMBER IN 'SCHEDULE B' OF TITLE REPORT.

THE FOLLOWING EASEMENTS FROM THE REFERENCED TITLE REPORT CONTAIN SUFFICIENT INFORMATION TO BE DEPICTED ON THE PLAN. OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, MAY AFFECT THE PROPERTY, BUT LACK SUFFICIENT INFORMATION TO BE SHOWN.

- △5 DEDICATION ON THE FACE OF THE PLAT OF BADGER HEIGHTS SUBDIVISION, RECORDED IN VOLUME 5 OF PLATS, PAGE 11, RECORDS OF BENTON COUNTY – NOT SHOWN, BLANKET IN NATURE.
- △6 COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT, PER RECORDING NO. 793894, RECORDS OF BENTON COUNTY – NOT SHOWN DUE TO LACK OF INFORMATION.
- △7 TERMS, COVENANTS AND PROVISIONS OF CERTAIN EASEMENT, PER RECORDING NO.: 844166, RECORDS OF BENTON COUNTY – SHOWN, THIS EFFECTS THE NORTH 30' OF LOT 13, NOW JERICO RD.
- △8 EASEMENT TO THE CITY OF RICHLAND FOR UTILITIES SERVICES, PER RECORDING NO.: 97--27869, RECORDS OF BENTON COUNTY – SHOWN.
- △9 MUNICIPAL WATER FACILITIES AGREEMENT TO THE CITY OF RICHLAND, PER RECORDING NO.: 2003--051356, RECORDS OF BENTON COUNTY – NOT SHOWN BLANKET IN NATURE.
- △10 COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS, PER RECORDING NO.: 2009--036821, RECORDS OF BENTON COUNTY – NOT SHOWN DUE TO LACK OF INFORMATION.

LATITUDE/LONGITUDE POSITION

COORDINATE DATA AT PROPOSED TOWER LOCATION:
NAD 83
LAT – 46°14'58.67" N
LONG – 119°18'19.70" W
ELEV = 521.1 FEET



BENCHMARK IS "P451"
NCS GPS CORS STATION.
ELEV = 1,223.9

ELEVATION DERIVED USING GPS. ACCURACY MEETS OR EXCEEDS 1A STANDARDS AS DEFINED ON THE FAA ASAC INFORMATION SHEET 91:003.

NOTES

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- FIELD WORK CONDUCTED IN JANUARY, 2014.
- BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).
- WHERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
- FEMA DESIGNATION: ZONE C (AREAS OF MINIMAL FLOODING (NO SHADING)) PANEL 15 OF 15, FIRM MAP NUMBER 5355330015E, EFFECTIVE DATE MARCH 1, 1984.

LEGEND

—	SUBJECT BOUNDARY LINE
— — — — —	RIGHT-OF-WAY CENTERLINE
— — — — —	RIGHT-OF-WAY LINE
— — — — —	ADJACENT BOUNDARY LINE
— — — — —	SECTIONAL BREAKDOWN LINE
— — — — —	OVERHEAD POWER LINE
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— — — — —	BURIED STORM DRAIN
— — — — —	DITCH LINE/FLOW LINE
— — — — —	ROCK RETAINING WALL
— — — — —	VEGETATION LINE
— — — — —	CHAIN LINK FENCE
— — — — —	WOOD FENCE
— — — — —	BARBED WIRE/WIRE FENCE
☐	TRANSFORMER
⌘	FIRE HYDRANT
⌘	GATE VALVE
☐	POWER VAULT
☐	WATER METER
☐	UTILITY BOX
☐	FIRE STAND PIPE
☐	CATCH BASIN, TYPE I
☐	CATCH BASIN, TYPE II
☐	SIGN
☐	BOLLARD
☐	GAS METER
☐	MAIL BOX
☐	TELEPHONE VAULT
☐	TELEPHONE RISER

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TREE LEGEND

☐	DECIDUOUS TREE	AL=Alder
☐	AL12 ← TRUNK DIAMETER (IN)	MP=Maple
☐	TYPE	DS=Deciduous
☐		MA=Madrona
☐		OK=Oak
☐		CH=Cherry
☐	EVERGREEN TREE	CE=Cedar
☐		DF=Douglas Fir
☐		HE=Hemlock
☐		PI=Pin
☐		EVG=Evergreen

NOTE:
TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

SITE INFORMATION

TAX LOT NUMBER	122982020003013
SITE ADDRESS	2373 JERICO ROAD RICHLAND, WA 99352
SITE CONTACT	LORI WENNER
PHONE NUMBER	(509) 727--4512
ZONING	C--3 (CITY OF RICHLAND)
TOTAL LOT AREA	99,156± S.F.(2.28 AC.)
PROJECT AREA	TO BE DETERMINED

SURVEY REFERENCE

SHORT PLAT NO 2683, RECORDED AS AUDITOR'S CERTIFICATE 2002-046550, IN VOL. 1 OF SHORT PLATS, PG 2683, RECORDS OF BENTON COUNTY, WA.

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1-800-424-5555

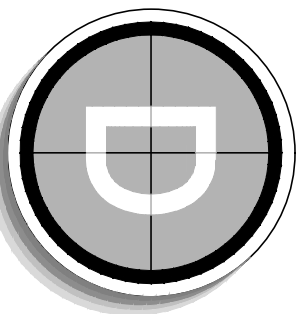


STS

PACIFIC TELECOM SERVICES,

LLC

502 Second Avenue, Suite 210
Seattle, WA 98104
Phone (206) 342-9000 Fax: (206) 903-6513



DUNCANSON

Company, Inc.
145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

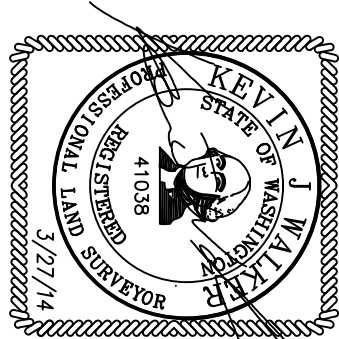
SITE
KPO464
QUEENSGATE
2373 JERICO RD
RICHLAND, WA 99352
BENTON COUNTY

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FLD. CREW:	PN/JAR
FLD. BOOK:	316/21
DRAWN BY:	JGC
JOB #:	01792.1295
DATE:	02/10/14

REVISIONS

DATE	DESCRIPTION	BY
3/27/14	ADD PROPOSED EASEMENTS	KJW
3/19/14	TITLE INFORMATION ADDED	JJ

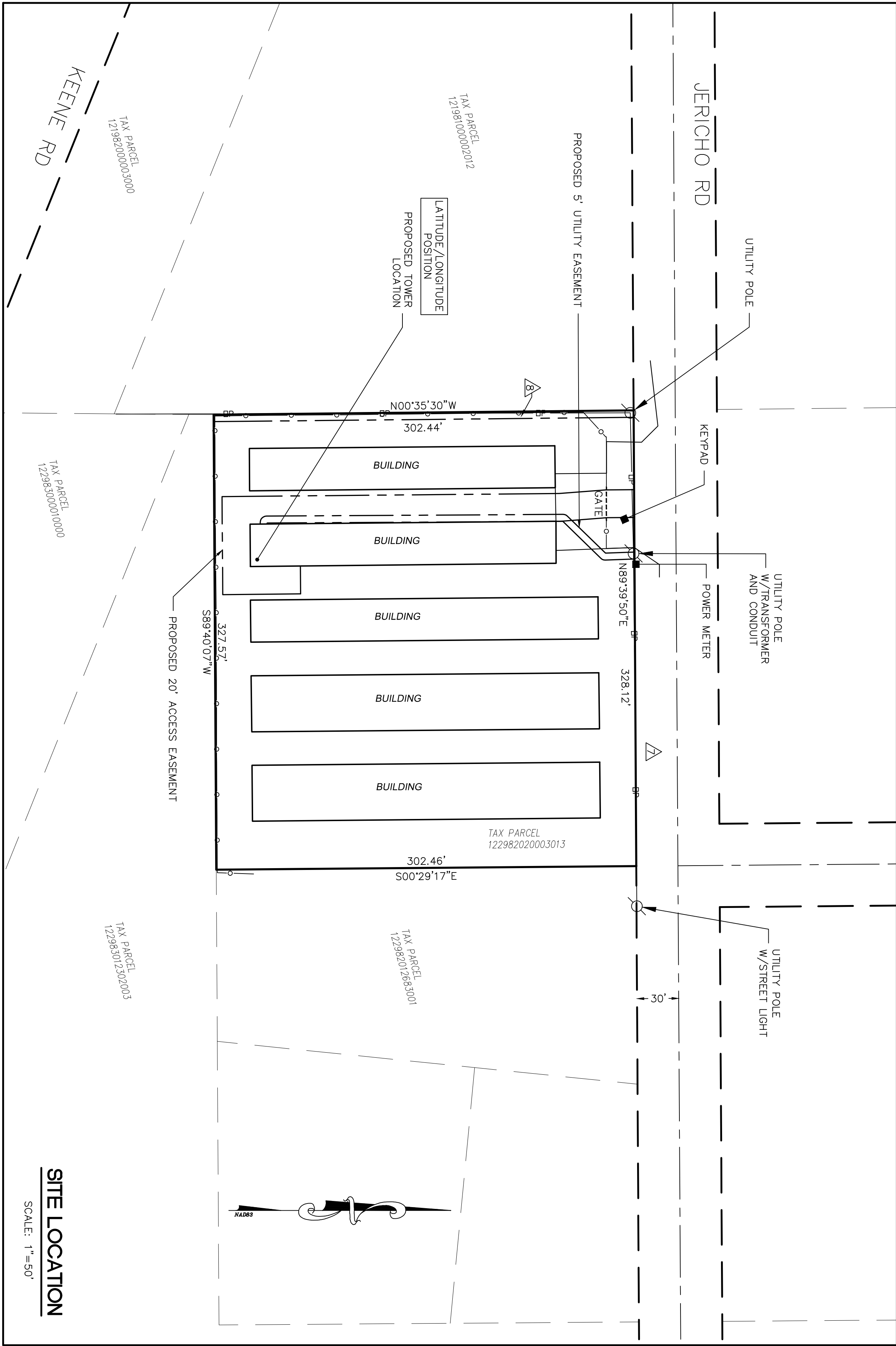


SHEET TITLE

EXISTING SITE SURVEY
SEC 22, TWP 9 N, RNG 28 E, WM

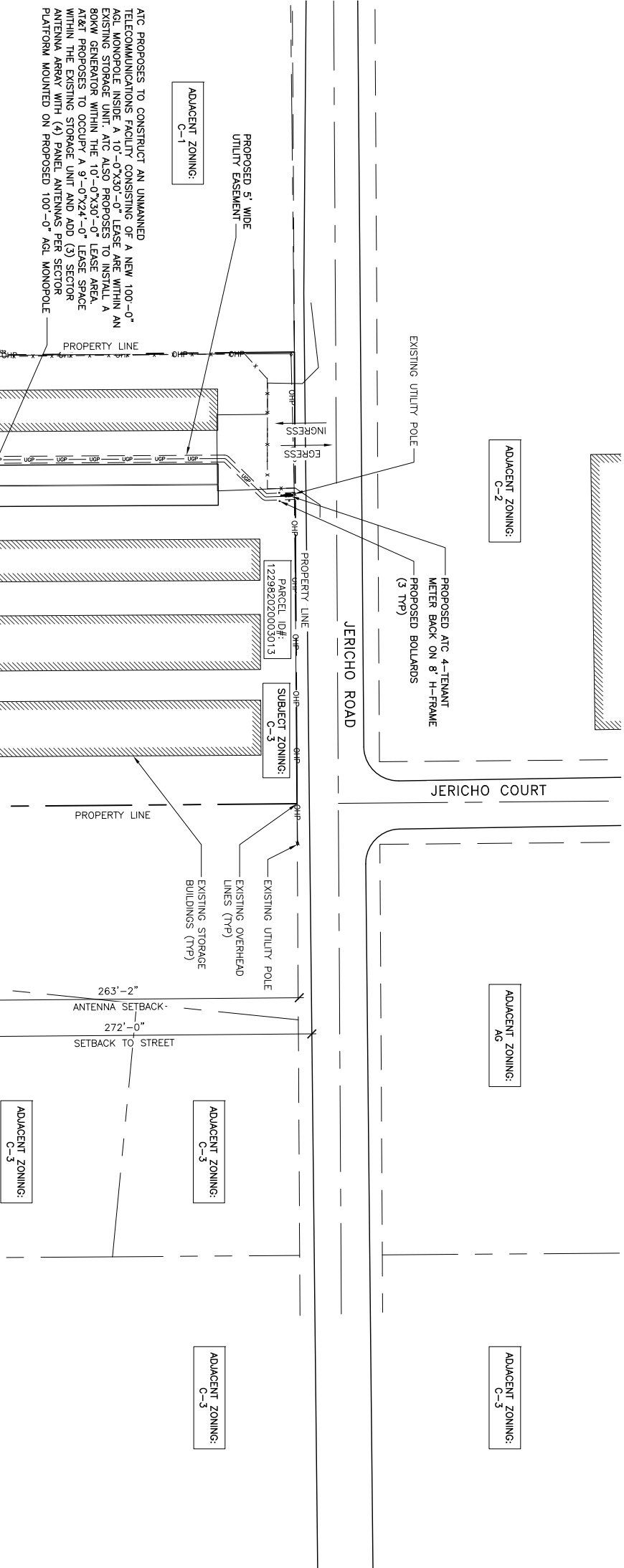
SHEET NUMBER

SV2

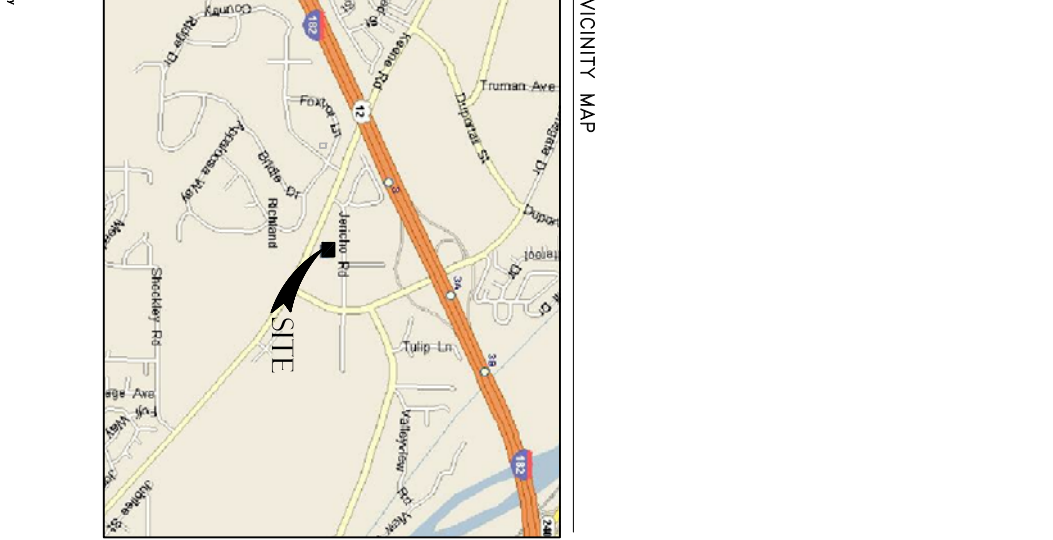
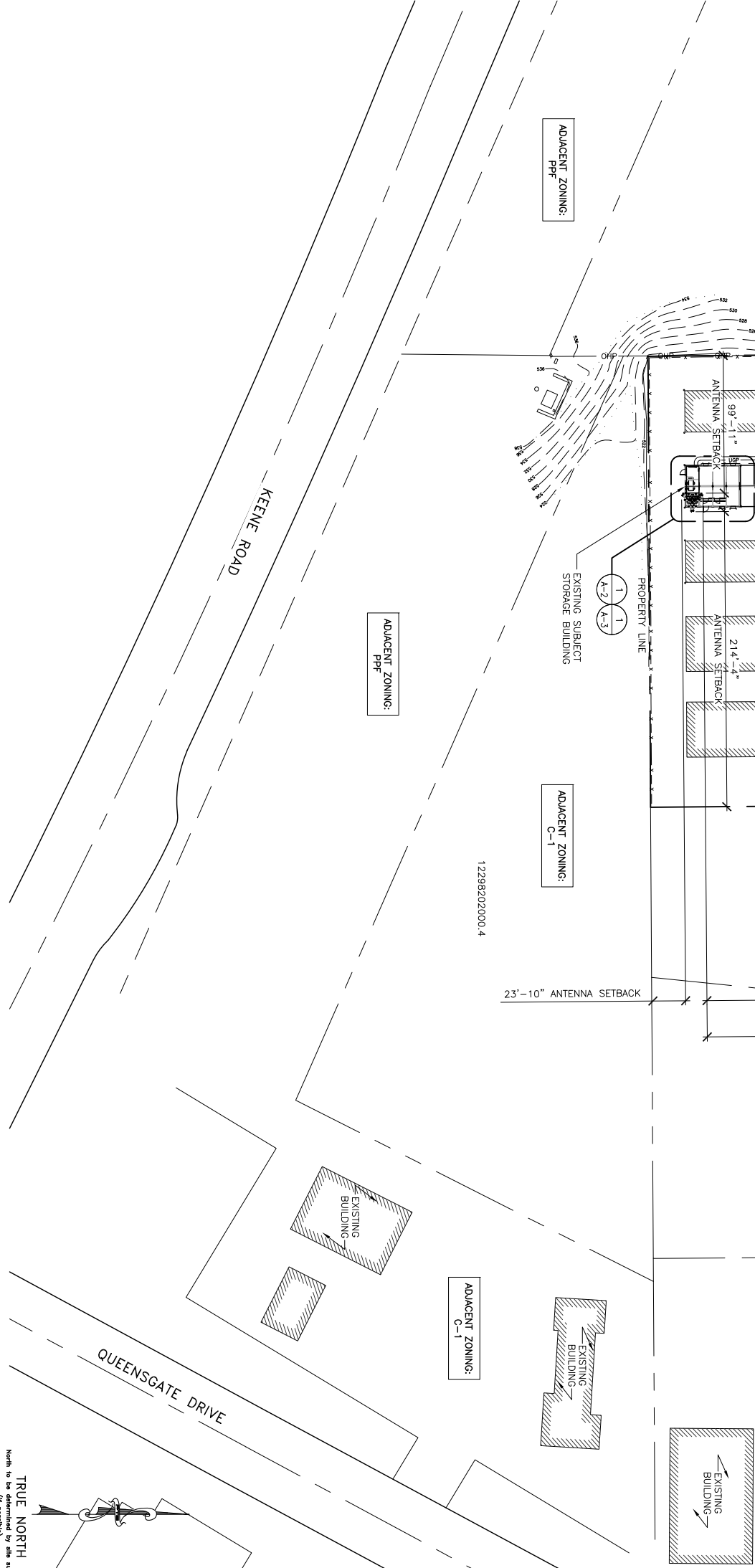


SITE LOCATION

SCALE: 1"=50'



- LEGEND**
- SUBJECT BOUNDARY LINE
 - RIGHT-OF-WAY CENTERLINE
 - RIGHT-OF-WAY LINE
 - ADJACENT BOUNDARY LINE
 - SECTIONAL BREAKDOWN LINE
 - COAX — COAX — COAX
 - FIBER — FIBER — FIBER
 - COAXIAL CABLE LINE
 - FIBER OPTIC LINE
 - OVERHEAD POWER LINE
 - BURIED POWER LINE
 - BURIED GAS LINE
 - OVERHEAD TELEPHONE LINE
 - BURIED TELEPHONE LINE
 - BURIED WATER LINE
 - BURIED SANITARY SEWER
 - BURIED STORM DRAIN
 - DITCH LINE/FLOW LINE
 - ROCK RETAINING WALL
 - VEGETATION LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BARBED WIRE/WIRE FENCE
 - TRANSFORMER
 - LIGHT STANDARD
 - POWER VAULT
 - UTILITY BOX
 - UTILITY POLE
 - POLE GUY WIRE
 - GAS VALVE
 - GAS METER
 - TELEPHONE VAULT
 - TELEPHONE RISER
 - FIRE HYDRANT
 - GATE VALVE
 - WATER METER
 - FIRE STAND PIPE
 - CATCH BASIN, TYPE I
 - CATCH BASIN, TYPE II
 - SIGN
 - BOLLARD
 - MAIL BOX
 - SPOT ELEVATION



24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"

TRUE NORTH
North to be determined by site survey
(if possible).

SITE PLAN 1



PACIFIC TELECOM SERVICES, LLC

282270
KP0464 QUEENSGATE

2373 JERICO ROAD
RICHLAND, WA 99352

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	01/20/14	ISSUED FOR P2D REVIEW	WJR
B	03/06/14	FINAL ZONING DOCUMENTS PHD	
C	02/28/14	REVISED FINAL ZONING DOCUMENTS PHD	
D	04/04/13	REVISED FINAL ZONING DOCUMENTS PHD	

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

SHEET TITLE
SITE PLAN

SHEET NUMBER

A-1



STTS
PACIFIC TELECOM SERVICES, LLC

282270
KP0464 QUEENSGATE
2373 JERICO ROAD
RICHLAND, WA 99352

REVISIONS			
NO.	DATE	DESCRIPTION	INITIALS
A	01/20/14	ISSUED FOR P2D REVIEW	WLR
B	03/06/14	FINAL ZONING DOCUMENTS	PHD
C	02/28/14	REVISED FINAL ZONING DOCUMENTS	PHD
D	04/04/13	REVISED FINAL ZONING DOCUMENTS	PHD
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

SHEET TITLE
EXISTING FLOOR PLAN

SHEET NUMBER

A-2



EXISTING DOOR TO BE REMOVED AND REPLACED WITH A NEW WALL ASSEMBLY

EXISTING DOOR TO BE UTILIZED FOR ACCESS

EXISTING DOOR TO BE PERMANENTLY SEALED

EXISTING BOLLARDS (2 TYP)

EXISTING DOOR TO BE UTILIZED FOR ACCESS

EXISTING DOOR TO BE PERMANENTLY SEALED

ALL EXISTING CENTER ROOF SUPPORTS TO REMAIN (TYP)

ALL EXISTING INTERIOR PARTITION WALLS IN SUBJECT UNITS TO BE REMOVED

EXISTING INTERIOR WALL TO BE REMOVED AND REPLACED WITH A NEW WALL ASSEMBLY

8'-6" EXISTING ACCESS DOORS

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

TRUE NORTH
North to be determined by site survey
(if possible).



EXISTING FLOOR PLAN

1



TRUE NORTH
North to be determined by site survey
(if possible).

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

SHEET TITLE	EXISTING COMPOUND PLAN
-------------	------------------------

SHEET NUMBER

A-3



**AMERICAN TOWER
CORPORATION**



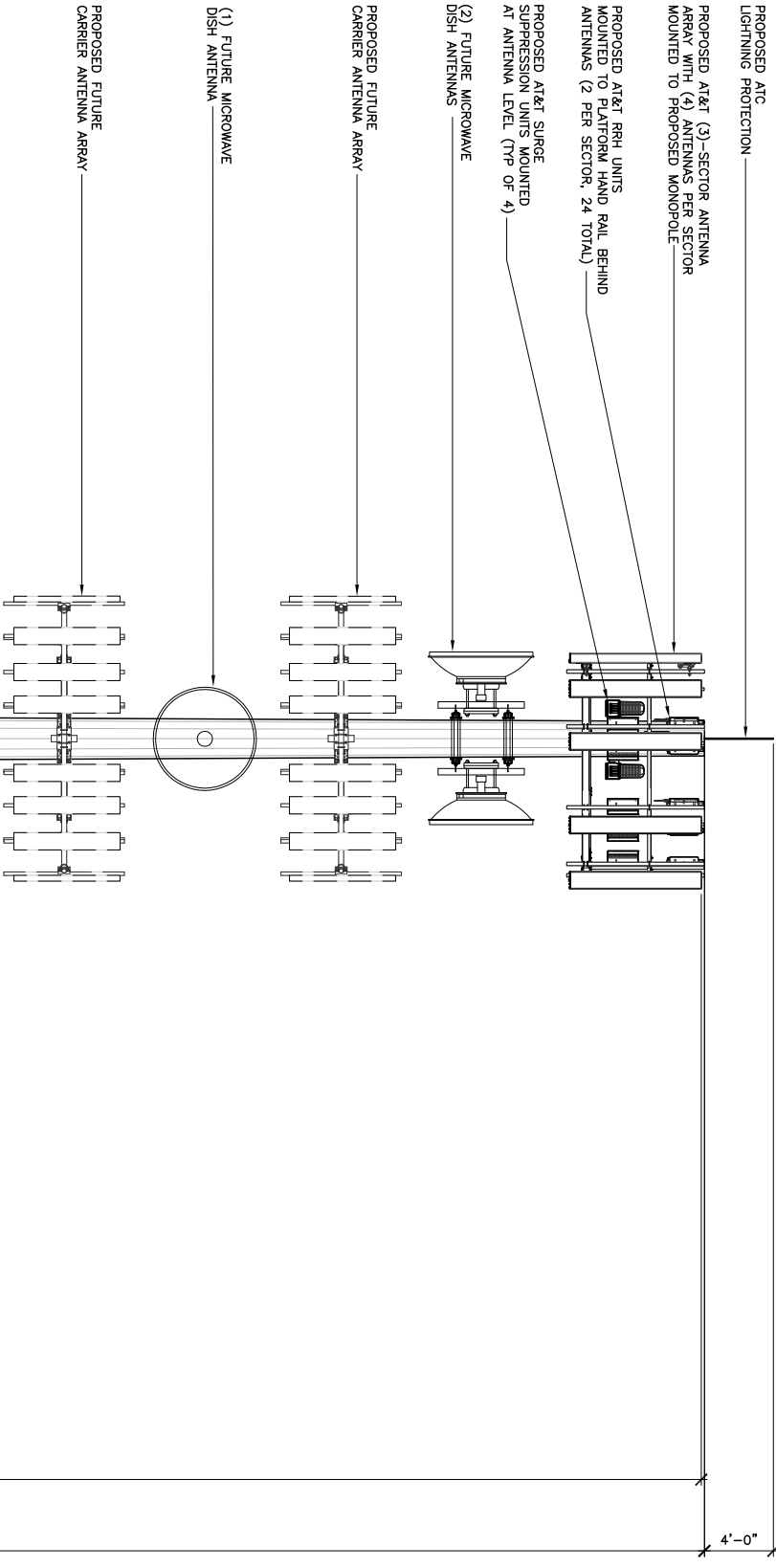
Your world. Delivered.

mts
PACIFIC TELECOM SERVICES, LLC

PACIFIC TELECOM SERVICES, LLC

282270
KP0464 QUEENSGATE

2373 JERICHO ROAD
RICHLAND, WA 99352



EXISTING GRADE 0'-0" AGL
521.1' AMSL



24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

SOUTH ELEVATION

1



PACIFIC TELECOM SERVICES, LLC

282270 KP0464 QUEENSGATE

2373 JERICO ROAD
RICHLAND, WA 99352

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	01/20/14	ISSUED FOR P2D REVIEW	WJR
B	03/06/14	FINAL ZONING DOCUMENTS PHD	
C	02/28/14	REVISED FINAL ZONING DOCUMENTS PHD	
D	04/04/13	REVISED FINAL ZONING DOCUMENTS PHD	

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER

A-4

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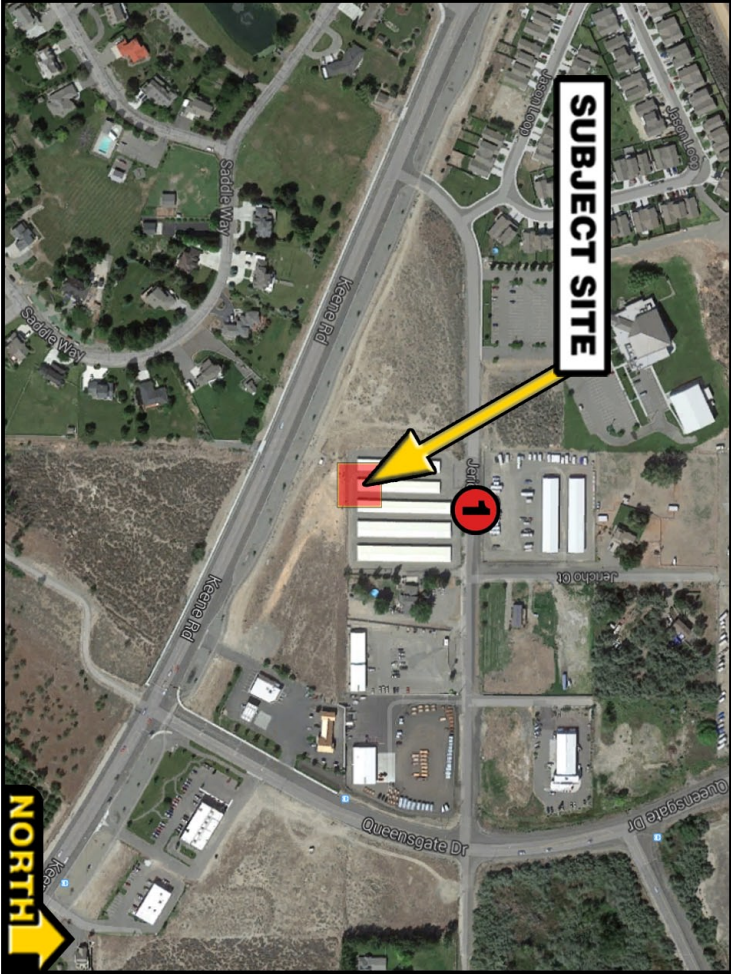
EXHIBIT (7)

Attachment G

2822270

KP0464 QUEENSGATE
2373 JERICHO ROAD
RICHLAND, WA 99352

Location



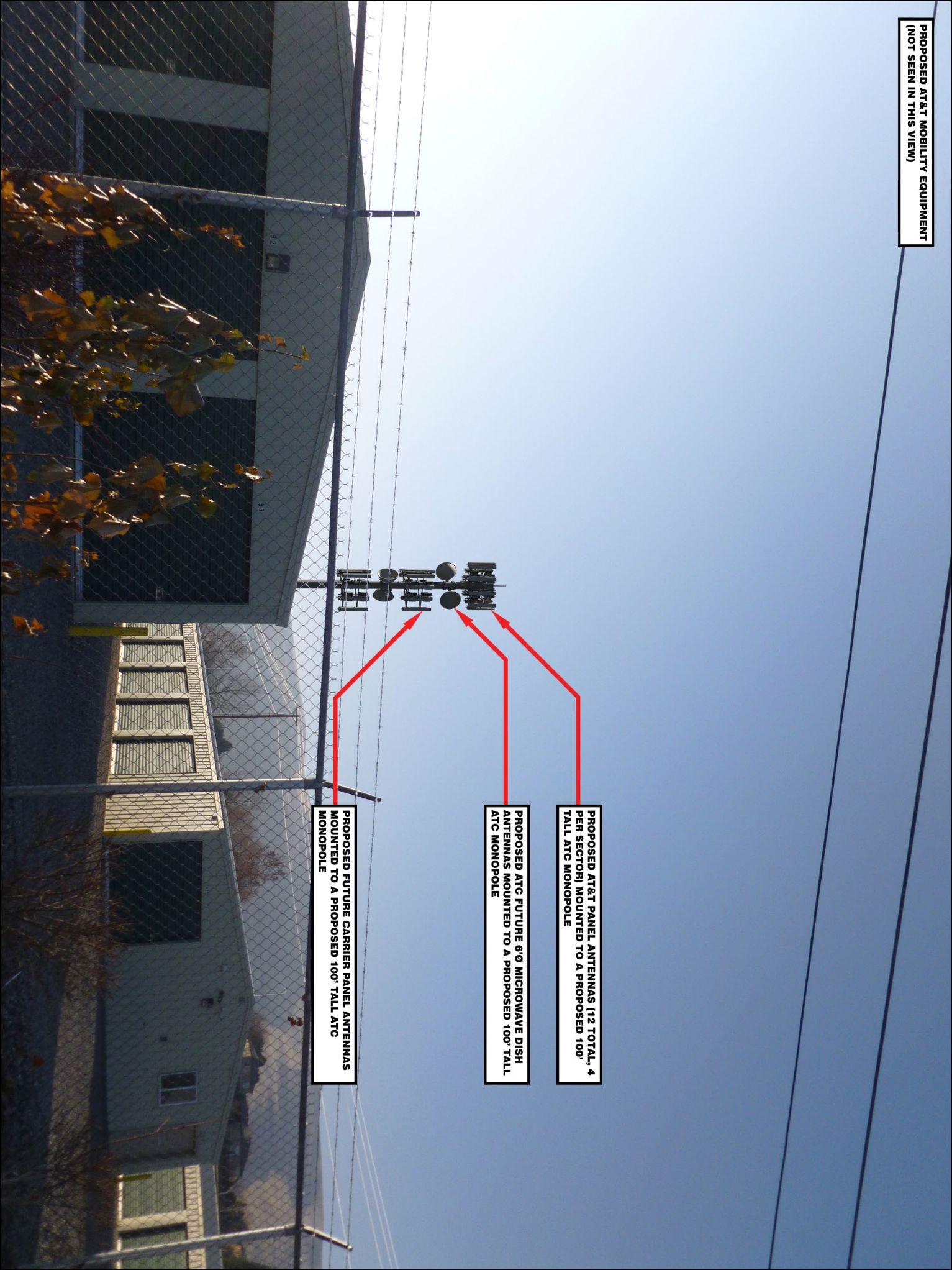
Existing



Western Landing Consulting
2607 S Southeast Blvd., #B214
Spokane, WA 99223
Derek Budig - Phone: (509) 939-6202

View #: 1

Proposed

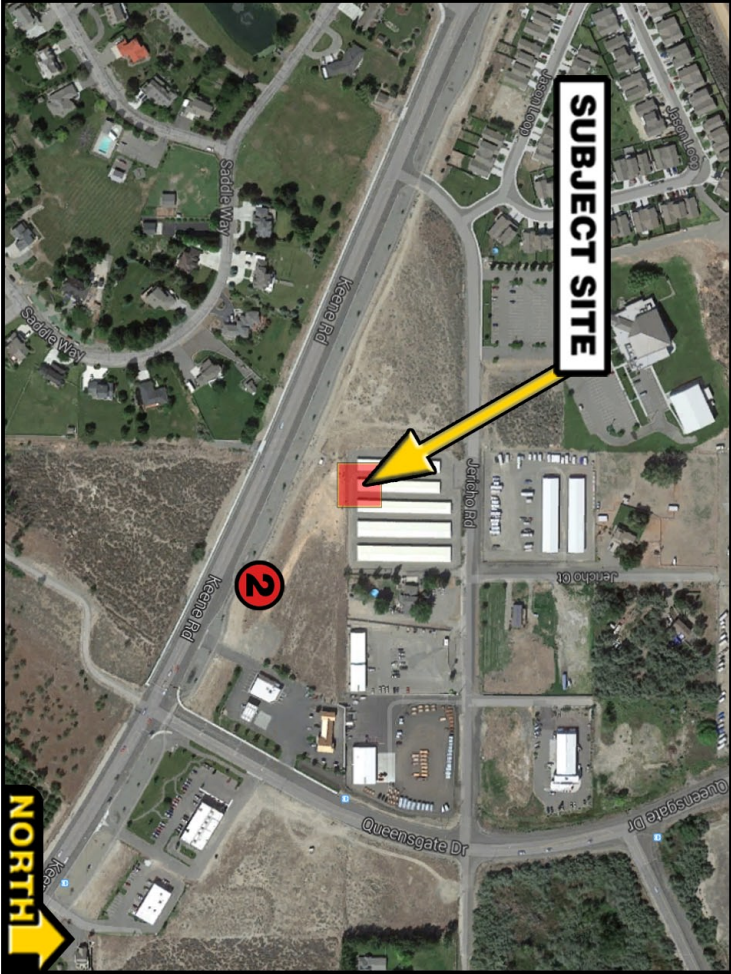


The illustration above is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore PTS (Pacific Telecom Services) is not responsible for any post production design changes. Monotree disclaimer: (In the event that the proposed installation includes a monotree) The proposed installation is an artistic representation of a tree, and not intended to be an exact reproduction of an actual living tree. The final installation will have cables, cable ports, and various attachments, such as antennas, nuts, and bolts. While every effort will be made to disguise these components, they will not be readily apparent to the casual observer or passerby. However, upon close scrutiny, the true nature of the installation will be apparent.

2822270

KP0464 QUEENSGATE
2373 JERICHO ROAD
RICHLAND, WA 99352

Location



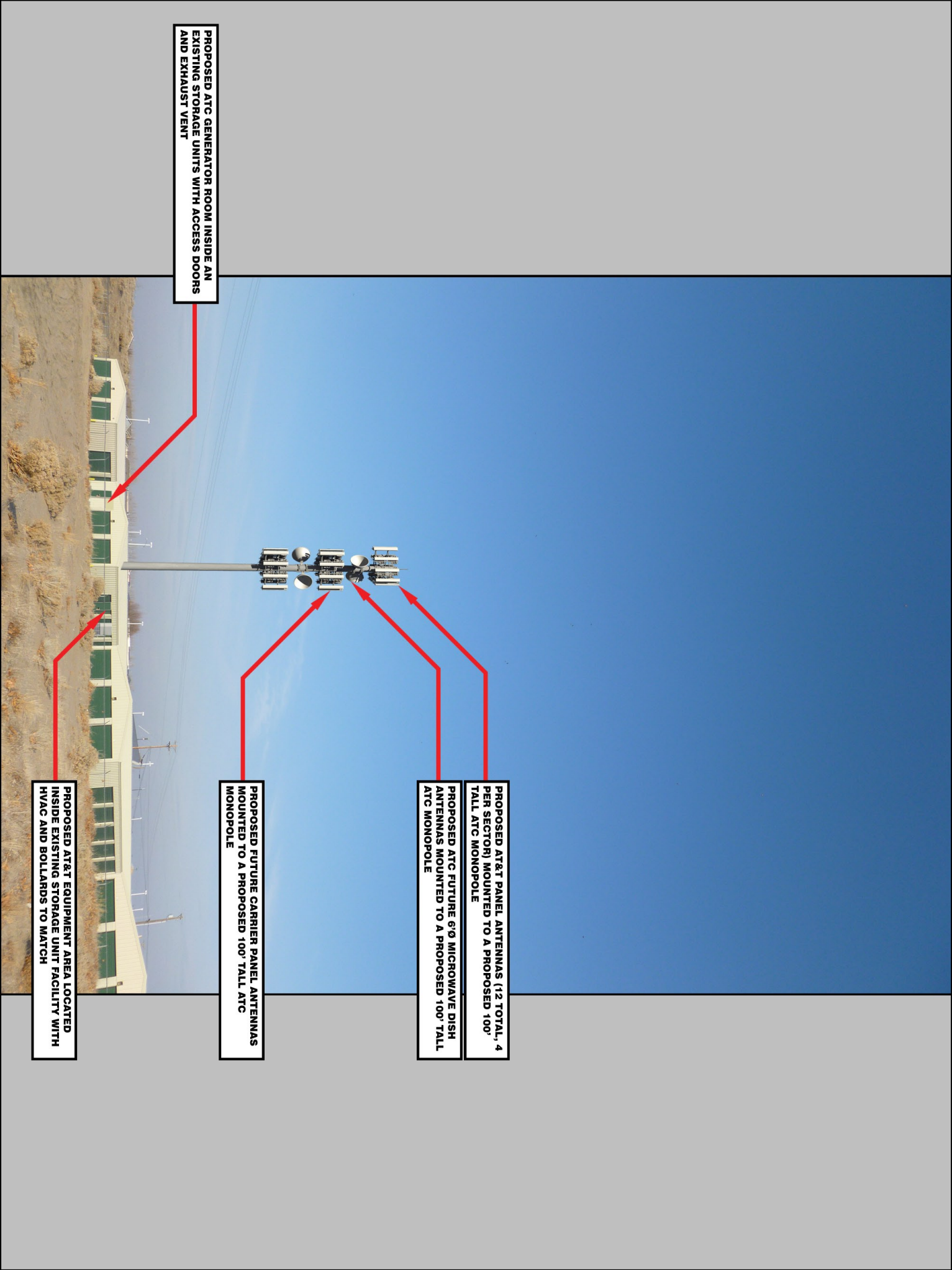
Existing



Western Landing Consulting
2607 S Southeast Blvd., #B214
Spokane, WA 99223
Derek Budig - Phone: (509) 939-6202

View #: 2

Proposed



May 12, 2014

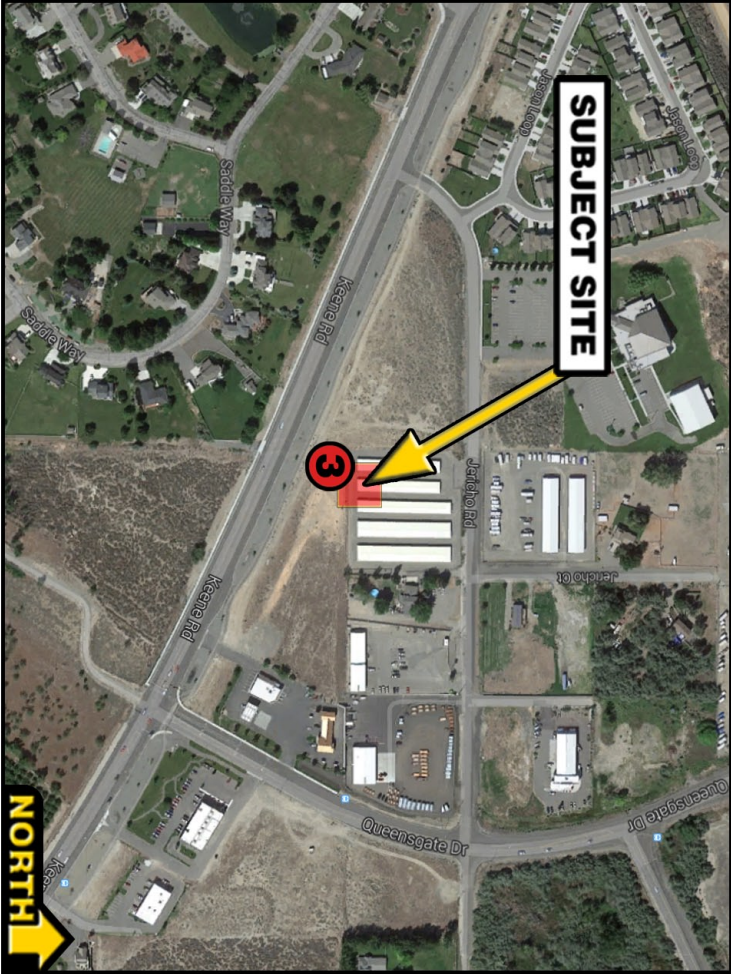
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2822270

KP0464 QUEENSGATE
2373 JERICHO ROAD
RICHLAND, WA 99352

Location

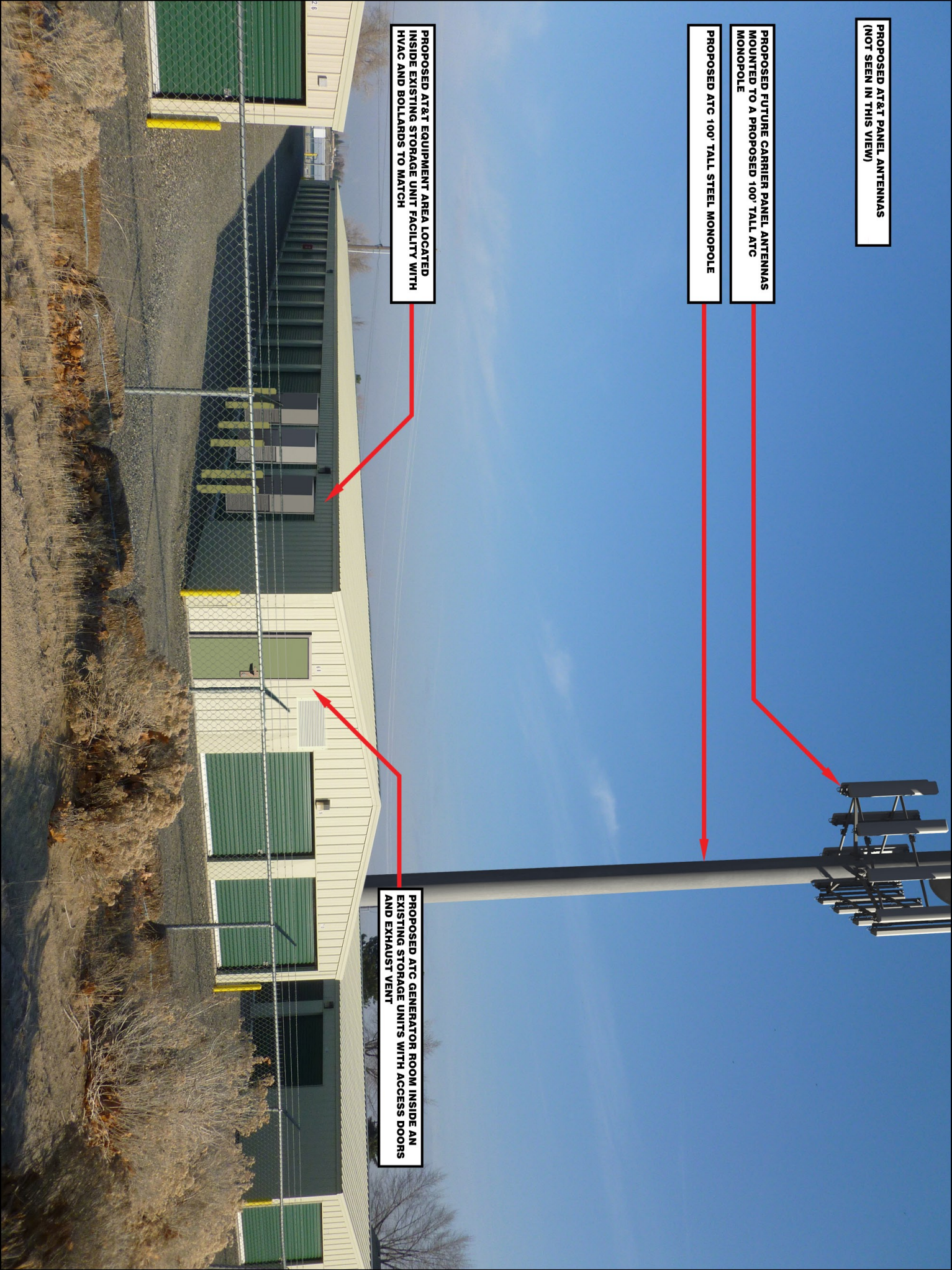


Existing



View #: 3

Proposed



May 12, 2014

Western Landing Consulting
2607 S Southeast Blvd., #B214
Spokane, WA 99223
Derek Budig - Phone: (509) 939-6202

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2822270

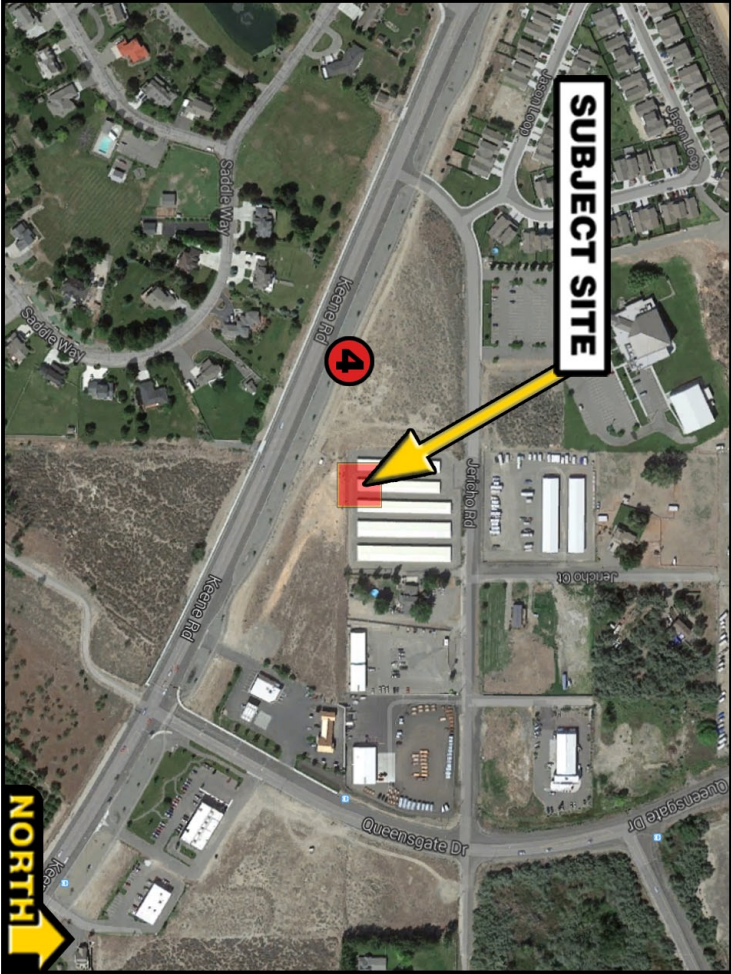
KP0464 QUEENSGATE
2373 JERICHO ROAD
RICHLAND, WA 99352



May 12, 2014

View #: 4

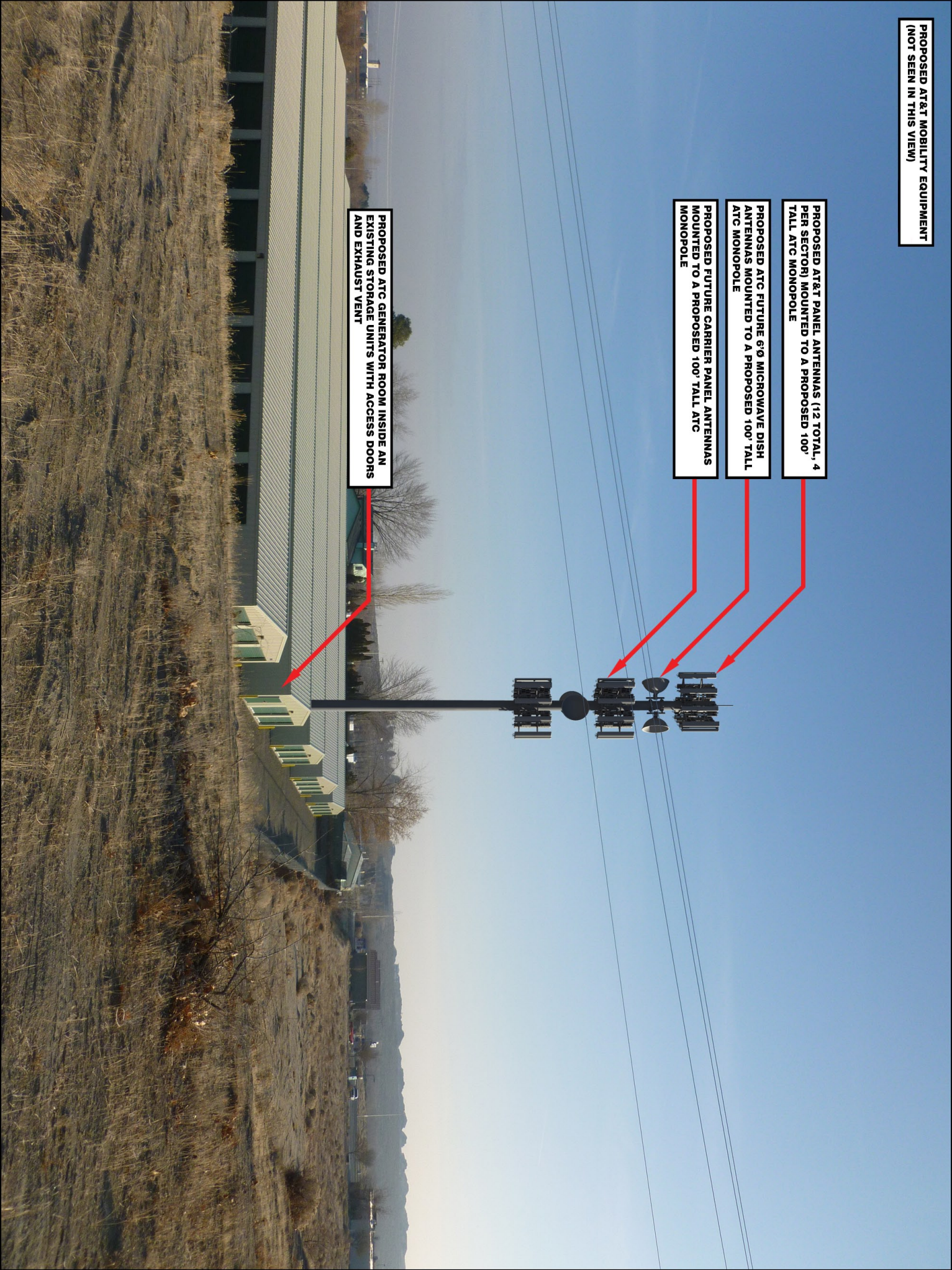
Location



Existing



Proposed



Western Landing Consulting
2607 S Southeast Blvd., #B214
Spokane, WA 99223
Derek Budig - Phone: (509) 939-6202

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EXHIBIT (7)

Attachment H



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193

Aeronautical Study No.
2014-ANM-522-OE

Issued Date: 05/13/2014

Regulatory Compliance FAA FCC
American Tower, LLC
10 Presidentail Way
Woburn, MA 01801

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower 282270 - Queensgate WA
Location:	Richland, WA
Latitude:	46-14-58.67N NAD 83
Longitude:	119-18-19.70W
Heights:	521 feet site elevation (SE) 106 feet above ground level (AGL) 627 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 11/13/2015 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6591. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ANM-522-OE.

Signature Control No: 209519195-217880435

(DNE)

Tamera Burch
Technician

Attachment(s)
Frequency Data

cc: FCC

Frequency Data for ASN 2014-ANM-522-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

EXHIBIT (7)

Attachment I

SD080

Industrial Diesel Generator Set

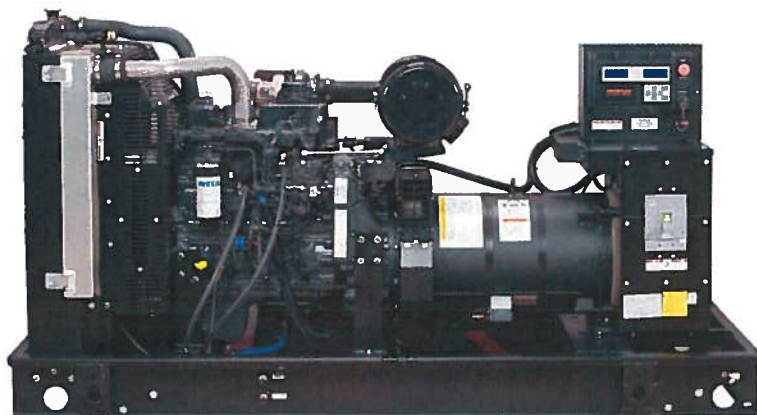
EPA Certified Stationary Emergency

80 kW Diesel

1 of 5

Standby Power Rating
100kVA 80kW 60Hz

Prime Power Rating
90kVA 72KW 60Hz

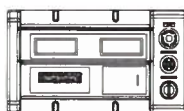
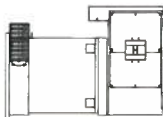
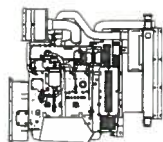
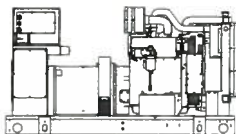


Generator image used for illustration purposes only

*EPA Certified Prime ratings are not available in the U.S. or its Territories for engine model year 2011 and beyond

features

benefits



Generator Set

- PROTOTYPE & TORSIONALLY TESTED
- UL2200 TESTED
- RHINOCOAT PAINT SYSTEM
- WIDE RANGE OF ENCLOSURES AND TANKS
- ▶ PROVIDES A PROVEN UNIT
- ▶ ENSURES A QUALITY PRODUCT
- ▶ IMPROVES RESISTANCE TO ELEMENTS
- ▶ PROVIDES A SINGLE SOURCE SOLUTION

Engine

- EPA COMPLIANT
- INDUSTRIAL TESTED, GENERAC APPROVED
- POWER-MATCHED OUTPUT
- INDUSTRIAL GRADE
- ▶ ENVIRONMENTALLY FRIENDLY
- ▶ ENSURES INDUSTRIAL STANDARDS
- ▶ ENGINEERED FOR PERFORMANCE
- ▶ IMPROVES LONGEVITY AND RELIABILITY

Alternator

- TWO-THIRDS PITCH
- LAYER WOUND ROTOR & STATOR
- CLASS H MATERIALS
- DIGITAL 3-PHASE VOLTAGE CONTROL
- ▶ ELIMINATES HARMFUL 3RD HARMONIC
- ▶ IMPROVES COOLING
- ▶ HEAT TOLERANT DESIGN
- ▶ FAST AND ACCURATE RESPONSE

Controls

- ENCAPSULATED BOARD W/ SEALED HARNESS
- 4-20mA VOLTAGE-TO-CURRENT SENSORS
- SURFACE-MOUNT TECHNOLOGY
- ADVANCED DIAGNOSTICS & COMMUNICATIONS
- ▶ EASY, AFFORDABLE REPLACEMENT
- ▶ NOISE RESISTANT 24/7 MONITORING
- ▶ PROVIDES VIBRATION RESISTANCE
- ▶ HARDENED RELIABILITY

primary codes and standards



SD080

application and engineering data

ENGINE SPECIFICATIONS**General**

Make	Iveco / FPT
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emissions Data Sheet
Cylinder #	4
Type	Diesel
Displacement - L (cu. in.)	4.5 (274)
Bore - mm (in.)	105 (4.1)
Stroke - mm (in.)	132 (5.2)
Compression Ratio	17.5:1
Intake Air Method	Turbocharged
Cylinder Head Type	2 Valve
Piston Type	Aluminum
Crankshaft Type	Forged Steel
Engine Block Type	Cast Iron / Wet Sleeve

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	± 0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full Flow
Crankcase Capacity - L (qts)	13.6 (14.4)

Cooling System

Cooling System Type	Closed
Water Pump Flow	Belt Driven Centrifugal
Fan Type	Pusher
Fan Blade Number	2538
Fan Diameter mm (in.)	26
Coolant Heater Wattage	1500
Coolant Heater Standard Voltage	120

Fuel System

Fuel Type*	Ultra Low Sulfur Diesel Fuel
Fuel Specifications	ASTM
Fuel Filtering (microns)	5
Fuel Inject Pump Make	Stanadyne
Fuel Pump Type	Engine Driven Gear
Injector Type	Mechanical
Engine Type	Direct Injection
Fuel Supply Line - mm (in.)	1/4" NPT
Fuel Return Line - mm (in.)	1/4" NPT

Engine Electrical System

System Voltage	12VDC
Battery Charging Alternator	Std
Battery Size (at 0°C)	995 CCA
Battery Group	31
Battery Voltage	12 Volt DC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	390 mm Generac
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	< 5%
Telephone Interference Factor (TIF)	< 50
Standard Excitation	Synchronous Brushless
Bearings	One-Pre Lubed & Sealed
Coupling	Direct, Flexible Disc
Load Capacity - Standby	100%
Prototype Short Circuit Test	Yes

Voltage Regulator Type	Digital
Number of Sensed Phases	3
Regulation Accuracy (Steady State)	± 0.25%

CODES AND STANDARDS COMPLIANCE (WHERE APPLICABLE)

NFPA 99	BS5514
NFPA 110	SAE J1349
ISO 8528-5	DIN6271
ISO 1708A.5	IEEE C62.41 TESTING
ISO 3046	NEMA ICS 1

Rating Definitions:

Standby – Applicable for a varying emergency load for the duration of a utility power outage with no overload capability. (Max. load factor = 70%)

Prime – Applicable for supplying power to a varying load in lieu of utility for an unlimited amount of running time. (Max. load factor = 80%) A 10% overload capacity is available for 1 out of every 12 hours.

SD080

operating data (60Hz)

POWER RATINGS (kW)

	STANDBY	PRIME
Single-Phase 120/240VAC @1.0pf	80 kW Amps: 333	72 kW Amps: 300
Three-Phase 120/208VAC @0.8pf	80 kW Amps: 278	72 kW Amps: 250
Three-Phase 120/240VAC @0.8pf	80 kW Amps: 241	72 kW Amps: 217
Three-Phase 277/480VAC @0.8pf	80 kW Amps: 120	72 kW Amps: 108
Three-Phase 346/600VAC @0.8pf	80 kW Amps: 96	72 kW Amps: 87

STARTING CAPABILITIES (skVA)

		skVA vs. Voltage Dip											
		480VAC						208/240VAC					
Alternator	kW	10%	15%	20%	25%	30%	35%	10%	15%	20%	25%	30%	35%
Standard	80	59	88	117	147	176	205	44	66	88	110	132	154
Upsize 1	100	79	118	157	197	236	275	59	89	118	148	177	206
Upsize 2	125	116	174	232	290	348	406	87	131	174	218	261	305

FUEL

		Fuel Consumption Rates*					
		STANDBY		PRIME			
Fuel Pump Lift - in (mm)		Percent Load	gph	lph	Percent Load	gph	lph
36 (900)		25%	2.1	7.9	25%	1.9	7.2
		50%	3.7	14.0	50%	3.4	12.9
		75%	5.2	19.7	75%	4.7	17.8
		100%	6.3	23.8	100%	5.8	22.0

* Refer to "Emissions Data Sheet" for maximum fuel flow for EPA and SCAQMD permitting purposes.

COOLING

		STANDBY	PRIME
Coolant Flow per Minute	gpm (lpm)	32.7 (123.8)	32.7 (123.8)
Heat Rejection to Coolant	BTU/hr	232,270	213,830
Inlet Air	cfm (m3/min)	6,360 (180)	6,360 (180)
Max. Operating Radiator Air Temp	F° (C°)	122 (50)	122 (50)
Max. Operating Ambient Temperature	F° (C°)	104 (40)	104 (40)
Coolant System Capacity	gal (L)	(4.5) 17.44	(4.5) 17.44
Maximum Radiator Backpressure	in H ₂ O	1.5	1.5

COMBUSTION AIR REQUIREMENTS

		STANDBY	PRIME
Flow at Rated Power	cfm (m3/min)	306 (8.67)	275 (7.80)

ENGINE

		STANDBY	PRIME
Rated Engine Speed	rpm	1800	1800
Horsepower at Rated kW**	hp	131	127
Piston Speed	ft/min	1559 (475)	1559 (475)
BMEP	psi	210	194

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

EXHAUST

		STANDBY	PRIME
Exhaust Flow (Rated Output)	cfm (m3/min)	790 (22.4)	743 (21.0)
Max. Backpressure (Post Silencer)	inHg (Kpa)	1.5 (5.1)	1.5 (5.1)
Exhaust Temp (Rated Output)	F° (C°)	887 (475)	887 (475)
Exhaust Outlet Size (Open Set)	NPT (male)	3.0	3.0

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please consult a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528 and DIN6271 standards.

SD080

standard features and options

GENERATOR SET

- Genset Vibration Isolation Std
- IBC Seismic Certified/Seismic Rated Vibration Isolators Opt
- Extended warranty Opt
- Gen-Link Communications Software Opt
- Steel Enclosure Opt
- Aluminum Enclosure Opt

ENGINE SYSTEM

General

- Oil Drain Extension Std
- Oil Make-Up System Opt
- Oil Heater Opt
- Air cleaner Std
- Fan guard Std
- Radiator duct adapter Std

Fuel System

- Fuel lockoff solenoid Std
- Secondary fuel filter Std
- Stainless steel flexible exhaust connection Std
- Industrial Exhaust Silencer Std
- Critical Exhaust Silencer Opt
- Flexible fuel lines Opt
- Primary fuel filter Opt
- Single Wall Tank (Export Only) -
- UL 142 Fuel Tank Opt

Cooling System

- 120VAC Coolant Heater Opt
- 208VAC Coolant Heater Opt
- 240VAC Coolant Heater Opt
- Other Coolant Heater -
- Closed Coolant Recovery System Std
- UV/Ozone resistant hoses Std
- Factory-Installed Radiator Std
- Radiator Drain Extension Std

Engine Electrical System

- Battery charging alternator Std
- Battery cables Std
- Battery tray Std
- Battery box Opt
- Battery heater Opt
- Solenoid activated starter motor Std
- 2.5A UL battery charger Opt
- 10A UL float/equalize battery charger Opt
- Rubber-booted engine electrical connections Std

ALTERNATOR SYSTEM

- UL2200 GENprotectTM Opt
- Main Line Circuit Breaker Opt
- 2nd Circuit Breaker -
- 3rd Circuit Breaker -
- Alternator Upsizing Opt
- Anti-Condensation Heater Opt
- Tropical coating Opt
- Permanent Magnet Generator Opt

CONTROL SYSTEM

Control Panel

- Digital H Control Panel - Dual 4x20 Display Std
- Digital G-100 Control Panel - Touchscreen na
- Digital G-200 Paralleling Control Panel - Touchscreen na
- Programmable Crank Limiter Std
- 21-Light Remote Annunciator Opt
- Remote Relay Panel (8 or 16) Opt
- 7-Day Programmable Exerciser Std
- Special Applications Programmable PLC Std
- RS-232 Std
- RS-485 Std
- All-Phase Sensing DVR Std
- Full System Status Std
- Utility Monitoring (Req. H-Transfer Switch) Std
- 2-Wire Start Compatible Std
- Power Output (kW) Std
- Power Factor Std
- Reactive Power Std
- All phase AC Voltage Std
- All phase Currents Std
- Oil Pressure Std
- Coolant Temperature Std
- Coolant Level Std
- Oil Temperature Opt
- Fuel Pressure Std
- Engine Speed Std
- Battery Voltage Std
- Frequency Std
- Date/Time Fault History (Event Log) Std
- Low-Speed Exercise -
- Isochronous Governor Control Std
- -40deg C - 70deg C Operation Std
- Waterproof Plug-In Connectors Std
- Audible Alarms and Shutdowns Std
- Not in Auto (Flashing Light) Std
- Auto/Off/Manual Switch Std
- E-Stop (Red Mushroom-Type) Std
- Remote E-Stop (Break Glass-Type, Surface Mount) Opt
- Remote E-Stop (Red Mushroom-Type, Surface Mount) Opt
- Remote E-Stop (Red Mushroom-Type, Flush Mount) Opt
- NFPA 110 Level I and II (Programmable) Std
- Remote Communication - RS232 Std
- Remote Communication - Modem Opt
- Remote Communication - Ethernet Opt
- 10A Run Relay Opt

Alarms (Programmable Tolerances, Pre-Alarms and Shutdowns)

- Low Fuel Opt
- Oil Pressure (Pre-programmed Low Pressure Shutdown) Std
- Coolant Temperature (Pre-programmed High Temp Shutdown) Std
- Coolant Level (Pre-programmed Low Level Shutdown) Std
- Oil Temperature Opt
- Engine Speed (Pre-programmed Overspeed Shutdown) Std
- Voltage (Pre-programmed Overvoltage Shutdown) Std
- Battery Voltage Std

Other Options

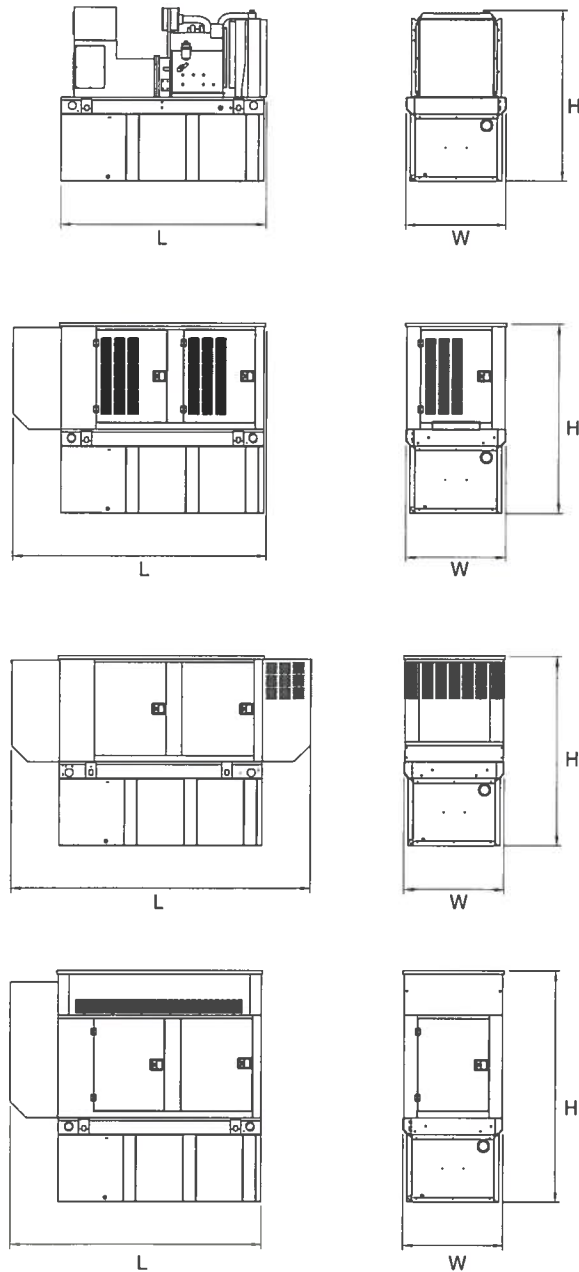
-
-
-

SD080

dimensions, weights and sound levels

80 kW Diesel

5 of 5



OPEN SET

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBa*
NO TANK	-	93	40	49	2425	87
13	79	93	40	62	2947	
30	189	93	40	74	3183	
48	300	93	40	86	3407	
56	350	110	40	86	3809	
81	510	117	47	86	3790	
93	589	128	49	86	4269	

WEATHERPROOF ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBa*
NO TANK	-	112	41	56	2850	81.4
13	79	112	41	69	3372	
30	189	112	41	81	3608	
48	300	112	41	93	3832	
56	350	112	41	93	4234	
81	510	117	47	93	4215	
93	589	128	49	93	4694	

LEVEL 1 SOUND ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBa*
NO TANK	-	130	41	56	2875	74.8
13	79	130	41	69	3397	
30	189	130	41	81	3633	
48	300	130	41	93	3857	
56	350	130	41	93	4259	
81	510	130	47	93	4240	
93	589	130	49	93	4719	

LEVEL 2 SOUND ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBa*
NO TANK	-	112	41	69	3050	71.7
13	79	112	41	82	3572	
30	189	112	41	94	3808	
48	300	112	41	106	4032	
56	350	112	41	106	4434	
81	510	117	47	106	4415	
93	589	128	49	106	4894	

*All measurements are approximate and for estimation purposes only. Weights are without fuel in tank. Sound levels measured at 23ft (7m) and does not account for ambient site conditions.

Tank Options

☐ MDEQ	OPT
☐ Florida DERM/DEP	OPT
☐ Chicago Fire Code	OPT
☐ IFC Certification	CALL
☐ ULC	CALL

Other Custom Options Available from your Generac Industrial Power Dealer

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. • S45 W29290 HWY. 59, Waukesha, WI 53189 • generac.com

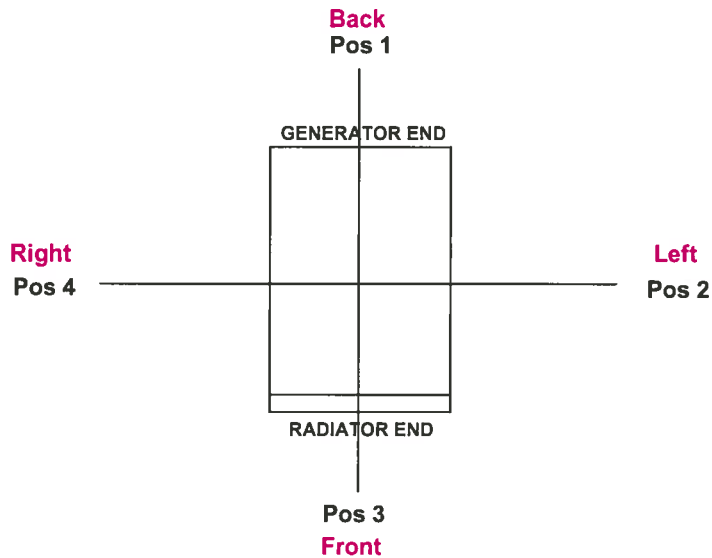
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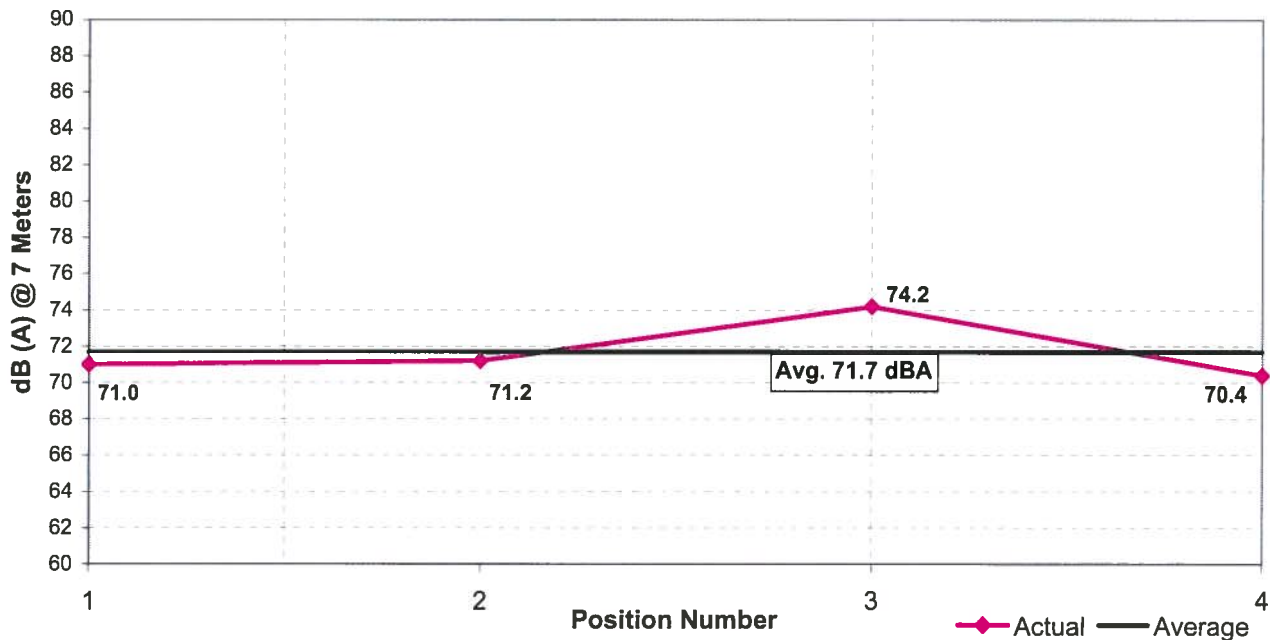
Sound Test Results

Genset: SD080 4.5L Iveco

Enclosure: Sound Attenuated, Level 2



Measured Sound Levels - 60 Hz



Notes:

1. All positions 23 ft (7M) from side faces of generator set.
2. Generator operating at full load.
3. Test conducted on a 100 foot diameter asphalt surface.
4. Non-enclosed sets do not include exhaust sound during testing.

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EXHIBIT (8)

Lambert, Aaron

From: DONALD CHERYL VOLKMAN <dandcvolkman@msn.com>
Sent: Tuesday, June 17, 2014 9:57 PM
To: Lambert, Aaron
Subject: FW: Notice of application and public hearing SUP2014-101

Aaron Lambert:

We did not receive the City of Richland notice regarding the application made by American Tower Corporation for a Special Use Permit Application for a 100 foot tall monopole communications structure at 2373 Jericho Road even though we live directly across the street. We received the notice from one of our neighbors as well as an e-mail from our Country Ridge Homeowners Association Board of Directors. I am appalled that the City did not notify ALL of the affected homeowners.

We live on Saddle Way directly across Keene road from where the tower is proposed. It is our opinion that a 100 foot tower is totally inappropriate for this location, and should be located elsewhere. We have excellent city views from our property and this tower will be an ugly eyesore for all residents of Country Ridge, upper Country Ridge and the townhouses just West of Jericho.

Other concerns with a communications tower include:

- unsightly 100 ft tower with appurtenances attached for various communication efforts
- electromagnetic fields and other health concerns with communication towers close to residences
- Strobe lighting for night time. This is completely unacceptable for sleeping with a huge flashing strobe directly outside bedrooms
- decreasing property value due to diminished desirability resulting from the unsightly tower

At least the current storage facility does not distract the eye from city views. A 100 foot tower is another matter in that it distracts the eye from the view which is one of the advantages of living in the Country Ridge community - excellent city and panoramic views. I encourage you and the staff to reject this special application and encourage the applicant to find a different location for its tower where it does not adversely affect the local community.

Please take our concerns seriously and reject this application for the current proposed tower location.

Regards,

Donald and Cheryl Volkman
2612 Saddle Way Richland

Lambert, Aaron

From: david ashley <davidjamesashley@msn.com>
Sent: Monday, June 16, 2014 12:01 PM
To: Lambert, Aaron
Cc: mdmrempe@charter.net; reece hamm
Subject: Notice of application and public hearing SUP2014-101

Aaron Lambert:

I have received the city of Richland notice regarding the application made by American Tower Corporation for a Special Use Permit Application for a 100 foot tall monopole communications structure at 2373 Jericho Road.

We live on Saddle way directly across Keene road from where the tower is proposed. It is our opinion that a 100 foot tower is totally inappropriate for this location, and if deemed necessary should be located elsewhere. We have excellent city views from our property and this tower will be an ugly eyesore for all residents of Country Ridge.

Other concerns with a communications tower include:

- electromagnetic fields and other health concerns with communication towers close to residences
- Strobe lighting for night time. This is completely unacceptable for sleeping with a huge flashing strobe directly outside bedrooms

At least the current storage facility does not block city views from Country Ridge. A 100 foot tower is another matter and takes away from us one of the advantages of living in the Country Ridge community - excellent city views. I encourage you and the staff to reject this special application and encourage the applicant to find a different location for its tower where it does not adversely affect the local community.

Please take my concerns seriously and reject this application for the current proposed tower location.

Regards

David Ashley
2450 Saddle Way Richland

Lambert, Aaron

From: Max Freshley <mbfreshley@hotmail.com>
Sent: Tuesday, June 17, 2014 1:51 PM
To: Lambert, Aaron
Cc: Bob Rosselli
Subject: TOWER

Arron Lambert:

Pertaining to the proposed placement of the 100ft. cell tower, what a STUPID IDEA. Go find some other location that isn't so obtrusive. What kind of a response did someone think that they would get from those of who live in Country Ridge?

Max Freshley

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: BSP2014-100

PREPARED BY: RICK SIMON
MEETING DATE: JUNE 25, 2014

GENERAL INFORMATION:

APPLICANT: NOR AM INVESTMENTS, LLC

REQUEST: VENETO VILLAGGIO BINDING SITE PLAN TO DIVIDE 73.5 ACRES INTO 40 COMMERCIAL LOTS, TOGETHER WITH PRIVATE ROADWAYS AND COMMON PARKING AREAS.

LOCATION: WITHIN THE BADGER MOUNTAIN SOUTH MASTER PLANNED COMMUNITY, SOUTH OF AVA WAY AND EAST OF DALLAS ROAD.

REASON FOR REQUEST:

The applicant is requesting approval of a binding site plan to allow for development of a 40 lot commercial development as part of the Badger Mountain South Master Planned Community.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for approval of the Veneto Villaggio binding site plan and, subject to the conditions set forth in the Technical Advisory Committee Report dated June 19, 2014 submits:

Findings of Fact:

1. The Richland Comprehensive Land Use Plan for this area is the Badger Mountain South Subarea plan and the site is a portion of the Badger Mountain South Master Planned Community. The plan designates the site for specialty retail and mixed commercial land uses.
2. The proposed binding site plan includes a variety of lot sizes in a commercial mixed use area that includes retail land uses, wineries, multi-family residential uses, vineyards and an outdoor amphitheater.

Conclusion of Law:

1. **The proposed binding site plan is consistent with and would provide for development of the subject property in conformance with the types of land uses envisioned in the land use element of the adopted comprehensive plan.**

Findings of Fact:

3. The site is subject to both the provisions of the Land Use and Development Regulations (LUDR) for the Badger Mountain South Community and the Master Agreement between the City of Richland and Nor Am Investments, LLC.
4. All proposed developments subject to the Badger Mountain LUDR regulations are required to be reviewed by the Badger Mountain South Master Plan Administrator. The Administrator has issued a Master Agreement Consistency Recommendation (as provided for in Section 1.H of the LUDR) stating that the application meets the terms and obligations of the approved Master Agreement and the requirements of the LUDR.
5. City staff has reviewed the application and the Master Agreement Consistency Recommendation and agreed with the recommendation and has issued a "Master Agreement Consistency Determination" as required by the LUDR.

Conclusion of Law:

2. **The proposed binding site plan, as conditioned, follows the provisions and requirements of the Badger Mountain Land Use and Development Regulations and the Master Agreement between the City of Richland and Nor Am Investments, LLC.**

Findings of Fact:

6. Chapter 24.12 of the RMC sets forth standards for review of binding site plans that call for the City to consider the appropriateness and location of driveway access to public thoroughfares, interior circulation corridors and area circulation patterns; conformance with planned or existing utilities and storm drainage and the general compatibility with planned and existing land uses in the surrounding area.
7. The proposed binding site plan provides for the creation of a system of streets, and private roadways, common parking areas, includes provisions for the extension of domestic and irrigation water, sanitary sewer and electrical power and provides for a system of pedestrian trails.
8. The proposed improvements to serve the binding site plan are consistent with the standards and requirements contained in the LUDR and in the Master Agreement between the City of Richland and Nor Am Investments, LLC.
9. City staff has reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report, dated June 19, 2014.

Conclusions of Law:

4. **As conditioned the proposed binding site plan makes appropriate provisions for access and utility line extensions, is consistent with area circulation patterns and is generally compatible with planned and existing uses in the area.**

Findings of Fact:

10. The City has adopted a Planned Action Ordinance for the Badger Mountain South community.
11. Under the provisions of the Planned Action Ordinance, projects are not reviewed through the standard provisions of the State Environmental Policy Act. Rather, a review is conducted to determine if the proposed project is consistent with the mitigation measures enumerated in the Master Agreement.
12. On June 19, 2014, City staff issued a letter of consistency, finding that the proposal is in fact consistent with the mitigation measures contained in the Master Agreement.

Conclusions of Law:

5. Pursuant to Chapter 22.09 of the RMC (State Environmental Policy Act), impacts of the proposal have been appropriately identified and mitigated as set forth in the City's adopted Planned Action Ordinance.
6. Based on the above findings and conclusions, approval of the proposed binding site plan of Veneto Villaggio is warranted because the project conforms to the City's adopted Badger Mountain South Master Plan, the applicable Land Use and Development Regulations and the Master Agreement provisions; is consistent with the requirements of the City's binding site plan regulations and is consistent with the City's Planned Action Ordinance.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in the Staff Report (BSP2014-100) and approve the binding site plan of Veneto Villaggio subject to the conditions of approval set forth in the Technical Advisory Committee Report dated June 19, 2014.

ATTACHMENTS

- A - Supplemental Information
- B - Technical Advisory Committee Report
- C - Vicinity Map
- D - Copy of Public Notice
- E - Application Form
- F - Master Agreement Consistency Recommendation
- G - Master Agreement Consistency Determination
- H - Planned Action Consistency Determination
- I - Binding Site Plan Maps

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ATTACHMENT

(A)

SUPPLEMENTAL INFORMATION

DESCRIPTION OF PROPOSAL

Nor Am Investment LLC has filed an application for a binding site plan to divide 73.5 acres into 40 commercial lots that would be served by a system of private roads and common parking areas. The plan is for mixed commercial uses including retail commercial uses, wineries, a vineyard (proposed for Lot 20) an outdoor amphitheater (proposed for Lot 35) and multi-family residential uses fronting on Ava Way (Lots 5-14).

Access to the area included in the binding site plan would be provided from Ava Way from 5 private roadways and 4 driveways accessing parking areas. A private access drive is also proposed to extend into the site from Dallas Road. The site would also be accessed from the south, via two private roadways into the future Badger Mountain Parkway. The Parkway is intended to be a major arterial street that will extend through the entire project site from east-west.

Water and irrigation water to serve the site would be extended from Ava Way. Sewer lines would be extended from the existing pump station located to the west of Dallas Road and along Road A into the interior of the project site.

SURROUNDING ZONING AND LAND USES

North: The property is bounded on the north by Ava Way. Across Ava Way is the residential plat of West Vinyards. These properties are designed as BMS – Neighborhood General and BMS – Neighborhood Collector.

East & South: Abutting properties are all a part of the Badger Mountain South Master Planned Community and so are subject to the alternative Land Use and Development Regulations that the City has adopted for this master planned community. None of these abutting properties have been developed yet and are still under agricultural use.

West: Dallas Road is located west of and adjacent to the site. Properties west of Dallas Road are undeveloped and are designated as BMS – Destination Retail.

Physical Features: The site has recently been graded in anticipation of future commercial development. Lot 3 of the binding site plan application is the site of the Country Mercantile Store, which has just begun construction.

Comprehensive Plan: The comprehensive plan that is in place for this project is the Badger Mountain South Subarea Plan. It designates the site as Specialty Retail and Commercial Mixed Use.

Development Regulations: The Badger Mountain South Master Planned Community is subject to an alternate set of development regulations that were specifically designed for Badger Mountain South. These Land Use and Development Regulations (LUDR) supersede standard zoning and subdivision standards that normally would apply to a preliminary plat. The development is also subject to the master development agreement between the City and NOR AM Investments.

Badger Mt. South Land Use & Development Regulations (LUDR)

The LUDR divides Badger Mountain South into a number of districts. The proposed binding site plan is located within two of these districts:

BMS-Special District Specialty Retail – The Specialty Retail Special District is intended to support the growing interest in local and regional agricultural products, in particular the local wine industry.

BMS-CMU – The Commercial Mixed use Special District is a local destination for employment, shopping, dining, entertainment and recreation.

The process set forward in the LUDR calls for development projects to be reviewed by both the City and by the Badger Mountain South Master Plan Administrator (BMS-MPA). The BMS-MPA has submitted a proposed Master Agreement Consistency Recommendation (MACR) for the City's consideration. This recommendation has been adopted by staff.

State Environmental Policy Act (SEPA): A Supplemental Final Environmental Impact Statement was completed for this site at the time that the City adopted a subarea plan for the Badger Mountain South area in 2010. The property was annexed at that time and the City adopted a Planned Action Ordinance for the Badger Mountain Master Planned Community. The effect of the Planned Action Ordinance is that standard SEPA review is not required, provided that any project proposed within the boundaries of the Master Planned Community is consistent with the master plan and that the mitigation measures identified in the adopted SEPA documents are followed. Projects that are determined to be consistent with the subarea plan, the master agreement between the City and Nor Am investments and the mitigation measures enumerated in the adopted SEPA documents are issued a "letter of consistency". Staff issued such a letter on June 19, 2014. A copy is attached.

ANALYSIS

Binding site plans are an alternative method of land division provided for in state law that are reserved for commercial and industrial properties. The binding site process allows for maximum flexibility for the subdivider to create parcels. In a final plat, lot lines are delineated and cannot be modified without going through cumbersome lot line adjustments or plat alterations. The binding site plan process provides a method of land division in which the actual dimensions of a parcel are not determined until the time of sale, when a survey of the lot is completed and recorded. Thus a binding site plan can allow a developer to market properties with the ability to sell the exact acreage needed for a specific commercial user. A binding site plan then is less about the exact configuration of lots and is more focused on the street pattern and utility layout.

The other primary difference between a standard subdivision and a binding site plan is that rather than building all the required infrastructure needed to support the development, as is the case with a subdivision, a binding site plan allows for the deferred installation of infrastructure. The binding site plan identifies how access roads and utilities would be extended to the lot, but the actual installation of those improvements can be deferred until the construction of a building on a particular lot, again providing the developer with a great deal of flexibility.

This binding site plan represents the first commercial land division within the Badger Mountain South Master Planned Community. The LUDR calls for the specialty retail and mixed commercial development throughout the site. The binding site plan is consistent with the LUDR. As development of the binding site plan occurs, the following specific LUDR provisions will have to be met on a lot by lot basis:

- The standards contained in Section 4C and 4D relating to installation of sidewalks , plazas and pedestrian amenities, signage, service areas, building heights, landscaping, exterior lighting, parking, design standards and sustainability standards;
- The standards contained in Section 5E relating to plaza/town squares, 5H relating to greenbelts (along Ava Way), and 5L relating to urban trails (along Badger Mountain Parkway);
- The standards contained in Section 6 relating to edge type treatments along Ava Way and Badger Mountain Parkway;
- Section 8 relating to building design standards;
- Section 11 relating to landscaping;
- Section 12 relating to sustainability standards for both residential and non-residential buildings;
- Section 13 relating to fencing, signage, site furnishings and common parking standards.

Also, as development of Veneto Villaggio occurs, traffic mitigation measures will be required in accordance with the environmental mitigation conditions identified in the master agreement between the City of Richland and Nor Am Investment.

CONCLUSION

The proposed plat layout is in compliance with the uses envisioned for the property in the City's adopted Badger Mountain South Subarea Plan and its Land Use and Development Regulations. Subject to the conditions set forth in the Technical Advisory Committee Report, the proposed binding site plan is consistent with the specific regulations set forth to govern the development of this master planned community.

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ATTACHMENT

(B)

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (BSP2014-100)
JUNE 19, 2014**

APPLICANT: NOR AM INVESTMENTS, LLC

REQUEST: VENETO VILLAGGIO BINDING SITE PLAN TO DIVIDE 73.5 ACRES INTO 40 COMMERCIAL LOTS, TOGETHER WITH PRIVATE ROADWAYS AND COMMON PARKING AREAS.

LOCATION: WITHIN THE BADGER MOUNTAIN SOUTH MASTER PLANNED COMMUNITY, SOUTH OF AVA WAY AND EAST OF DALLAS ROAD

ENGINEER: AHBL ENGINEERING

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

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

1. The connection of Private Road "A" onto Dallas Road may not be allowed and its approval is subject to review. This intersection was not part of the original LUDR design. Its proximity to Ava Way and the number of turning movements on Dallas Road are some of the factors that will need to be reviewed prior to approval of Road "A".
2. As development of the binding site plan occurs, the following specific LUDR provisions will have to be met on a lot by lot basis:
 - a. The standards contained in Section 4C and 4D relating to installation of sidewalks , plazas and pedestrian amenities, signage, service areas, building heights, landscaping, exterior lighting, parking, design standards and sustainability standards;
 - b. The standards contained in Section 5E relating to plaza/town squares, 5H relating to greenbelts (along Ava Way), and 5L relating to urban trails (along Badger Mountain Parkway);
 - c. The standards contained in Section 6 relating to edge type treatments along Ava Way and Badger Mountain Parkway;
 - d. Section 8 relating to building design standards;
 - e. Section 11 relating to landscaping;

- f. Section 12 relating to sustainability standards for both residential and non-residential buildings;
 - g. Section 13 relating to fencing, signage, site furnishings and common parking standards.
- 3. The street names and addresses shall be finalized at time record surveys are completed prior to lot sale. Street naming and addressing shall be in conformance to RMC Chapter 12.01. The following note shall be placed on the record survey documents **“Address numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance.”**
- 4. The applicant shall comply with all mitigation conditions identified in Exhibit B to the Master Agreement Environmental Mitigations Conditions.
- 5. Binding site plan approval is subject to compliance with the conditions of approval set forth in the attached memorandum from the Civil and Utility Engineering Division dated June 18, 2014.

**CITY OF RICHLAND
CIVIL AND UTILITY ENGINEERING
DEVELOPMENT COMMENTS**

DATE: June 18, 2013

TO: RICK SIMON, DEVELOPMENT SERVICES MANAGER
AARON LAMBERT, SENIOR PLANNER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4

PROJECT NAME: VENETO VILLAGIO BINDING SITE PLAT (BSP2014-100)

PROJECT LOCATION: AVA WAY, BADGER MOUNTAIN SOUTH

The Civil and Utility Engineering Division has reviewed the Binding Site Plan received in this office on May 27, 2014 for the above referenced property and has the following conditions.

General Conditions:

1. A copy of these conditions shall be recorded along with the proposed binding site plan. All line types shall be clearly identified and all proposed utilities and symbols clearly labeled. Given that the internal, proposed "property lines" are not officially created by this document, it may help to show the future property lines with a different line weight or line type to help delineate them from the actual property lines that surround the property.
2. The binding site plan and the master utility plan sheets shall all be recorded together on the same size mylar sheets, in accordance with Richland Municipal Code.
3. The perimeter boundary of the BSP needs to be clearly delineated on Sheet "C1.00". The boundary is not clear on the review copy.
4. The contour lines need to be clearly labeled with elevation numbers on sheets 7 & 8.
5. General note #1 on the BSP shall be revised to state "The attached master utility plans are preliminary and have been approved by the City of Richland as a guideline for future utility & road installation. The location and size of future utilities and roads may change as construction occurs, please contact the City of Richland Public Works Dep't for more information."
6. A note shall be placed on the BSP stating: "This record of survey for a binding site plan is a conceptual plan for future property division. This record of survey creates no lots, blocks, roads or easements. Future divisions of blocks or lots that meet the requirements of said binding site plan shall be approved by the City of Richland. Prior to the sale of any parcel within the boundaries of the Binding Site Plan, a record survey must be provided with the property corners set, and the record of survey filed with the County Auditor. The record survey shall show property lines with accurate bearing, dimensions, and relationship to overall binding site plan boundaries and adjoining street Right of Ways. The record survey shall be submitted for review and approval by the City of Richland Binding Site Plan Administrator. Future easements and access roads serving said binding site plan shall be recorded by a separate document."
7. All future final plans for public utility improvements shall be submitted on a 24" x 36" format and in electronic format consistent with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in 24 x 36 format. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and

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

8. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and/or release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of occupancy. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for occupancy.
9. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way permit prior to construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) shall be submitted along with the final submittal.
10. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
11. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.
12. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
13. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
14. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.

Design Standards:

15. Public improvement design shall follow the following general format:
 - A. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - B. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - C. Watermains larger than 8-inches in diameter shall be ductile iron.
 - D. Watermains installed outside of City Right of Way shall be ductile iron and may need restrained joints.
 - E. All watermains outside areas zoned R1 shall be ductile iron.
 - F. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - G. Valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
 - H. In accordance with Municipal Code, all utilities shall be extended to the adjacent property (properties) at the time of construction.
 - I. A composite utility plan shall be included in the submitted plan set, if the project is phased.
 - J. A detailed grading plan shall be included in the submitted plan set.

- K. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
 - L. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - M. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - N. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
 - O. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).
 - P. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
16. As per City of Richland municipal code, all utilities installed by future development within this binding site plan shall be stubbed to adjoining properties.
17. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
18. **SURVEY MONUMENT DESTRUCTION:**
All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (RCW 58.09.130).
 - B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
 - C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and file a permit with the DNR.

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

19. Off-site public streets may need to be extended to support development of the proposed properties within the Binding Site Plan. The limits of these extensions can vary greatly from property to property. The potential purchaser of any of the proposed lots within this BSP is strongly urged to contact the City of Richland for additional information.
20. The proposed private access roads within this development shall be constructed to accommodate fire trucks and solid waste collection vehicles and account for their turning radii.

Domestic Water:

21. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This requirement and City standards may require looping of the watermain from off-site locations.
22. The fire hydrant layout shall be approved by the City Fire Marshal.

Storm Water:

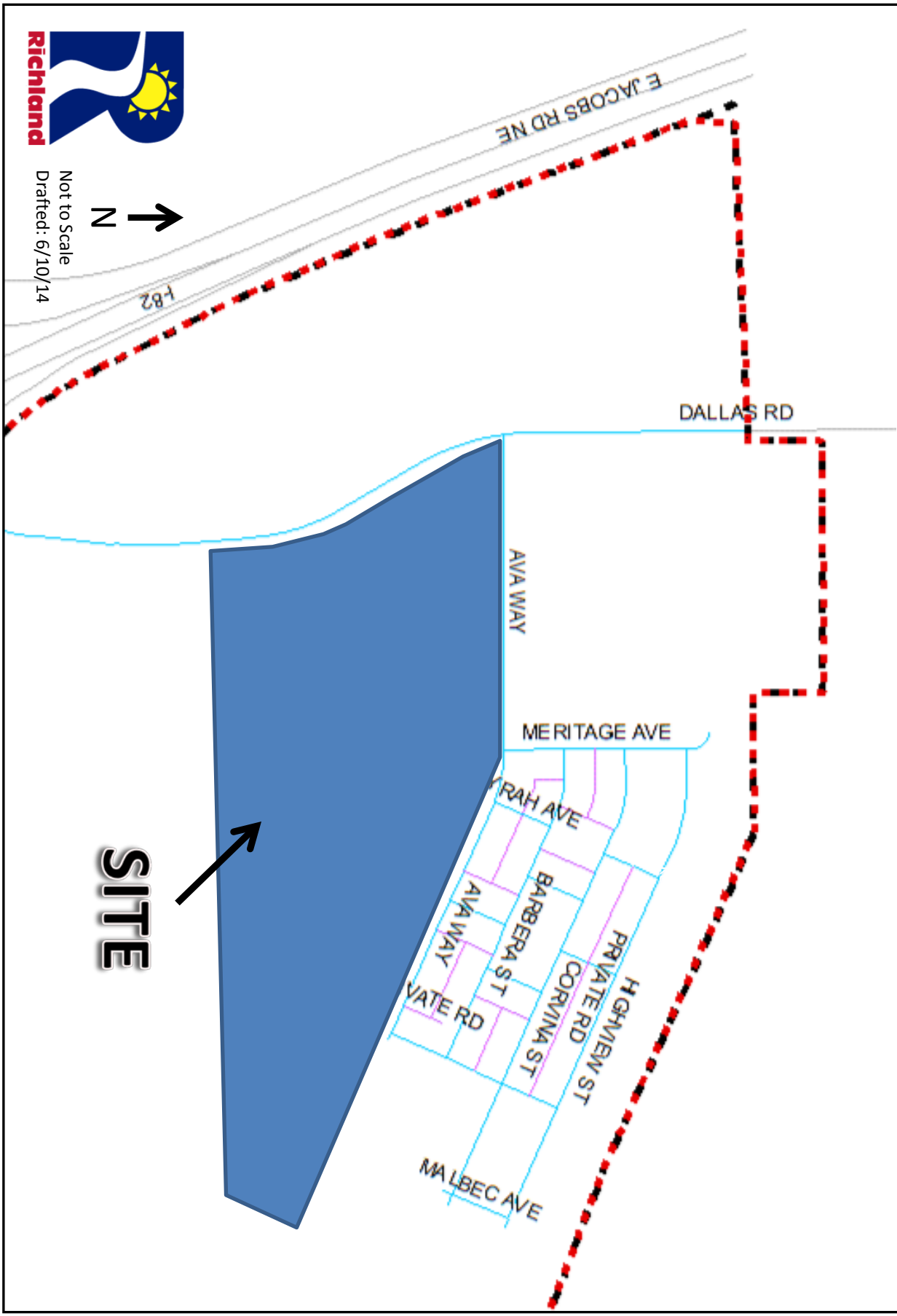
23. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
24. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.
25. Any private on-site storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. Calculations shall be stamped by a registered professional Civil Engineer. Prior to discharging any storm drainage waters from paved surfaces into drainage ditches, groundwater or a public system, an oil/water separator must be installed. The applicant's design shall provide runoff protection to downstream property owners.
26. If any existing storm drainage or ground water seepage empties onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.

BSP Recording Requirements:

27. Any public access and utility easements, such as water, sewer, electrical etc., must be provided prior to final acceptance by the City. As development proceeds, easements must be dedicated by appropriate instrument.

28. A copy of the approved Master Utility Plan for this project shall be recorded along with the Binding Site Plan. All line types shall be clearly identified and all proposed utilities and symbols clearly labeled.
29. The recorded Binding Site Plan shall include notes identifying all common parking/access areas, and acknowledging the ownership and maintenance responsibility of said areas.
30. All landscaped areas within the binding site plan that are in the public Right of Way shall be completed and maintained by the site owners.
31. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

ATTACHMENT
(C)



ATTACHMENT

(D)



CITY OF RICHLAND **NOTICE OF APPLICATION** **AND PUBLIC HEARING (BSP2014-100)**

Notice is hereby given that VSI Development LLC has submitted a Binding Site Plan application known as Veneto Villaggio for the 73.5 acre undeveloped site located east of Dallas Road and south of AVA Way in the Badger Mountain South Master Planned Community. The project will be a horizontally mixed use development developed in phases and will consist of 40 lots of various sizes, from 10,329 to 291,774 sq. ft. with two proposed tracts. The project includes areas for vineyards and other open spaces, urban trails, offices, commercial and retail uses, winery production facilities, public gathering places and related parking. Pursuant to Richland Municipal Code (RMC) Section 19.30.030 the City of Richland determined the application complete for processing on May 19, 2014.

The Richland Planning Commission, on Wednesday, June 25, 2014, will conduct a public hearing and review of the application at 7:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Aaron Lambert, Senior Planner, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to alambert@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Tuesday, June 24, 2014 to be incorporated into the Staff Report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Division Office, and at the Richland Public Library beginning Friday, June 20, 2014.

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

AARON LAMBERT,
SENIOR PLANNER

ATTACHMENT (E)

FILE NO. BSP2014-100

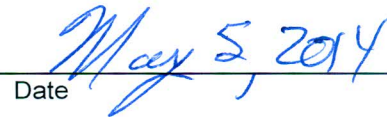
Planning & Development Services Division • Current Planning Section
840 Northgate Drive • Richland, WA 99352
General Information: 509/942-7794 • Fax: 509/942-7764

BINDING SITE PLAN APPLICATION

Applicant's Section			
Applicant/Sponsor/Contact		VSI DEVELOPMENT, LLC LOREN COMBS	
Address	City	State	Zip
3600 PORT OF TACOMA ROAD, SUITE 311	TACOMA	WA	98424
Phone Number	Fax Number	E-mail	
253.468.8567		LDC@VSILAWGROUP.COM	
Name of Land Surveyor JOHN BECKER, PLS AHBL, INC			
Address	City	State	Zip
9825 SANDIFUR PARKWAY, SUITE A	PASCO	WA	99301
Phone Number	Fax Number	E-mail	
509.380.5883	509.380.5885	JBECKER@AHBL.COM	
General Location of Site SITE IS WITHIN THE BADGER MOUNTAIN SOUTH DEVELOPMENT.			
EAST OF DALLAS ROAD AND SOUTH OF AVA WAY.			
Is the Proposed Lot(s) within the Boundary of a Previously Approved General Binding Site Plan ☐ Yes ☒ No			
If Yes, list name of Approved Binding Site Plan:			
Total Acreage of Site		Number of Lots	
73.50 acres		40	
Binding Site Plan Proposed to be Served by: AVA WAY			
Water	City System ☒	Well ☐	Private System ☐
Sewer	City Sewer ☒		Septic System ☐
Power	City of Richland ☒		Other (Specify)
Telephone	GTE ☒		Other (Specify)
Natural Gas - Yes ☒ No ☐		If yes, list name of utility CASCADE NATURAL GAS	
Existing Improvements (i.e., power lines, septic systems, structures, roads, water, or sewer lines):			
EXISTING ROAD, POWER, GAS, SEWER, AND WATER ARE STUBBED TO THE PROJECT			
SITE BY PREVIOUS PROJECTS WITHIN THE DEVELOPMENT.			

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


Applicant's Signature
David J. Park managing member
GUST Development, LLC


Date

Submit the following with application:

1. 15 copies of Binding Site Plan if new proposal. 7 copies of Binding Site Plan if appending a previously approved Binding Site Plan.
2. For new Binding Site Plans with properties containing over 200,000 square feet in surface area, a report from a title insurance company showing:
 - a. ownership of the property involved;
 - b. easements, exceptions and restrictions of record;
 - c. a list of names and addresses of owners of property within 300-feet of the property involved, exclusive of the right-of-way, and of the property owned by the applicant; and
 - d. a key map showing the property involved and delineating the adjacent property exclusive of the public right-of-way with each parcel that is shown numbered to correspond with the ownership report.

For properties containing less than 200,000 square feet in surface area, a report from a title insurance company showing:

- a. ownership of the property involved, and
 - b. easements, exceptions, and restrictions of record.
3. Fees are required by RMC 19.80.030.

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ATTACHMENT

(F)



Master Agreement Consistency recommendation (MACR)

Supplement to the Binding Site Plan Application for Veneto Villaggio

Summary:

The successful development of the Badger Mountain South (BMS) Master Planned Community requires close attention to the detailed planning and other development standards captured within the City-adopted "Master Agreement Between the City of Richland and Nor Am Investment LLC, regarding the Community known as Badger Mountain South" (Master Agreement). The Land Use and Development Regulations (LUDR, which are set forth in Master Agreement Exhibit C, are designed to go beyond the more typical city development requirements because they are considered by the Master Developer as building blocks to "create a walkable and energy efficient community," the stated goal of the Badger Mountain South Master Planned Community.

The LUDR establishes a process for the review of development applications that is intended to seamlessly integrate into the existing City application processes, and provide the close attention to the Master Agreement requirements, without adding significant review time by City staff. To assist in this process the LUDR requires the Master Agreement Administrator, who is the designated representative for Badger Mountain South, to submit for each application a document called the "Master Agreement Consistency Recommendation" (MACR). The MACR provides a written recommendation to the City of Richland Development Services Department that the application before it is consistent with the terms and conditions of the Master Agreement. Although the MACR is not necessarily submitted at the time an application is submitted, in this case the attached MACR is being submitted simultaneously with the submittal of a Binding Site Plan application for the area of Badger Mountain South that is to be called Veneto Villaggio. The MACR is in addition to the binding site plan application materials submitted as required in Richland Municipal Code Chapter 24.14.

Once the application is submitted, it will then proceed through normal City review process, with one additional requirement. The City's Planning Manager reviews the MACR and the application materials and then will issue, in accordance with the LUDR, his "Master Agreement Consistency Determination" ("MACD") as part of the normal City review process. The MACE is the City's official action that the application complies with the Master Agreement requirements.

The document which follows is the BMS Master Agreement Administrator's recommendation for a determination of consistency for this application. In Part 1 there is a review of relevant LUDR sections and a statement on how the application has met those requirements. In Part 2 there is a review of other Master Agreement provisions and a statement on how the application addresses those requirements.



Badger Mountain South

Master Agreement Consistency Recommendation (MACR)

DATE: May 5, 2014

Applicant Name, Address and Contact Information:

VSI Development LLC; 3600 Port of Tacoma Rd. Suite, 311, Tacoma, WA 98424;
Contact/Representative: Loren D. Combs, 253-922-5464

Project name:

The Project name is Veneto Villaggio at Badger Mountain South.

Project Description including site size in acres:

The project is a 73.50 acre undeveloped site located adjacent to and immediately east of Dallas Road and adjacent to and immediately south of AVA Way. The project will be a horizontally mixed use development developed in phases and will consist of 40 lots of various sizes, from 10,329 sq. ft. to 291,771 sq. ft., and two proposed Tracts. The Project includes areas for vineyards and other open spaces, urban trails, offices, commercial and retail uses, winery production facilities, public gathering places, and related parking.

LUDR Regulating Plan District(s):

BMS-NC: Neighborhood Collector; BMS-SD-SR: Special District – Specialty Retail; BMS-SD-CMU: Special District –Commercial Mixed Use.

What is the name given in the LUDR of the neighborhood of this application and in which plan sector(s) does this proposal lie?

Neighborhood: West Vineyard Neighborhood ***Plan Sector(s):*** Principally located south of Sector 3.



Applicable provisions of the LUDR and Master Agreement are set forth in bold text and are followed by the Master Agreement Administrator's review comments on the submittal. Note that for Part 1: Meeting the LUDR Requirements, there is a review of each LUDR section.

Part 1:

Meeting the LUDR Requirements (Master Agreement Exhibit C)

1. **LUDR Section 1:** This is an introduction and administration section of the LUDR and thus it is not applicable to this review.

2. **LUDR Section 2:** Application meets the requirements.

Section 2 identifies the Regulating Plan Districts and permitted land uses. The Application for the binding site plan has combined Districts to create a cohesive development pattern while still intending to develop with uses applicable to the Districts.

3. **LUDR Section 3:** Application meets the requirements.

The Urban Form Standards for Districts applies to areas developed as multi-family housing (BMS-NC District). Specific development provisions will be identified when a building permit is submitted for these uses.

4. **LUDR Section 4:** Application meets the requirements.

Section 4 includes general standards and intent for the Special Districts in Badger Mountain South. The common name for the BMS-SD-SR is the "wine village". However since the LUDR was adopted, additional planning has created a much more pedestrian friendly and economically vibrant mixed use and specialty use area as an integrated development, merging the BMS-SD-SR district with one of the BMS-SD-CMU commercial mixed use districts and a portion of a BMS-NC district into what is now a master planned community within a master planned community that is called Veneto Villaggio. As Veneto Villaggio develops each phase will meet the applicable standards of those districts related to the particular use that is being proposed in that particular phase.

5. **LUDR Section 5:** Application meets the requirements.

Section 5 includes standards for Civic Spaces and for connectivity. The intent of the section, as set for in Section 5.A, is to have the places and spaces contemplated in Section 5 "**interwoven into each neighborhood, although the exact locations are not yet identified**" (LUDR Section 5.A, page 5-2). The Veneto Villaggio includes such amenities as Vineyards, which are called out as a civic space amenity in LUDR section 5.C.1.A, trails and pedestrian pathways, green belts in the form of wide



landscape buffers (LUDR 5.H.1) as well as hard scape community gathering places (LUDR 5.E.1.a). Trails and pedestrian pathways will be created within the project to connect to both the existing trail on AVA Way and to the intended trail to be developed in the areas adjacent to the Veneto Villaggio when the abutting public right of ways are improved as development dictates the necessity for the improvement to Badger Mountain Parkway to the south (note that the Parkway name is proposed and has not yet been approved by the City).

6. LUDR Section 6: Application meets the requirements.

Future motor vehicle corridors within Veneto Villaggio will be developed as internal site access ways and will be subject to City review for adequate emergency and refuse collection access. There are no publicly owned streets proposed within Veneto Villaggio. However, when needed to mitigate development impact, the external streets adjacent to Veneto Villaggio will be constructed to meet the street standards and edge types set forth in section 6. The access for the first phase of Veneto Villaggio will be provided from AVA Way, which has already been constructed to meet LUDR section 6 requirements.

7. LUDR Section 7: Application meets the requirements.

LUDR section 7 deals with three topics: Block Standards, Housing Density Targets and Open Space Targets.

Block Standards do not apply to Veneto Villaggio because there are no streets with the Veneto Villaggio Boundaries. The external streets will be developed in accordance with the applicable road and edge type standards of LUDR section 6 when development within Veneto Villaggio requires the streets to be constructed to meet the Veneto Villaggio generated impact. Although the block standards do not apply to the Veneto Villaggio, the goal of that standard, which is to create motor vehicle and pedestrian circulation patterns that support a pedestrian scale walkable community and sustainable community (LUDR section 7.A), is met by the layout of the green infrastructure, building pads, pedestrian gathering places and internal site access ways.

There are no Housing Density Targets assigned to Veneto Villaggio, as it is not included within any of the residential neighborhoods. However, the size of the West Vineyard neighborhood, as conceptually shown in the LUDR, will be slightly reduced by adding approximately 3 acres to Veneto Villaggio. The projected number of residential units in Veneto Villaggio is approximately 120 units, including both single family and multifamily structures. However the exact number will be determined as each phase is developed. In any event the exact number will help achieve the density targets for the adjacent residential neighborhood.

There are no open space targets assigned to Veneto Villaggio, although the open space being provided is substantial (see discussion in section in MACR Part 2, regarding Exhibit D infrastructure requirements and the LUDR Section 5 discussion above). Note that the original concept plan for the wine village, as set forth in the LUDR, included an area for a future fire station and park. There is still



significant open space acreage and park type amenities in Veneto Villaggio. However, due to the conceptual redesign of the large community park and future school site to the east and south of Veneto Villaggio, now directly across the roundabout from Veneto Villaggio, the Community Park site is expanded to over 32 acres and will include the fire station location. Visually, vineyards and other open space areas within Veneto Villaggio will represent a unique amenity for those doing business or visiting Badger Mountain South. Connectivity will be fostered by internal (north/south) connections to the existing trail on AVA Way and the proposed trail located at the southern edge of the development.

8. LUDR Section 8: Application meets the requirements.

When building permits applications are submitted for future development in Veneto Villaggio, the “Common Design Standards for All Commercial Districts” will apply as will standards for specific building types.

9. LUDR Sections 9, 11, 12 and 13: Application meets the requirements.

Standards found in these sections will be applicable when a building permit application is submitted for further development as part of each phase. The Country Mercantile application, which is for development on an existing lot within the boundaries of Veneto Villaggio, has been determined to be LUDR compliant.

10. LUDR Sections 10 and 14: Are not applicable as they are respectively a reserved section and the glossary.

Part 2:

Other Master Agreement Requirements

BMS-Master Agreement Section 25.3 reads, in applicable part:

"As part of the Master Plan Consistency Determination described in Paragraph 23, the City, shall consult with the Master Agreement Administrator, and the applicant in determining the appropriate share of infrastructure and mitigation costs that shall be borne by the proposed development and how that development's share of infrastructure and mitigation relates to the overall infrastructure and mitigation that is required for build out of Badger Mountain South."

Since Veneto Villaggio will be constructed in Phases, and the exact size and shape and numbers of buildings, as well as the number and type of each use category is unknown at this time, the determination of Master Plan Consistency for each phase will need to be determined as an application for each phase's development is submitted.



Exhibit B to the Master Agreement

The application is for a binding site plan and no structures are yet identified with this application however Exhibit B requirements can be met as development occurs within this area.

Exhibit B includes environmental mitigations that are triggered for every development. These include "erosion and soil stability impacts;" "air quality impacts;" "surface water impacts;" and "noise impacts." These impacts are mitigated by following standards set forth in City of Richland, Benton County and/or DOE requirements.

Alternately, other impacts, such as transportation impacts, are linked to specific transportation thresholds or "peak trips" as triggered by the impacts of the specific development. Since at this time there are no specific structures contemplated, it is not known what peak trips will be generated by this development.

Exhibit B has certain "trigger points" for off-site improvements to Dallas Road, the Badger Mountain Access Points, Badger Mountain Parkway, and the Dallas Road and I-82 EB Ramps (Exhibit B, paragraph 5). Currently no development has occurred, or is contemplated that would trigger any of the off site improvements. This Binding Site Plan application, will not, in and of itself trigger any further off site improvements. At the building permit stage for any particular structure, or at the time final approval is requested for any phase of the binding site plan, the City Engineer may request a traffic study to determine if any of the off-site traffic improvements will be required as a condition of that permit or phase.

Potable water impacts have been mitigated by the construction of the intertie to the City's existing potable water system and the construction of the water pump station and water line that connects the City's water system to the one million gallon water storage facility and the construction of the water transmission lines from the water storage facility to and across Badger Mountain South to an intertie with the Badger Mountain Irrigation District's potable water system. Connection to the City system will be required prior to final approval of each binding site plan phase.

Sanitary sewer impacts are mitigated following the direction of the City's Engineering Department, by the construction of new major lift station and related gravity and force main lines that are connected to the City of Richland sanitary sewer system. Connection to the City system will be required prior to final approval of each binding site plan phase.

Life Safety impacts are mitigated by providing two avenues of access to any structure and by identifying a site for a future fire station location (area not part of this binding site plan). Any residential structures that would be constructed would include a sprinkler system that meets NFPA standard D-13.



Electrical services impacts are mitigated by requiring future buildings to meet all energy conservation and sustainability requirements. Further, the developer will convey all necessary easements within Veneto Villaggio, as requested by the City's Electrical Services Department, necessary for providing electrical service to the areas within Veneto Villaggio.

Carbon footprint impacts are mitigated by the design and adherence to the walkable and sustainable standards of the Badger Mountain South development.

School impacts have been mitigated by identifying sites appropriate for elementary and elementary and middle-school construction (area not part of this binding site plan).

Exhibit D to the Master Agreement

With the improvements as described below, this application meets the requirements of the Master Agreement, Exhibit D.

Exhibit D identifies "Green Infrastructure" improvements that are to be constructed as the development of Badger Mountain South (BMS) progresses. This is accomplished by linking specific improvements to the numbers of residential units (RU) developed for each of the five BMS neighborhoods. In this way the City is assured that parks, trails, and greenways are constructed right along with homes and businesses. The number of residential units to be constructed in Veneto Villaggio is targeted to be up to 120 RU, including 10 single-family residences and the potential for future multi-family, as the market warrants.

The area of the binding site plan will include approximately 3,000 linear feet of various types of trails along the south and east edges and internally through the development to connect to the existing trail along the north property edge. There are also over 8 acres of protected open space. While this type of Green Infrastructure is not specifically addressed in the Master Agreement, the six acre demonstration vineyard, for example will have viewing areas and is a permitted use in other open space areas that are part of the Green Infrastructure. In addition there are several acres of public gathering places that serve to provide amenities that normally would be included in a park, but instead, are provided throughout the Veneto Villaggio development. The green infrastructure density credit to be applied to that acreage, since it will be protected as open space and public gathering places, will need to be allocated during the approval process in order to determine that actual residential density green infrastructure credit to be given for all of the amenities.



Master Agreement Consistency Recommendation:

Upon review of the application for a binding site plan for Veneto Villaggio, it is recommended that the City of Richland Development Services Planning Manager determine that the application is consistent with the terms of the Master Agreement and Exhibits B, C (LUDR), and D.

Respectfully submitted on May 5, 2014

A handwritten signature in blue ink, appearing to read "Loren D. Combs", is written over a horizontal line.

Loren D. Combs
Master Agreement Administrator

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ATTACHMENT (G)



www.ci.richland.wa.us

505 Swift Boulevard, P.O. Box 190 Richland, WA 99352
Telephone 509-942-7390, Fax 509-942-5666

**Development Permitting
Division**

840 Northgate Drive
Richland, WA 99352
Telephone 509-942-7794
Fax 509-942-7764

June 18, 2014

MASTER AGREEMENT CONSISTENCY DETERMINATION

For: Binding Site Plan Application of Veneto Villaggio, a Badger Mountain South Development (BSP2014-100)

Applicant: Nor Am Investments, LLC

Project Description: A division of 73.5 acres into 40 commercial lots, to be served by private roadways and shared parking areas as depicted on the binding site plan submittal dated June 4, 2014.

Consistency Determination Type: Level 1

Master Agreement Consistency Recommendation: Received recommendation of consistency from Badger Mountain South Master Program Administrator on May 5, 2014, signed by Loren Combs.

After completing the review of the binding site plan application of Veneto Villaggio, evaluating it against the standards contained in the adopted Land Use and Development Regulations (LUDR) for the Badger Mountain South Community and the Master Agreement between the City of Richland and Nor Am Investments, LLC and after reviewing the recommendation of the Badger Mountain South Master Program Administrator, I find that the application is consistent with the Master Agreement and the LUDR and hereby issue this Master Agreement Consistency Determination.

Sincerely,

Rick Simon,
Development Services Manager

ATTACHMENT

(H)



505 Swift Boulevard, P.O. Box 190 Richland, WA 99352
Telephone 509-942-7390, Fax 509-942-5666

www.ci.richland.wa.us

**Development Permitting
Division**

June 18, 2014

840 Northgate Drive
Richland, WA 99352
Telephone 509-942-7794
Fax 509-942-7764

PLANNED ACTION CONSISTENCY DETERMINATION

For: Binding Site Plan Application of Veneto Villaggio, a Badger Mountain South Development (BSP2014-100)

Applicant: Nor Am Investments, LLC

Project Description: A division of 73.5 acres into 40 commercial lots, to be served by private roadways and shared parking areas as depicted on the binding site plan submittal dated June 4, 2014.

Master Agreement Consistency Determination: Issued June 18, 2014.

After completing the review of the binding site plan application of Veneto Villaggio and evaluating it in light of the mitigating conditions established in the Final Supplemental Environmental Impact Statement prepared for the Badger Mountain South Subarea Plan and as delineated as Exhibit B in the Master Agreement between the City of Richland and Nor Am Investments, LLC, the City finds the following:

1. The Veneto Villaggio Binding Site Plan meets the description for a planned action as defined in City code and that as conditioned, the project will implement any applicable conditions or mitigation measures identified in this ordinance;
2. The Veneto Villaggio Binding Site Plan is consistent with the City of Richland Comprehensive Plan and the Badger Mountain Subarea Plan;
3. The Veneto Villaggio Binding Site Plan is consistent with the Master Agreement between the City and Nor Am Development, LLC regarding development of Badger Mountain South, as evidenced by the Master Agreement Consistency Determination issued by the City on June 18, 2014.

4. The probable significant adverse environmental impacts of the proposed project have been adequately addressed in the Planned Action Ordinance;
5. The Veneto Villaggio Binding Site Plan is not an essential public facility, as defined in RCW 36.70A.200.
6. Based on the foregoing, a SEPA threshold determination or EIS is not required.



Rick Simon,
SEPA Responsible Official

June 18, 2014

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ATTACHMENT

(I)

VENETO VILLAGGIO
SEC 20, 29, 31, 32; TWP 9N; RNG 28E
BENTON COUNTY, WASHINGTON

SHEET INDEX	
SHEET NO.	SHEET TITLE
C1.00	COVER SHEET AND SITE PLAN
C2.00	CONCEPTUAL STORM AND GRADING PLAN
C2.01	CONCEPTUAL STORM AND GRADING PLAN
C3.00	CONCEPTUAL SEWER PLAN
C3.01	CONCEPTUAL SEWER PLAN
C3.02	CONCEPTUAL WATER AND IRRIGATION PLAN
C3.03	CONCEPTUAL WATER AND IRRIGATION PLAN
1.0F.9	COVER
2.0F.9	COVER
3.0F.9	BOUNDARY CONTROL
4.0F.9	SITE LAYOUT
5.0F.9	SITE PLAN
6.0F.9	SITE PLAN
7.0F.9	SITE PLAN
8.0F.9	LINE TABLE
9.0F.9	CURVE TABLE

PARCEL INFORMATION:

PROJECT PARCEL:
104881000002007

NOR AM INVESTMENT, LLC
12513 AVENUE DUBOIS SW
LAKEWOOD, WA 98498-5242
PH: 253.468.8567
CONTACT: LOREN COMBS
EMAIL: ldc@vslawgroup.com

APPLICANT:

VSI DEVELOPMENT, LLC
 3600 PORT OF TACOMA ROAD, SUITE 311
 TACOMA, WA 98424
 PH: 253.468.8567
 CONTACT: LOREN COMBS
 EMAIL: ldc@vsiawgroup.com

CIVIL ENGINEER:

AHBL, INC.
2215 NORTH 30TH STREET, SUITE 3000
TACOMA, WA 98403
PH: 253.383.2422
CONTACT: TODD SAWIN, PE, LEED AP
E-MAIL: todd@ahbl.com

SURVEYOR:

9825 SANDIFUR PARKWAY, SUITE A
PASCO, WA 99301
PH: 509.380.5883
CONTACT: JOHN BECKER, PLS
EMAIL: jbecker@ahbl.com

PURVEYOR INFORMATION:

DOMESTIC WATER:
CITY OF RICHLAND
2700 DUPORTAL STREET
PO BOX 190 MS-15
RICHLAND, WA 99352
PH: 509.942.7670

SEWER

CITY OF RICHLAND
555 LACY ROAD
PO BOX 190MS-27
RICHLAND, WA 99352
PH: 509.942.7480

POWER

840 NORTHGAGE DRIVE
RICHLAND, WA 99352
PH: 509.942.7403

IRRIGA

87525 EAST REATA ROAD
KENNEWICK, WA 99338
PH: 509.628.0777

REFUSI

BASIN DISPOSAL, INC.
2021 NORTH COMMERCIAL AVENUE
PASCO, WA 99301
PH: 509.547.2476

NATUR.

CASCADE NATURAL GAS
8113 WEST GRANDRIDGE BOULEVARD
KENNEWICK, WA 99336
253.886.0000

TOPOGRAPHIC NOTE:

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, AHEB CANNOT ENSURE ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

VERTICAL DATUM:

BENCHMARK 1 - ELEVATION = 801.875' PER CITY OF RICHLAND SURVEY DEPARTMENT. SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN. BRASS DISK WITH "X" IN CASE. CENTERLINE OF DALLAS ROAD. APPROXIMATELY 0.75 MILES NORTH OF INTERSTATE 82, EXIT 104.

BENCHMARK 2 - ELEVATION = 1489.377' PER WASHINGTON STATE DEPARTMENT OF TRANSPORTATION. ALSO DESIGNATED AS "BRIE 47" POINT IDENTIFICATION NUMBER.

BASIS OF BEARING:

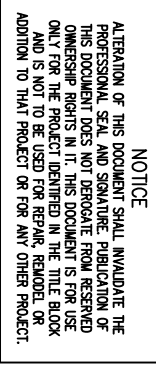
DATUM - NAD 83/91
 DEGREE OF BEARING - NORTH 77°19'12" EAST ALONG A LINE BETWEEN THE FOLLOWING TWO POINTS:
 1. THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION MONUMENT DESIGNATED AS "MOUNTAIN" FOR THE SECTION NUMBER 6568, BRASS DISC SET PERMANENTLY IN PLACE AT GRADE LEVEL, ABOUT FIRST SADDLE EASTWARD OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.
 N=330320.2671
 E=19404016.471

WASHINGTON GEODETIC SURVEY DESIGNATION 2263, STATION 15. A REBAR AND ALUMINUM CAP APPROXIMATELY 54 FEET WESTERLY OF BENCHMARK 1 ABOVE ALSO BEING THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN), 54' WESTERLY OF THE CENTERLINE OF DALLAS ROAD, APPROXIMATELY 0.75 MILES NORTH OF INTERSTATE 82, EXT. 104.
N=328485.22Z
E=1932005.425"

BINDING SITE
PLAN RESUBMITTAL
06.04.2014

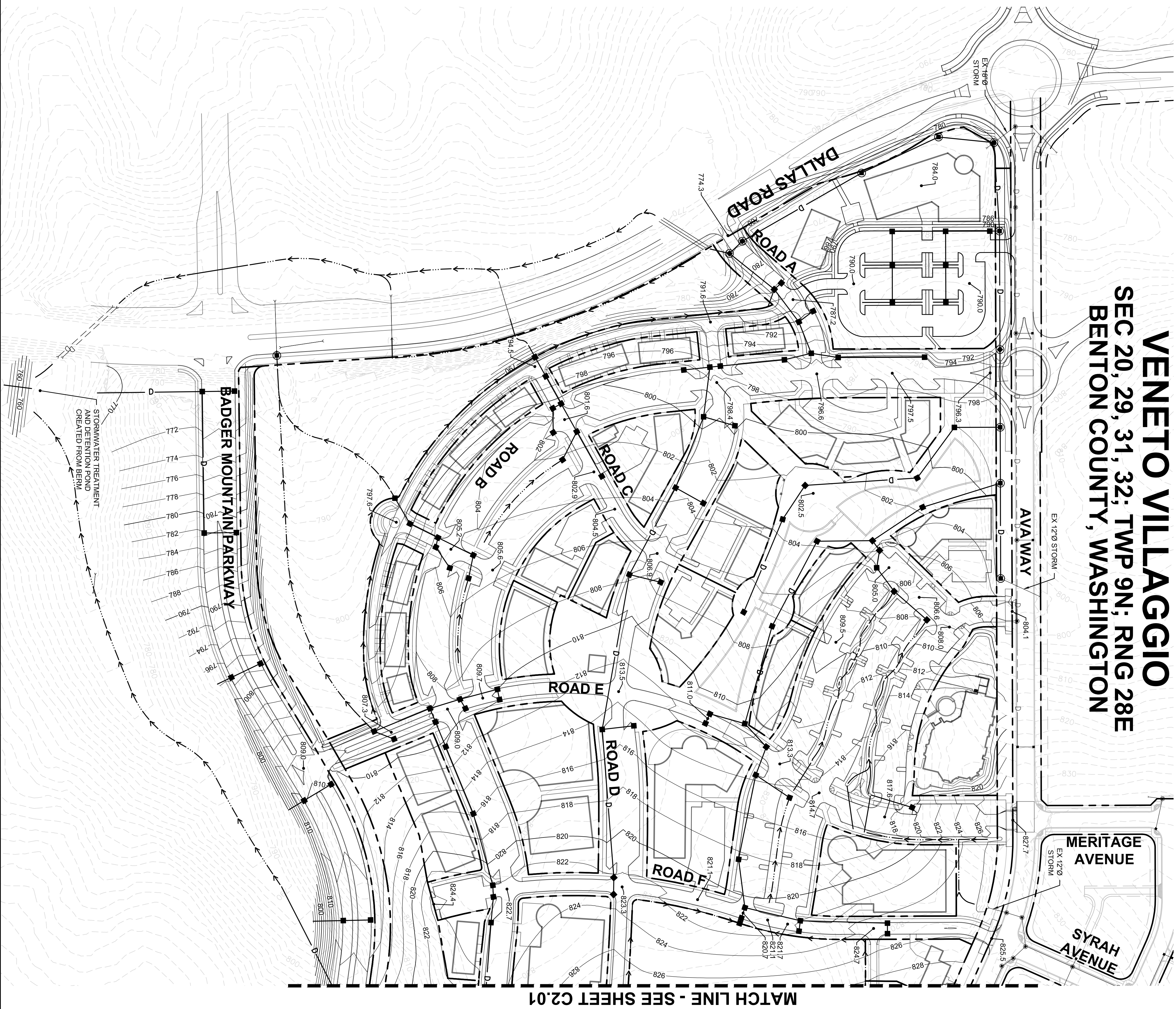


6/4/74



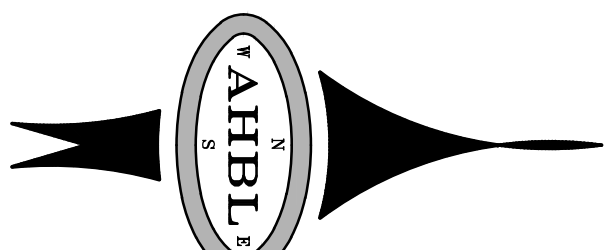
Designed by: LDJ	Drawn by: LDJ	Checked by: TCS
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**SEC 20, 29, 31, 32: TWP 9N: RNG 28E
BENTON COUNTY, WASHINGTON**



MATCH LINE - SEE SHEET C2.01

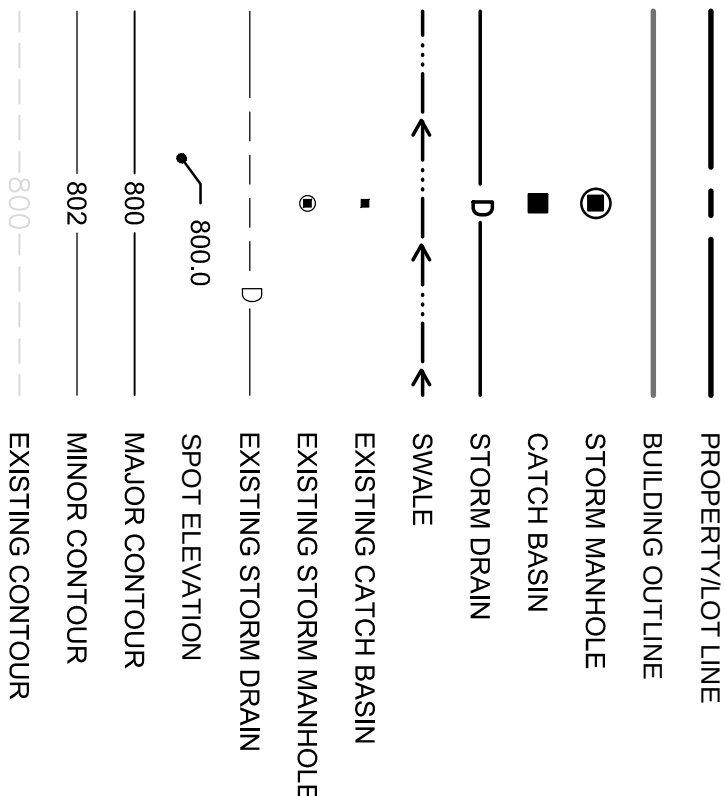
LEGEND



GRAPHIC SCALE



1" = 100 FEET



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Landscape Architects
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Land Surveys
Neighbors

VENETO VILLAGGIO MASTER SITE PLAN

Applicant:
VSI DEVELOPMENT, LLC

3600 PORT OF TACOMA ROAD, SUITE 3111
TACOMA, WA 98424
LOREN COMBS
253.468.8567

2133002.10

Issue Set & Date:

**BINDING SITE
PLAN RESUBMITTAL**



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CONCEPTUAL STORM AND GRADING PLAN

<u>Designed by:</u>	<u>Drawn by:</u>	<u>Checked by:</u>
LDJ	LDJ	TCS

Sheet No.

C2.00



Project Title

VENETO VILLAGGIO MASTER SITE PLAN

A BADGER MOUNTAIN SOUTH DEVELOPMENT

The diagram illustrates a stormwater management system layout. At the top, a horizontal line represents the 'PROPERTY LOT LINE'. Below this, a 'BUILDING OUTLINE' is shown. To the right of the building, a 'STORM MANHOLE' is indicated by a circle with a dot. Further right, a 'CATCH BASIN' is shown as a solid black square. Below the catch basin, a 'STORM DRAIN' is represented by a horizontal line with a 'D' in the middle. To the left of the storm drain, a 'SWALE' is shown as a dashed line with arrows pointing towards it. Below the swale, an 'EXISTING CATCH BASIN' is marked with a small square. To the left of this, an 'EXISTING STORM MANHOLE' is marked with a circle containing a dot. Below these, a 'SPOT ELEVATION' of '800.0' is shown with a curved arrow pointing to a horizontal line. Further left, another horizontal line is labeled '800'. Below this, a 'MAJOR CONTOUR' is shown as a horizontal line, and below that, a 'MINOR CONTOUR' is shown as a horizontal line. At the bottom, an 'EXISTING CONTOUR' is shown as a horizontal line. On the far left, a vertical dashed line is labeled '800.0'.

Applicants:

VSI DEVELOPMENT, LLC

3600 PORT OF TACOMA ROAD, SUITE 31:

LOREN COMB
253.468.8567

Job No

2133002.1

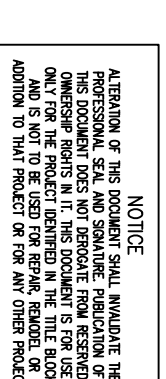
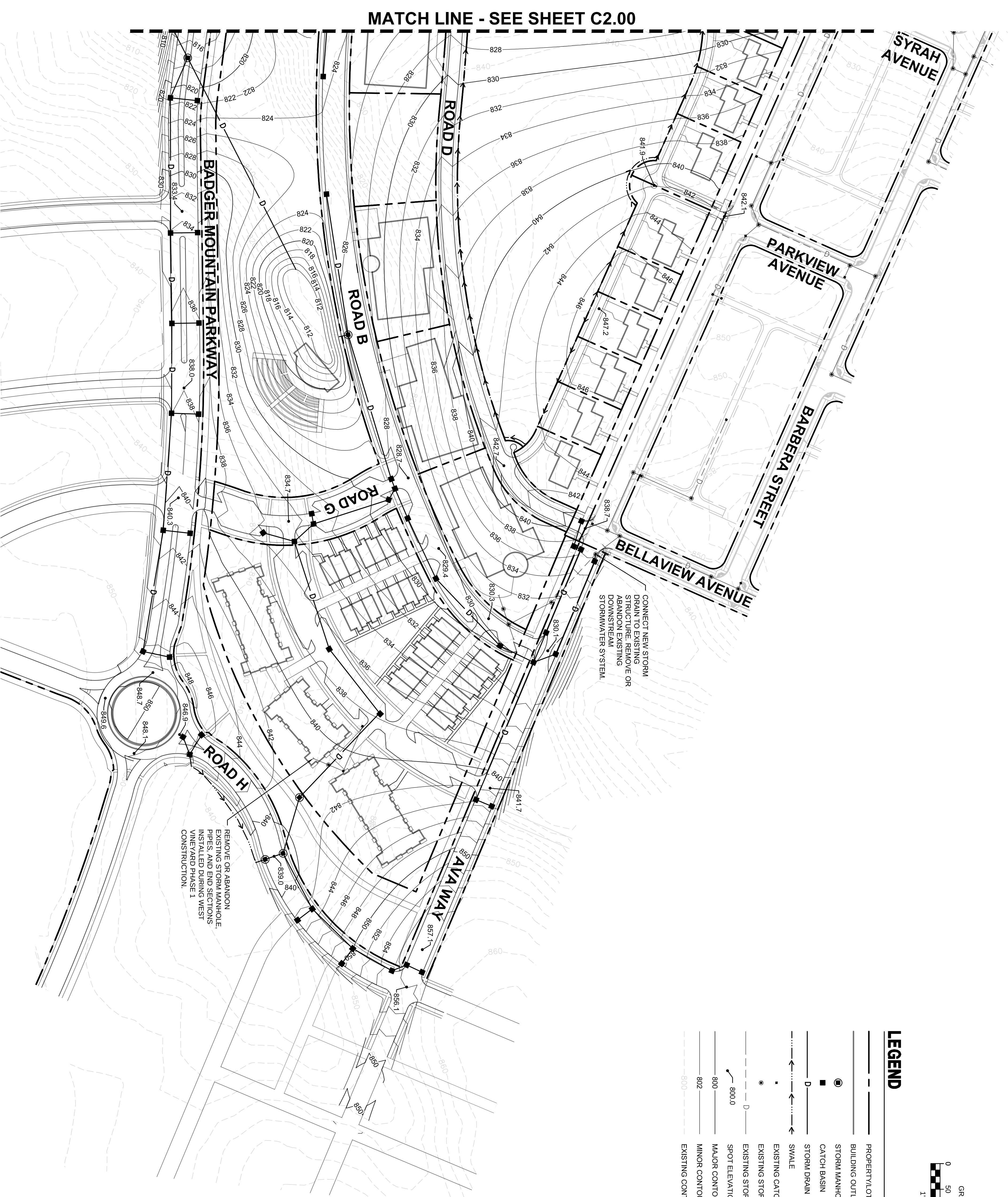
Issue Set & Data

BINDING SITE
PLAN RESUBMITTAL

06.04.201



6/4/74

badger
mountain
SOUTH

CONCEPTUAL STORM AND GRADING PLAN

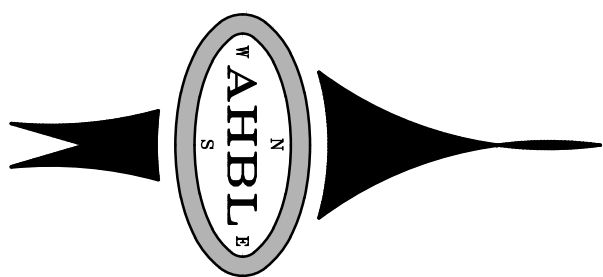
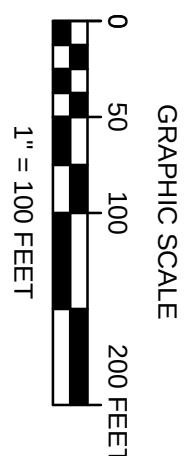
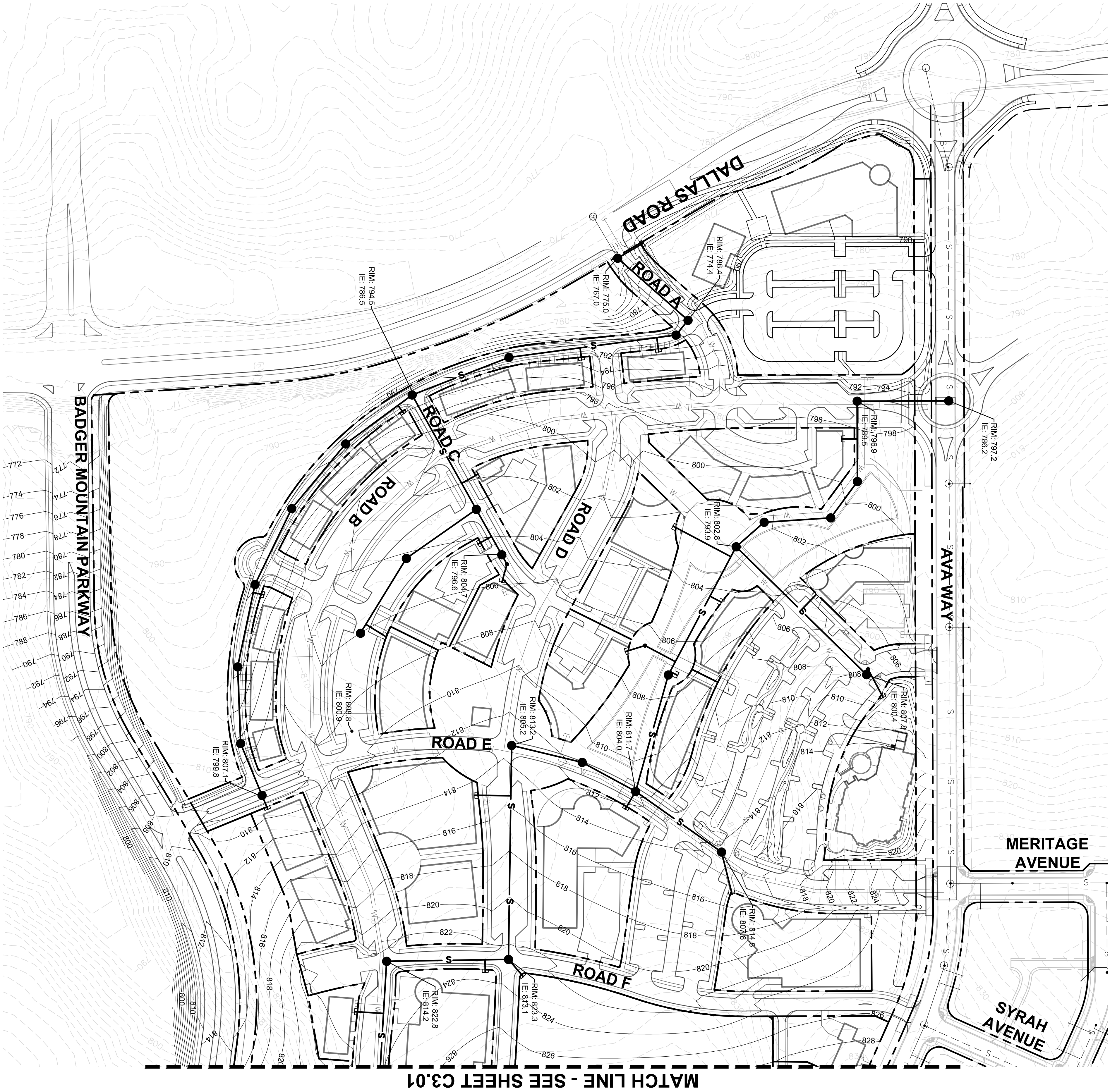
Designed by: Drawn by: Checked by:

LDJ	LDJ	TC

Sheet No.

C2.01

VENETO VILLAGGIO
SEC 20, 29, 31, 32; TWP 9N; RNG 28E
BENTON COUNTY, WASHINGTON



- LEGEND**
- PROPERTY LOT LINE
 - BUILDING OUTLINE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - CAP/PLUG
 - EXISTING SANITARY SEWER MANHOLE
 - SANITARY SEWER
 - EXISTING SANITARY SEWER
 - WATER MAIN
 - IRRIGATION MAIN
 - CONTOUR
 - EXISTING CONTOUR

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Map Surveyors
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Project Title:
**VENETO VILLAGGIO
MASTER SITE PLAN
A BADGER MOUNTAIN SOUTH DEVELOPMENT**

Applicant:
VSI DEVELOPMENT, LLC

3600 FORT OF TACOMA ROAD, SUITE 311
TACOMA, WA 98424
253.468.8567

Job No.
213302.10

Issue Set & Date:
**BINDING SITE
PLAN RESUBMITTAL**
06.04.2014



Δ _____

Δ _____

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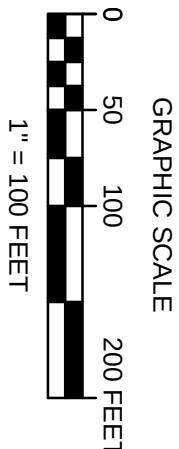
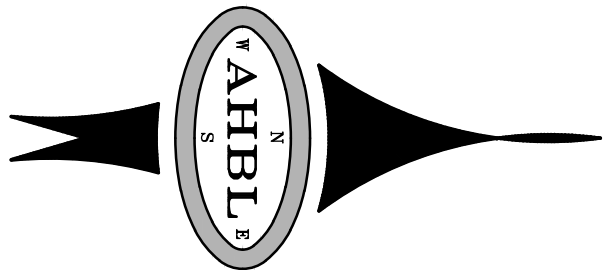
Δ CITY COMMENTS
6/4/14

Revisions:
**CONCEPTUAL
SEWER PLAN**

Sheet Title:
Designed by: Drawn by: Checked by:
LDJ LDJ TCS

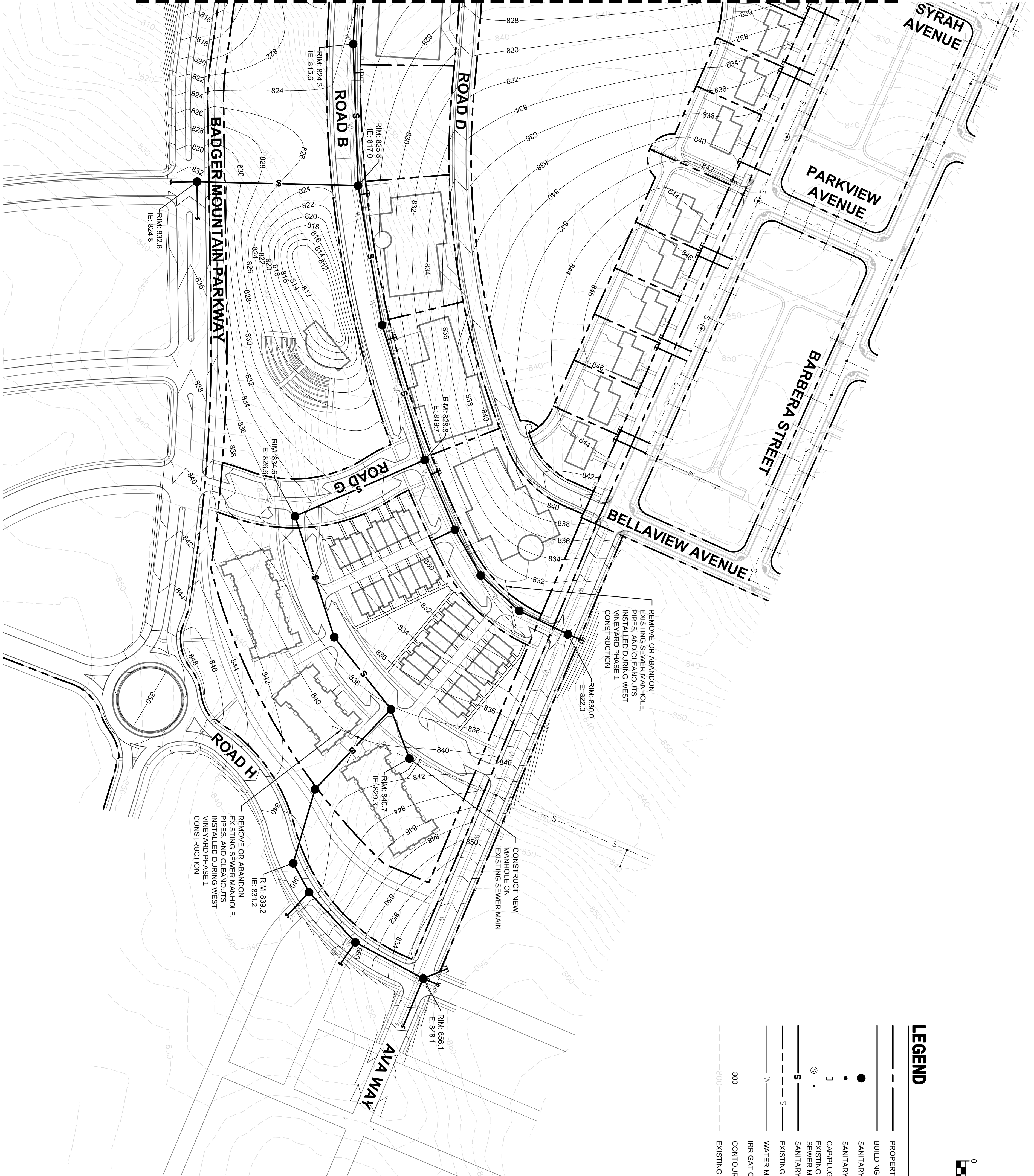
Sheet No.
C3.00
4 of 7 Sheets

VENETO VILLAGGIO
SEC 20, 29, 31, 32; TWP 9N; RNG 28E
BENTON COUNTY, WASHINGTON



LEGEND

---	PROPERTY LOT LINE
---	BUILDING OUTLINE
●	SANITARY SEWER MANHOLE
•	SANITARY SEWER CLEANOUT
⌋	CAP/PLUG
⊙	EXISTING SANITARY SEWER MANHOLE
—S—	SANITARY SEWER
---	EXISTING SANITARY SEWER
—W—	WATER MAIN
—I—	IRRIGATION MAIN
---	CONTOUR
---	EXISTING CONTOUR



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Project Title:

VENETO VILLAGGIO
MASTER SITE PLAN
A BADGER MOUNTAIN SOUTH DEVELOPMENT

Applicant:

VSI DEVELOPMENT, LLC

3600 FORT OF TACOMA ROAD, SUITE 311
TACOMA, WA 98424
LOREN COMBS
253.468.8567

Job No.

2133902.10

Issue, Set & Date:

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Δ CITY COMMENTS
6/4/14

CONCEPTUAL
SEWER PLAN

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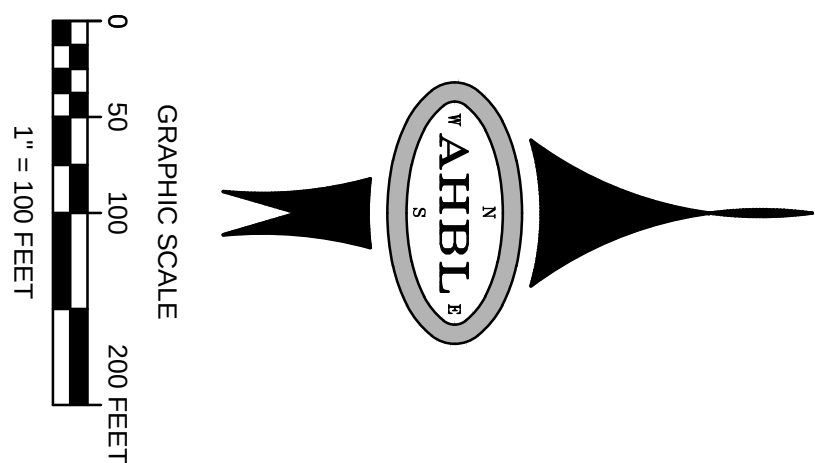
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5 of 7 Sheets

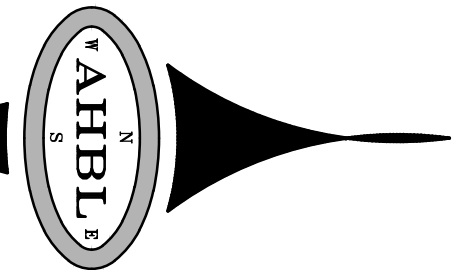
VENETO VILLAGGIO
SEC 20, 29, 31, 32; TWP 9N; RNG 28E
BENTON COUNTY, WASHINGTON



MATCH LINE - SEE SHEET C3.03



LEGEND	
	PROPERTY LOT LINE
	BUILDING OUTLINE
	WATER MAIN AND SERVICES
	IRRIGATION MAIN AND SERVICE
	CAP/PLUG
	EXISTING WATER
	EXISTING IRRIGATION
	SANITARY SEWER
	SANITARY SEWER MANHOLE
	CONTOUR
	EXISTING CONTOUR



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Project Title:
**VENETO VILLAGGIO
MASTER SITE PLAN
A BADGER MOUNTAIN SOUTH DEVELOPMENT**

Applicant:
USI DEVELOPMENT, LLC

3600 FORT OF TACOMA ROAD, SUITE 311
TACOMA, WA 98424
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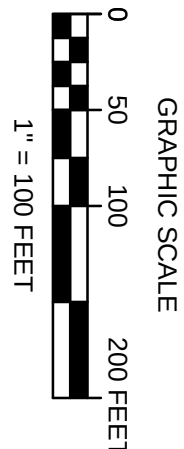
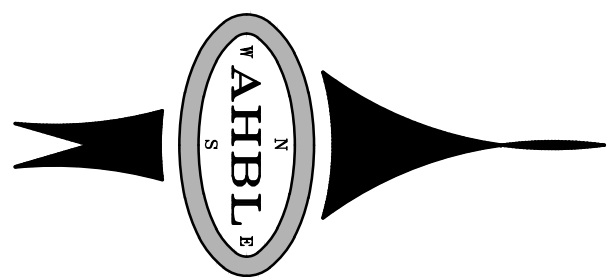
Sheet Title:
**CONCEPTUAL
WATER AND
IRRIGATION PLAN**

Designed by: _____ Drawn by: _____ Checked by: _____
LDJ LDJ TCS

Sheet No.

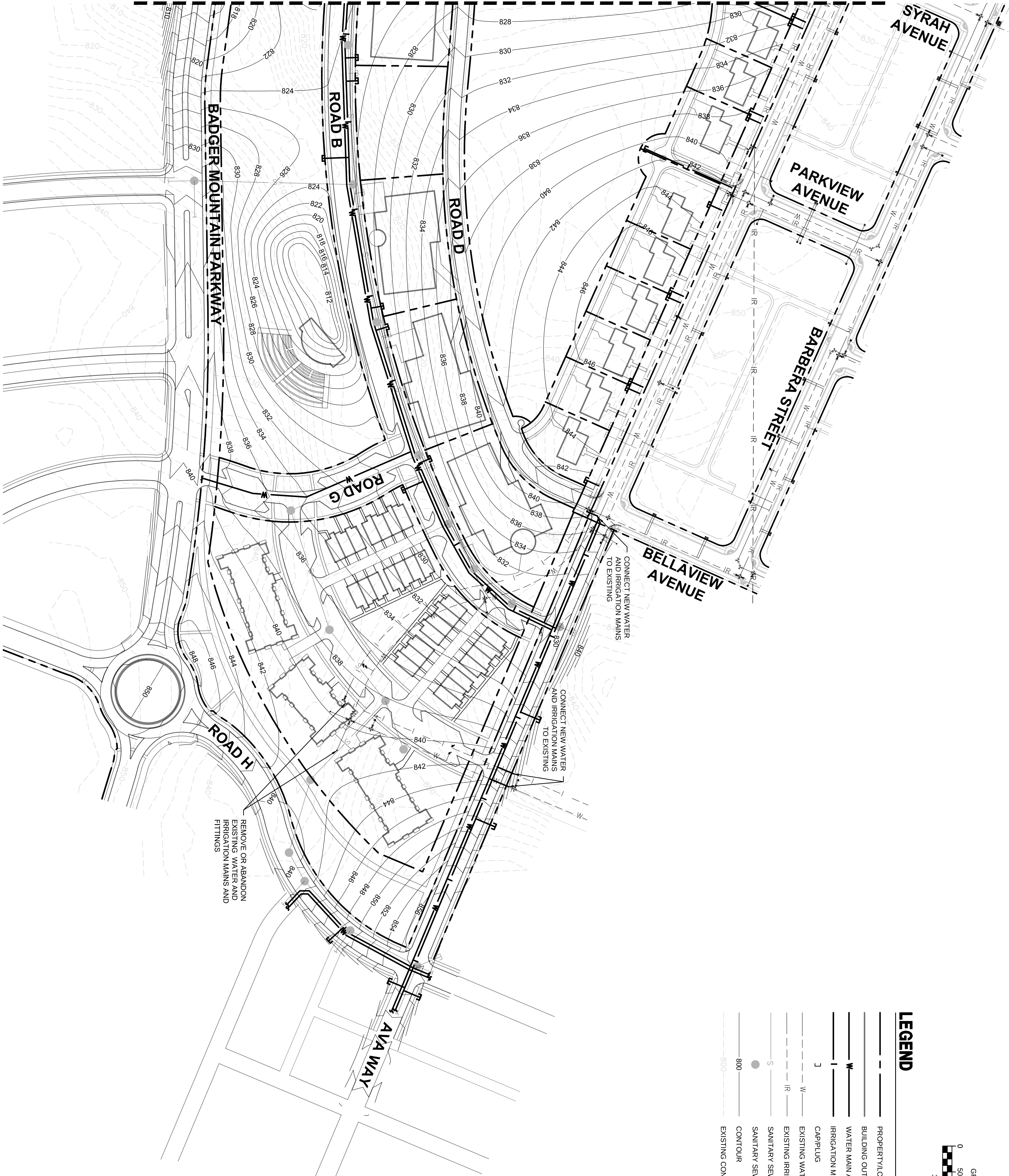
C3.02
6 of 7 Sheets

VENETO VILLAGGIO
SEC 20, 29, 31, 32; TWP 9N; RNG 28E
BENTON COUNTY, WASHINGTON



LEGEND

- PROPERTY LOT LINE
- BUILDING OUTLINE
- WATER MAIN AND SERVICES
- IRRIGATION MAIN AND SERVICE
- J CAP/PLUG
- W EXISTING WATER
- IR EXISTING IRRIGATION
- S SANITARY SEWER
- SANITARY SEWER MANHOLE
- 800 CONTOUR
- 820 EXISTING CONTOUR



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MASTER SITE PLAN
A BADGER MOUNTAIN SOUTH DEVELOPMENT

Applicant:

VSI DEVELOPMENT, LLC

3600 FORT OF TACOMA ROAD, SUITE 311
TACOMA, WA 98424
LOREN COMBS
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Job No.

2133002.10

Issue Set & Date:

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CONCEPTUAL
WATER AND
IRRIGATION PLAN

Sheet Title:

Revisions:
6/4/14

Designed by: Drawn by: Checked by:
LDJ LDJ TCS

Sheet No.

C3.03

7 of 7 Sheets

SITE LAYOUT

BMS VENETO VILLAGGIO
BINDING SITE PLAN

BENTON COUNTY, WASHINGTON

A PORTION OF THE N 1/2 OF SECTION 32, TOWNSHIP 09 NORTH, RANGE 28 EAST OF THE W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

LAND AREA INFORMATION

3,201,483 SQ. FT. (73.50 ACRES)

ZONING INFORMATION

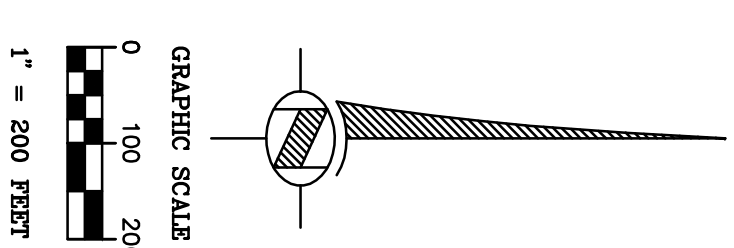
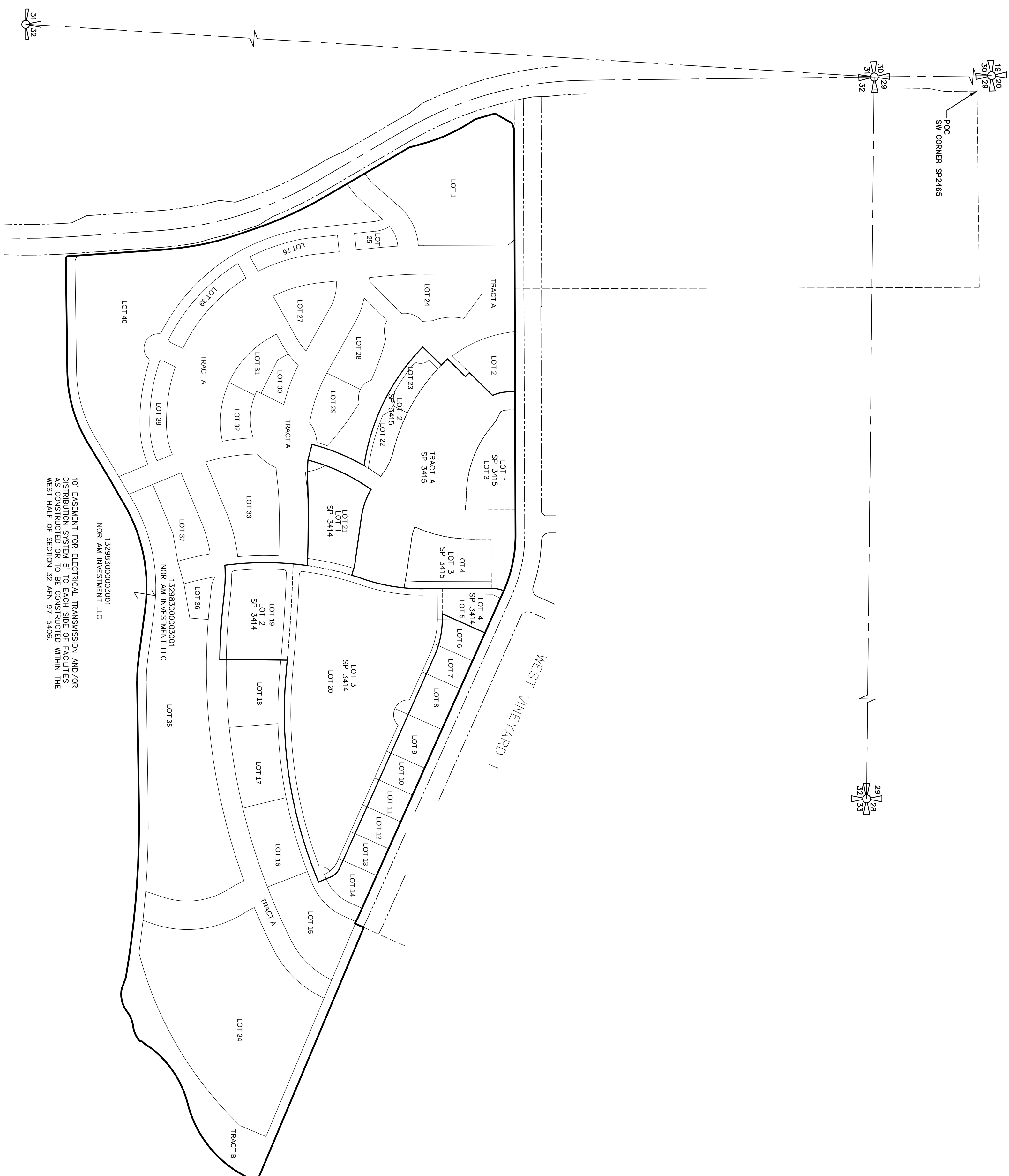
SITE IS ZONED: PER BMS LUDR

LOT SIZES

TRAC1 A:991.339 SO.FT.	L01 1.45,038 SO. FT.	USE: COMMERCIAL	GROCERY
	L02 2.27,601 SO. FT.	USE: COMMERCIAL	
	L03 3.38,444 SO. FT.	USE: COMMERCIAL	
	L04 4.39,846 SO. FT.	USE: COMMERCIAL	
	L05 5.17,924 SO. FT.	USE: RESIDENTIAL	
	L06 6.14,537 SO. FT.	USE: RESIDENTIAL	
	L07 6.54,557 SO. FT.	USE: RESIDENTIAL	
	L08 6.20,979 SO. FT.	USE: RESIDENTIAL	
	L09 9.19,924 SO. FT.	USE: RESIDENTIAL	
	L10 10.13,069 SO. FT.	USE: RESIDENTIAL	
	L11 11.13,069 SO. FT.	USE: RESIDENTIAL	
	L12 13.05,06 SO. FT.	USE: RESIDENTIAL	
	L13 13.05,06 SO. FT.	USE: RESIDENTIAL	
	L14 15.10,02 SO. FT.	USE: RESIDENTIAL	
	L15 15.10,02 SO. FT.	USE: COMMERCIAL	
	L16 16.37,031 SO. FT.	USE: COMMERCIAL	
	L17 17.38,971 SO. FT.	USE: COMMERCIAL	
	L18 18.52,220 SO. FT.	USE: COMMERCIAL	
	L19 18.52,220 SO. FT.	USE: COMMERCIAL	
	L20 20.291,771 SO. FT.	USE: VINEYARD	
TRAC2 B:169.491 SO.FT.	L01 21.91,94 SO. FT.	USE: COMMERCIAL	GROCERY
	L02 21.91,94 SO. FT.	USE: COMMERCIAL	
	L03 23.11,758 SO. FT.	USE: COMMERCIAL	
	L04 23.11,758 SO. FT.	USE: COMMERCIAL	
	L05 24.42,301 SO. FT.	USE: COMMERCIAL	
	L06 24.42,301 SO. FT.	USE: COMMERCIAL	
	L07 25.15,00 SO. FT.	USE: MIXED USE	
	L08 25.15,00 SO. FT.	USE: MIXED USE	
	L09 27.28,611 SO.FT.	USE: COMMERCIAL	
	L10 28.50,695 SO.FT.	USE: COMMERCIAL	
	L11 28.50,695 SO.FT.	USE: COMMERCIAL	
	L12 30.10,269 SO.FT.	USE: COMMERCIAL	
	L13 31.18,443 SO.FT.	USE: COMMERCIAL	
	L14 31.18,443 SO.FT.	USE: COMMERCIAL	
	L15 35.19,231 SO.FT.	USE: COMMERCIAL	
	L16 35.19,231 SO.FT.	USE: COMMERCIAL	
	L17 35.24,441 SO.FT.	USE: COMMERCIAL	
	L18 35.24,441 SO.FT.	USE: COMMERCIAL	
	L19 36.17,136 SO.FT.	USE: MIXED USE	
	L20 40.22,250 SO.FT.	USE: MIXED USE	
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	L02 40.22,250 SO.FT.	USE: VINEYARD	

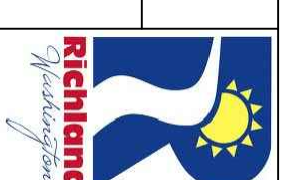
TRACTS

TRACT	OWNERSHIP
TRACT A	NOR AM
TRACT B	NOR AM

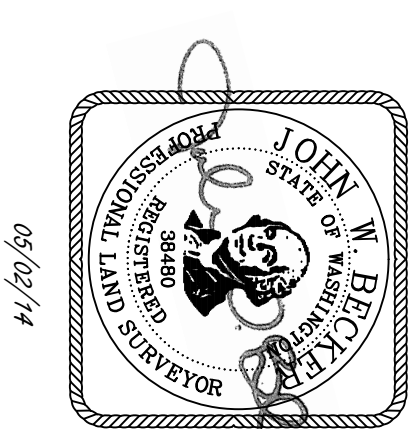


SHEET 2 OF 9
APPLICATION NUMBER

DWN. BY	DATE
TJD	4/7/14
CHKD. BY	JOB NO.
JB	2133002.50



CITY OF RICHLAND
840 NORTHGATE DRIVE
RICHLAND, WA 99352
OFFICE (509) 942-7512
FAX (509) 627-2994



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LEGAL DESCRIPTIONS

LOT 20

[illegible]

LOT 21

COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE W.M. IN BENSON COUNTY, WASHINGTON; THENCE SOUTH 89°53'43" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 368.09 FEET; THENCE LEAVING SAID LINE SOUTH 00°11'19" EAST A DISTANCE OF 1165.97 FEET TO THE SOUTHERLY LINE OF TRACT B AS SHOWN ON WEST VINEHARD I, PHASE 1, AS RECORDED IN VOLUME 16 OF PLATS AT PAGE 450, RECORDS OF BENSON COUNTY, THENCE NORTH 69°44' EAST ALONG SAID SOUTHERLY LINE OF TRACT B A DISTANCE OF 400.0 FEET AND FROM WHICH A CHORD BEARS SOUTH 21°10'38" EAST A DISTANCE OF 214.07 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CIRCLE THROUGH A CENTRAL ANGLE OF 31.97°08" A DISTANCE OF 221.90 FEET; THENCE SOUTH 41°35'31" EAST A DISTANCE OF 63.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 609.50 FEET AND FROM WHICH THE CHORD BEARS SOUTH 61°40'44" EAST A DISTANCE OF 305.82 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CIRCLE HAVING A CENTRAL ANGLE OF 29°03'35" A DISTANCE OF 390.31 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 204.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CIRCLE THROUGH A CENTRAL ANGLE OF 25°53'21" A DISTANCE OF 352.50 FEET AND FROM WHICH THE CHORD BEARS SOUTH 70°48'39" EAST A DISTANCE OF 65.61 FEET; THENCE SOUTH 00°11'19" EAST ALONG THE NORTHEASTLY HAVING A RADIUS OF 245.50 FEET AND FROM WHICH THE CHORD BEARS SOUTH 70°48'39" EAST A DISTANCE OF 65.61 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CIRCLE THROUGH A CENTRAL ANGLE OF 22°21'46" A DISTANCE OF 95.82 FEET; THENCE SOUTH 81°59'32" EAST A DISTANCE OF 146.88 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 140.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CIRCLE THROUGH A CENTRAL ANGLE OF 8°29'21" A DISTANCE OF 20.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1023.50 FEET AND FROM WHICH THE CHORD BEARS SOUTH 21°11'17" WEST A DISTANCE OF 153.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CIRCLE THROUGH A CENTRAL ANGLE OF 8°56'36" A DISTANCE OF 55.33 FEET TO A POINT OF COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 1°39'03" A DISTANCE OF 145.43 FEET; THENCE FROM WHICH THE CHORD BEARS NORTH 89°21'36" WEST A DISTANCE OF 145.43 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CIRCLE THROUGH A CENTRAL ANGLE OF 1°39'03" A DISTANCE OF 145.43 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 1047.10 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CIRCLE THROUGH A CENTRAL ANGLE OF 7°00'25" A DISTANCE OF 128.11 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 352.90 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CIRCLE THROUGH A CENTRAL ANGLE OF 1°29'53" A DISTANCE OF 9.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 183.90 FEET FROM WHICH THE CHORD BEARS NORTH 17°39'10" WEST A DISTANCE OF 69.19 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCLE THROUGH A CENTRAL ANGLE OF 1°29'53" A DISTANCE OF 9.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 823.50 FEET FROM WHICH THE CHORD BEARS NORTH 12°45'08" EAST A DISTANCE OF 162.68 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCLE THROUGH A CENTRAL ANGLE OF 15°27'21" A DISTANCE OF 188.19 FEET TO THE POINT OF BEGINNING.

LOT 22

BEGINNING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE
 1/4, IN BENTON COUNTY, WASHINGTON, THENCE LEAVING SAID LINE SOUTH 89°33'43" EAST ALONG THE NORTH LINE THEREOF A
 DISTANCE OF 868.09 FEET, THENCE LEAVING SAID LINE SOUTH 00°11'19" EAST A DISTANCE OF 1165.97 FEET
 TO THE SOUTHERLY LINE OF TRACT B, AS SHOWN ON WEST 1/4, PHASE 1, AS RECORDED IN VOLUME
 11, PAGE 1, AS RECORDED IN VOLUME 11, PAGE 1, AS RECORDED IN VOLUME 11, PAGE 1, AS RECORDED IN VOLUME
 SOUTHERLY LINE A DISTANCE OF 139.6 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONVOCA-
 TO THE NORTHEAST HAVING A RADIUS OF 400.00 FEET AND FROM WHICH A CHORD BEARS SOUTH 31°03'38"
 EAST A DISTANCE OF 219.07 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A
 CENTRAL ANGLE OF 314°07'41" FEET, THENCE SOUTHEASTLY ALONG THE ARC OF SAID CURVE THROUGH A
 DISTANCE OF 314.07 FEET, THENCE SOUTHEASTLY ALONG THE ARC OF SAID CURVE THROUGH A RADIUS
 OF 609.50 FEET FROM WHICH THE CHORD BEARS SOUTH 55°22'35" EAST A DISTANCE OF 785.57 FEET,
 THENCE SOUTHEASTLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 175°52'54"
 DISTANCE OF 175.15 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG THE ARC OF SAID
 CURVE THROUGH A CENTRAL ANGLE OF 123°53'41" DISTANCE 133.98 FEET TO A POINT OF REVERSE CURVE
 HAVING A RADIUS OF 204.50 FEET, THENCE SOUTHEASTLY ALONG THE ARC OF SAID CURVE THROUGH A
 DISTANCE OF 133.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONVOCA-
 TO THE SOUTHWEST HAVING A RADIUS OF 50 FEET FROM WHICH THE CHORD BEARS
 SOUTH 33°59'37" WEST A DISTANCE OF 46.48 FEET, THENCE SOUTHWESTLY ALONG THE ARC OF SAID
 CURVE THROUGH A CENTRAL ANGLE OF 40°01'51" A DISTANCE OF 48.46 FEET TO THE BEGINNING OF A
 NON-TANGENT CURVE CONVOCA- TO THE NORTHEAST HAVING A RADIUS OF 679.50 FEET AND FROM WHICH
 THE CHORD BEARS NORTH 74°45'44" WEST A DISTANCE OF 179.75 FEET, THENCE NORTHEASTERLY ALONG
 THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°70'24" DISTANCE 180.28 FEET TO THE
 BEGINNING OF A NON-TANGENT CURVE CONVOCA- TO THE SOUTHWEST HAVING A RADIUS OF 50 FEET
 FROM WHICH THE CHORD BEARS NORTH 41°22'07" WEST A DISTANCE OF 45.43 FEET, THENCE
 SOUTHWESTLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°29'25" A
 DISTANCE OF 45.43 FEET, THENCE NORTH 28°23'11" EAST A DISTANCE OF 51.50 FEET TO THE POINT OF BEGINNING.

LOT 23

COMMENSAL AT A NORTHWEST CORNER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE
WMA IN BENSON COUNTY, WASHINGTON, THENCE SOUTH BY BEING 89°23.5' EAST ALONG THE ARCS THEREOF
TO THE SOUTHERLY LINE OF TRACT B AS SHOWN ON WEST INTERLARD 1, PHASE I, AS RECORDED IN VOLUME
15 OF PLATS AT PAGE 648, RECORDS OF BENSON COUNTY, THENCE NORTH 89°49.1' EAST ALONG SAID
SOUTHERLY LINE, A DISTANCE OF 139.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO
THE NORTHEAST HAVING A RADIUS OF 40.00 FEET AND FROM WHICH A CHORD BEARS SOUTH 21°10.38'
CONCAVE A DISTANCE OF 219.07 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH
A POINT OF 63.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 44°26.56' WEST A DISTANCE OF
43.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 44°26.56' WEST A DISTANCE OF 40.83
FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 40.00
FEET AND FROM WHICH THE CHORD BEARS SOUTH 08°08.1' EAST A DISTANCE OF 45.03 FEET; THENCE
SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°30.72' A DISTANCE OF
47.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF
40.00 FEET AND FROM WHICH THE CHORD BEARS SOUTH 08°08.1' EAST A DISTANCE OF 45.03 FEET; THENCE
NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100°51.4' FEEL;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100°51.4' FEET;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100°51.4' FEET;
DISTANCE OF 119.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST
HAVING A RADIUS OF 60.00 FEET AND FROM WHICH THE CHORD BEARS SOUTH 85°51.72' EAST A DISTANCE
OF 45.43 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
44°29.25' A DISTANCE OF 46.39 FEET; THENCE NORTH 26°23.1' EAST A DISTANCE OF 51.00 FEET TO THE
BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50 FEET
FROM WHICH THE CHORD BEARS NORTH 52°22.5' WEST A DISTANCE OF 174.54 FEET; THENCE
NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 167°27.8' A DISTANCE OF
103.5 FEET TO THE POINT OF BEGINNING.

LOT 24

CORNER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE W.A. IN BETTON COUNTY, WASHINGTON; THENCE SOUTH BY SOUTHWESTLY A DISTANCE OF 688.0 FEET; THENCE LEAVING SAID POINT 8973+33' EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 1165.97 FEET; THENCE WEST ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE BEGINNING OF THE CHORD BEARS NORTHEASTLY AN ARC OF 15 DEGREES PLAIN 49' RECORDS BETWEEN THE TWO CORNERS OF SAID QUARTER SECTION; THENCE FROM SAID POINT 8946+45' RECORDING STAKE TO THE SOUTHERLY LINE A DISTANCE OF 139.76 FEET TO THE BEGINNING OF A NON-ANNEST CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 40.00 FEET FROM WHICH A CHORD BEARS SOUTH 21°03'N EAST A DISTANCE OF 219.07 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°47'0" A DISTANCE OF 221.90 FEET; THENCE SOUTH 41°53'1" EAST A DISTANCE OF 63.65 FEET; THENCE SOUTH 44°28'5" WEST A DISTANCE OF 40.83 FEET; THENCE SOUTH 80°28'11" WEST A DISTANCE OF 28.20 FEET; THENCE FROM SAID POINT 8908+11' RECORDING STAKE TO SAID POINT 8913+55' RECORDING STAKE A DISTANCE OF 33.65 FEET; THENCE FROM SAID POINT 8913+55' RECORDING STAKE TO THE BEGINNING OF A NON-ANNEST CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 18.53 FEET AND FROM WHICH THE CHORD BEARS NORTH 02°29'E EAST A DISTANCE OF 98.24 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°70'0" A DISTANCE OF 99.46 FEET; THENCE NORTH 53°38'49" WEST A DISTANCE OF 99.38 FEET; THENCE SOUTH 89°48'41" WEST A DISTANCE OF 65.05 FEET; THENCE NORTH 00°11'19" EAST A DISTANCE OF 189.35 FEET TO THE BEGINNING OF A NON-ANNEST CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 34°32'0" A DISTANCE OF 145.61 FEET; THENCE SOUTH 40°12'0" EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°32'0" A DISTANCE OF 145.61 FEET; THENCE SOUTH 44°28'5" EAST A DISTANCE OF 145.61 FEET TO THE BEGINNING OF A NON-ANNEST CIRCULAR CURVE CONCIVE TO THE NORTHEAST HAVING A RADIUS OF 40.00 FEET AND FROM WHICH THE CHORD BEARS NORTH 21°03'N EAST A DISTANCE OF 219.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE

LOT 25

[illegible]

LOT 26

COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 32 NORTH, RANGE 28 EAST OF THE 10TH PRINCIPAL MERIDIAN, WASHINGTON, THENCE SOUTH SUD LINE SOUTH 89°23.43' EAST ALONG THE NORTH EAST THEREOF A DISTANCE OF 968.09 FEET; THENCE LEAVING SAID LINE SOUTH 00°11'19" EAST A DISTANCE OF 1165.97 FEET TO THE SOUTHERLY LINE OF TRACT B AS SHOWN ON WEST MAP NO. 1, PHASE 1, AS RECORDED IN VOLUME 10, PAGE 450, OF THE PUBLIC RECORDS OF THE COUNTY OF BENTON, ARKANSAS; THENCE SOUTH 69°05'18" WEST ALONG SAID LINE A DISTANCE OF 1,456.76 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 69°05'18" WEST ALONG THE SOUTHWEST HAVING A RADIUS OF 80.50 FEET AND FROM WHICH THE CHORD BEARS SOUTH 40°02'02" EAST A DISTANCE OF 30.18 FEET; THENCE LEAVING SAID LINE SOUTHEASTELY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°36.43', A DISTANCE OF 30.36 FEET; THENCE SOUTH 00°11'19" EAST A DISTANCE OF 272.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 194.70 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°06'00" A DISTANCE OF 16.69 FEET; THENCE SOUTH 02°02'00" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°02'00" EAST A DISTANCE OF 70.32 FEET; THENCE LEAVING SAID LINE SOUTHEASTELY ALONG THE CHORD BEARS SOUTH 04°32'42" EAST A DISTANCE OF 70.32 FEET; THENCE SOUTHEASTELY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°36'16", A DISTANCE OF 70.32 FEET; THENCE SOUTH 05°55'50" EAST A DISTANCE OF 121.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 05°55'50" EAST A DISTANCE OF 74.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 94.68 FEET; THENCE SOUTHEASTELY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°58'43" A DISTANCE OF 200.17 FEET; THENCE NORTH 60°33'59" WEST A DISTANCE OF 54.54 FEET TO THE BEGINNING OF A NON-PAYMENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 60.18 FEET FROM WHICH THE CHORD BEARS NORTH 73°33'39" WEST A DISTANCE OF 110.28 FEET; THENCE NORTH 73°33'39" WEST ALONG THE CHORD BEARS NORTH 73°33'39" WEST A DISTANCE OF 110.28 FEET; THENCE CONTINUING NORTH 73°33'39" WEST A DISTANCE OF 110.28 FEET; THENCE NORTH 70°05'55" WEST A DISTANCE OF 19.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 38.40 FEET; THENCE NORTHEASTELY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°06'00", A DISTANCE OF 67.70 FEET; THENCE NORTH 05°55'50" WEST A DISTANCE OF 93.45 FEET; THENCE NORTH 04°02'00" EAST A DISTANCE OF 54.50 FEET TO THE POINT OF BEGINNING.

LOT 27

COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE W.M. IN BENION COUNTY, WASHINGTON; THENCE SOUTH 89°23.5' EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 868.0 FEET; THENCE LEAVING SAID LINE TO THE SOUTH 60°19' EAST AS DESCRIBED ABOVE AND FOLLOWING A CURVE WITH A RADIUS OF 15.0 FEET PLATS AT PACE 428, RECORDS OF BENION COUNTY, THENCE NORTH 89°44.1' EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 139.76 FEET TO THE BEGINNING OF A CIRCUMFLEX CURVE CONVEY TO THE NORTHEAST HAVING A RADIUS OF 40.00 FEET AND FROM WHICH THE CHORD BEARS SOUTH 71°03.9' EAST A DISTANCE OF 219.07 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°47.0' TO A DISTANCE OF 221.90 FEET; THENCE SOUTH 41°53.3' EAST A DISTANCE OF 63.65 FEET; THENCE SOUTH 42°56.9' WEST A DISTANCE OF 40.83 FEET; THENCE SOUTH 80°48.1' WEST A DISTANCE OF 128.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONVEY TO THE SOUTHEAST AS DESCRIBED ABOVE WITH A RADIUS OF 15.0 FEET PLATS AT PACE 428, RECORDS OF BENION COUNTY, THENCE SOUTH 72°78' WEST THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°05.5' A DISTANCE OF 75.54 FEET; THENCE SOUTH 44°25.6' WEST A DISTANCE OF 145.55 FEET; THENCE SOUTH 84°01.0' WEST A DISTANCE OF 15.00 FEET; THENCE CONTINUING SOUTH 05°55.0' EAST A DISTANCE OF 108.85 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 05°55.0' EAST A DISTANCE OF 55.06 FEET TO THE BEGINNING OF A CIRCULAR CURVE TO THE NORTHEAST HAVING A RADIUS OF 452.48 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°06.94' A DISTANCE OF 168.79 FEET; THENCE NORTH 60°53.5' EAST A DISTANCE OF 16.80 FEET TO THE BEGINNING OF A CIRCULAR CURVE TO THE NORTHEAST HAVING A RADIUS OF 179.50 FEET; THENCE CONTINUING NORTH 60°53.5' EAST A DISTANCE OF 15.00 FEET; THENCE CONTINUING NORTH 60°53.5' EAST A DISTANCE OF 48.59 FEET THENCE NORTH 60°53.5' WEST A DISTANCE OF 153.87 FEET TO THE BEGINNING OF A CIRCULAR CURVE TO THE SOUTHWEST HAVING A RADIUS OF 152.90 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°02.28' A DISTANCE OF 88.17 FEET TO THE POINT OF COMMENCING.

LOT 28

COMMENCING ON THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE W.M. IN BEYTON COUNTY, WASHINGTON, THENCE LEAVING SAID LINE SOUTH 89°23'43" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 988.09 FEET, THENCE LEAVING SAID LINE SOUTH 0°01'11" EAST A DISTANCE OF 1165.97 FEET TO THE SOUTHERLY LINE OF TRACT B AS SHOWN ON WEST VINE 40-1, PHASE 1, AS RECORDED IN VOLUME 10 OF THE PLAT BOOKS OF BEYTON COUNTY, BEYTON COUNTY, WASHINGTON, BEARING NORTH 69°43'01" EAST A DISTANCE OF 425.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 440.00 FEET AND FROM WHICH THE CHORD BEARS SOUTH 21°07'38" EAST A DISTANCE OF 419.07 FEET, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°47'08" A DISTANCE OF 221.90 FEET, THENCE SOUTH 41°53'31" EAST A DISTANCE OF 63.65 FEET, THENCE SOUTH 42°56'36" WEST A DISTANCE OF 40.83 FEET, THENCE SOUTH 80°48'11" WEST A DISTANCE OF 128.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 80.00 FEET AND FROM WHICH THE CHORD BEARS SOUTH 21°07'48" WEST A DISTANCE OF 72.29 FEET, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'51" THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'51" TO THE BEGINNING, THENCE SOUTH 42°56'36" WEST A DISTANCE OF 104.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 18.26 FEET AND FROM WHICH THE CHORD BEARS SOUTH 70°14'18" EAST A DISTANCE OF 18.32 FEET, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°46'28" A DISTANCE OF 80.72 FEET, THENCE SOUTH 60°52'49" EAST A DISTANCE OF 192.69 FEET, THENCE NORTH 26°23'11" EAST A DISTANCE OF 121.87 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 60.00 FEET AND FROM WHICH THE CHORD BEARS NORTH 40°30'05" WEST A DISTANCE OF 46.91 FEET, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°29'1" A DISTANCE OF 48.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 19.27 FEET, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'49" A DISTANCE OF 142.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 70.60 FEET AND FROM WHICH THE CHORD BEARS NORTH 88°21'45" WEST A DISTANCE OF 60.82 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°01'34" A DISTANCE OF 62.87 FEET TO THE POINT OF BEGINNING.

LOT 29

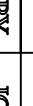
COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE W.A. IN BETTON COUNTY, WASHINGTON, THENCE SOUTH 89°23'43" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 188.09 FEET, THENCE LEAVING SAID LINE SOUTH 00°11'19" EAST A DISTANCE OF 116.97 FEET TO THE SOUTHERLY LINE OF TRACT B AS SHOWN ON WEST ONE AND 1/2, PHASE 1, AS RECORDED IN VOLUME 10, PAGE 12 OF THE PUBLIC RECORDS OF BETTON COUNTY, WASHINGTON, THENCE SOUTHERLY ALONG SAID SOUTHERLY LINE OF TRACT B A DISTANCE OF 10.00 FEET TO THE BEGINNING OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE W.A. IN BETTON COUNTY, WASHINGTON, THENCE LEAVING SAID QUARTER CORNER TO THE NORTHEAST ALONG A RADIUS OF 40.00 FEET AND FROM WHICH THE CHORD BEARS SOUTH 27°03'48" EAST A DISTANCE OF 219.07 FEET, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°47'08", A DISTANCE OF 221.90 FEET, THENCE SOUTH 41°35'31" EAST A DISTANCE OF 63.65 FEET, THENCE SOUTH 42°56'56" WEST A DISTANCE OF 40.83 FEET, THENCE SOUTH 80°48'11" WEST A DISTANCE OF 128.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONVEYING TO THE SOUTHEAST ALONG A RADIUS OF 80.00 FEET FROM WHICH THE CHORD BEARS SOUTH 27°00'48" WEST A DISTANCE OF 172.78 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°55'35" A DISTANCE OF 75.54 FEET, THENCE SOUTH 22°37'50" EAST A DISTANCE OF 55.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONVEYING TO THE SOUTHWEST ALONG A RADIUS OF 80.00 FEET FROM WHICH THE CHORD BEARS SOUTH 88°27'45" EAST A DISTANCE OF 60.82 FEET, THENCE EASTWARD ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°10'34", A DISTANCE OF 62.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONVEYING TO THE SOUTHWEST HAVING A RADIUS OF 79.270

LOT 30

COMMENCING AT A NORTHWEST CORNER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE W.M. IN BENTON COUNTY, WASHINGTON; THENCE SOUTH SUELY 89°23'43" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 668.09 FEET; THENCE LEAVING SAID SUELY 89°23'43" EAST ALONG THE DISTANCE OF 116.97 FEET TO THE SOUTHERLY LINE OF TRACT B AS SHOWN ON WEST MEKINDA, 1, PHASE I, AS RECORDED IN VOLUME 10 OF PLAT 10, BENTON COUNTY, WASHINGTON; THENCE SUELY 89°23'43" EAST ALONG THE DISTANCE OF 116.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONVOC TO THE NORTHEAST HAVING A RADIUS OF 400.00 FEET AND FROM WHICH THE CHORD BEARS SOUTH 21°07'38" EAST AN DISTANCE OF 219.07 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°47'08" A DISTANCE OF 221.90 FEET TO A POINT OF 40.83 FEET; THENCE SOUTH 80°48'11" WEST A DISTANCE OF 128.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONVOC TO THE SOUTHEAST HAVING A RADIUS OF 80.00 FEET AND FROM WHICH THE CHORD BEARS SOUTH 21°07'48" WEST A DISTANCE OF 128.11 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°21'52" A DISTANCE OF 128.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONVOC TO THE SOUTHWEST HAVING A RADIUS OF 105.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONVOC TO THE SOUTHWEST HAVING A RADIUS OF 152.90 FEET AND FROM WHICH THE CHORD BEARS SOUTH 77°24'02" EAST A DISTANCE OF 86.96 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°02'28" A DISTANCE OF 88.17 FEET; THENCE SOUTH 60°52'49" EAST A DISTANCE OF 163.87 FEET AND THE BEGINNING OF A 81°23'48" EAST A DISTANCE OF 52.61 FEET TO THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE CONVOC TO THE NORTHEAST HAVING A RADIUS OF 99.70 FEET AND FROM WHICH THE CHORD BEARS SOUTH 69°46'39" EAST A DISTANCE OF 137.64 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°14'14" A DISTANCE OF 153.98 FEET; THENCE SOUTH 26°23'11" WEST A DISTANCE OF 82.79 FEET; THENCE NORTH 65°36'49" WEST A DISTANCE OF 121.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONVOC TO THE NORTHEAST HAVING A RADIUS OF 225.50 FEET AND FROM WHICH THE CHORD BEARS NORTH 47°16'03" EAST A DISTANCE OF 448.82 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'48" A DISTANCE OF 44.92 FEET TO THE POINT OF COMMENCING.

LOT 31

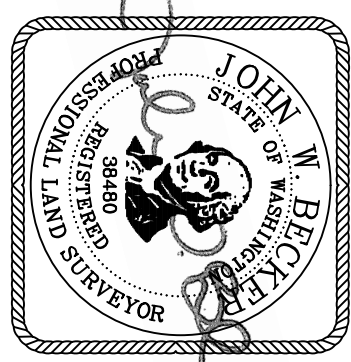
COMMENCEMENT AT NORTHWEST CORNER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE 10TH MERIDIAN, COUNTY OF WASHINGTON, THENCE SOUTH 89°23.54' EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 988.09 FEET; THENCE LEAVING SAID LINE SOUTH 00°11'19" EAST A DISTANCE OF 116.93 FEET TO THE SOUTHERLY LINE OF TRACT B AS SHOWN ON WEST MEDEARD, 1ST PHASE I, AS RECORDED IN VOLUME 10, PAGE 10 OF THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA; THENCE SOUTHERLY ALONG A LINE OF 139.76 FEET TO THE BEGINNING OF A NON-ANNESTANT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 400.00 FEET AND FROM WHICH THE CHORD BEARS SOUTH 21°07.38' EAST A DISTANCE OF 219.07 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°47.08' A DISTANCE OF 221.90 FEET; THENCE SOUTH 41°53.31' EAST A DISTANCE OF 63.65 FEET; THENCE SOUTH 42°45.96' WEST A DISTANCE OF 40.83 FEET; THENCE SOUTH 80°47.11' WEST A DISTANCE OF 728.11 FEET TO THE BEGINNING OF A NON-ANNESTANT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 100.00 FEET AND FROM WHICH THE CHORD BEARS SOUTH 04°45.51' WEST A DISTANCE OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°05.51' A DISTANCE OF 72.54 FEET; THENCE SOUTH 44°29.56' WEST A DISTANCE OF 14.55 FEET; THENCE SOUTH 80°47.01' WEST A DISTANCE OF 15.00 FEET; THENCE SOUTH 05°55.50' EAST A DISTANCE OF 108.55 FEET TO THE BEGINNING OF A NON-ANNESTANT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 152.90 FEET AND FROM WHICH THE CHORD BEARS SOUTH 77°24.30' EAST A DISTANCE OF 86.96 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°02.28' A DISTANCE OF 88.17 FEET; THENCE SOUTH 60°52.49' EAST A DISTANCE OF 163.87 FEET; THENCE SOUTH 61°23.48' EAST A DISTANCE OF 32.61 FEET TO THE BEGINNING OF A NON-ANNESTANT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 123.21 FEET AND FROM WHICH THE CHORD BEARS SOUTH 77°07.03' EAST A DISTANCE OF 148.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°22.48' A DISTANCE OF 43.92 FEET TO TRUE POINT OF BEGINNING OF THE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°14.59' A DISTANCE OF 28.53 FEET; THENCE SOUTH 60°49.55' WEST A DISTANCE OF 47.19 FEET; THENCE SOUTH 29°16.05' EAST A DISTANCE OF 24.60 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 315.90 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°30.18' A DISTANCE OF 201.27 FEET; THENCE NORTH 26°23.11' EAST A DISTANCE OF 94.41 FEET TO THE BEGINNING OF A NON-ANNESTANT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET AND FROM WHICH THE CHORD BEARS NORTH 26°23.11' EAST A DISTANCE OF 150.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15.00 FEET; THENCE NORTH 26°23.11' EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 26°23.11' EAST A DISTANCE OF 121.49 FEET; THENCE NORTH 29°16.05' WEST A DISTANCE OF 39.67 FEET TO THE POINT OF BEGINNING.

DWN. BY	DATE	 CITY OF RICHLAND 840 NORTHBATE DRIVE RICHLAND, WA 99352 OFFICE (509) 942-7512 FAX (509) 621-2894
TD	4/1/14	
CHGD. BY	JOB NO.	
JB	213300250	

BMS VENETO VILLAGGIO
BINDING SITE PLAN

BENTON COUNTY, WASHINGTON

A PORTION OF THE N 1/2 OF SECTION 32, TOWNSHIP
09 NORTH, RANGE 28 EAST OF THE W.M., CITY OF
RICHLAND, BENTON COUNTY, WASHINGTON.



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BMS VENETO VILLAGGIO BINDING SITE PLAN

BENTON COUNTY, WASHINGTON

A PORTION OF THE N 1/2 OF SECTION 32, TOWNSHIP 09 NORTH, RANGE 28 EAST OF THE W.M., RICHLAND, BENTON COUNTY, WASHINGTON.

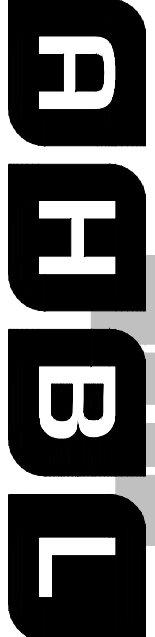
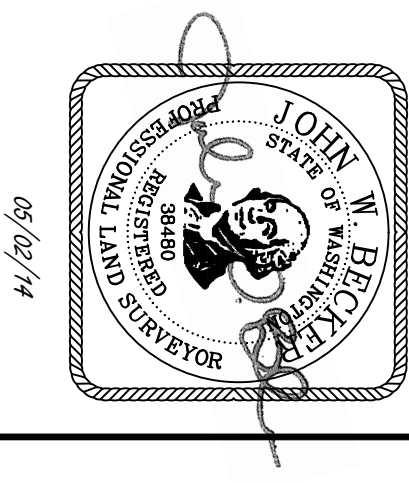
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SHEET 6 OF 9
APPLICATION NUMBER:

DWN. BY	DATE
TJD	4/7/14
CHKD. BY	JOB NO.
JB	213300250



CITY OF RICHLAND
840 NORTHGATE DRIVE
RICHLAND, WA 99352
OFFICE (509) 942-7512
FAX (509) 627-2994



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509.380.5883 TEL 509.380.5885 FAX www.ahbl.com WEB

10' EASEMENT FOR ELECTRICAL TRANSMISSION
OR FACILITIES AS CONSTRUCTED OR TO BE
CONSTRUCTED WITHIN THE WEST HALF OF SECTION
32, T4N 97E S406

WEST VINEYARD I

AVA WAY

MERITAGE

UNRECORDED
STORM EASEMENT

TRACT B / AFN 2013-010783

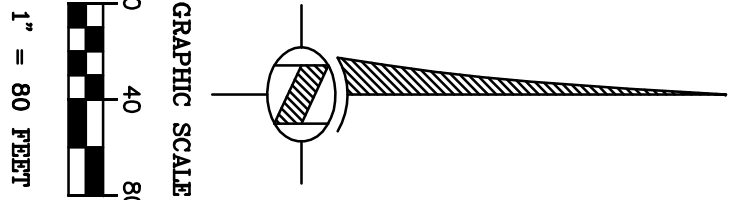
A PORTION OF THE N 1/2 OF SECTION 32, TOWNSHIP
09 NORTH, RANGE 28 EAST OF THE W.M., CITY OF
RICHLAND, BENTON COUNTY, WASHINGTON.

BENTON COUNTY, WASHINGTON

BMS VENETO VILLAGGIO
BINDING SITE PLAN



SEE SHEET 8



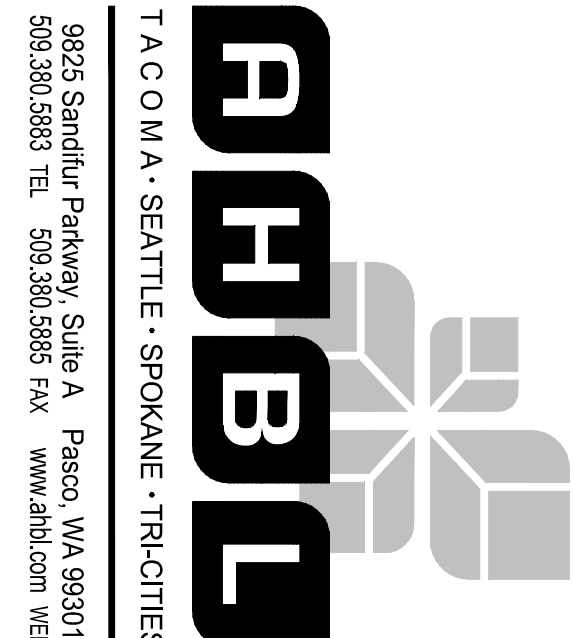
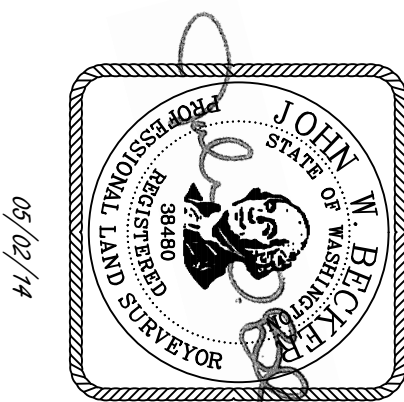
CONTOUR NOTE
CONTOURS ARE SHOWN AT 2 FOOT
INTERVAL PER TOPOGRAPHIC SURVEY
PERFORMED BY OTHERS

SHEET 7 OF 9
APPLICATION NUMBER:

DWN. BY	DATE
TD	4/7/14
CHRD. BY	JOB NO.
JB	213300250



CITY OF RICHLAND
940 NORTHGATE DRIVE
RICHLAND, WA 99352
OFFICE (509) 942-7512
FAX (509) 627-2994

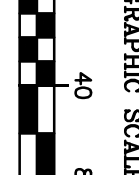
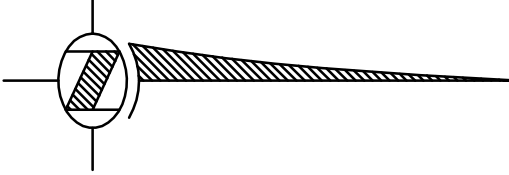
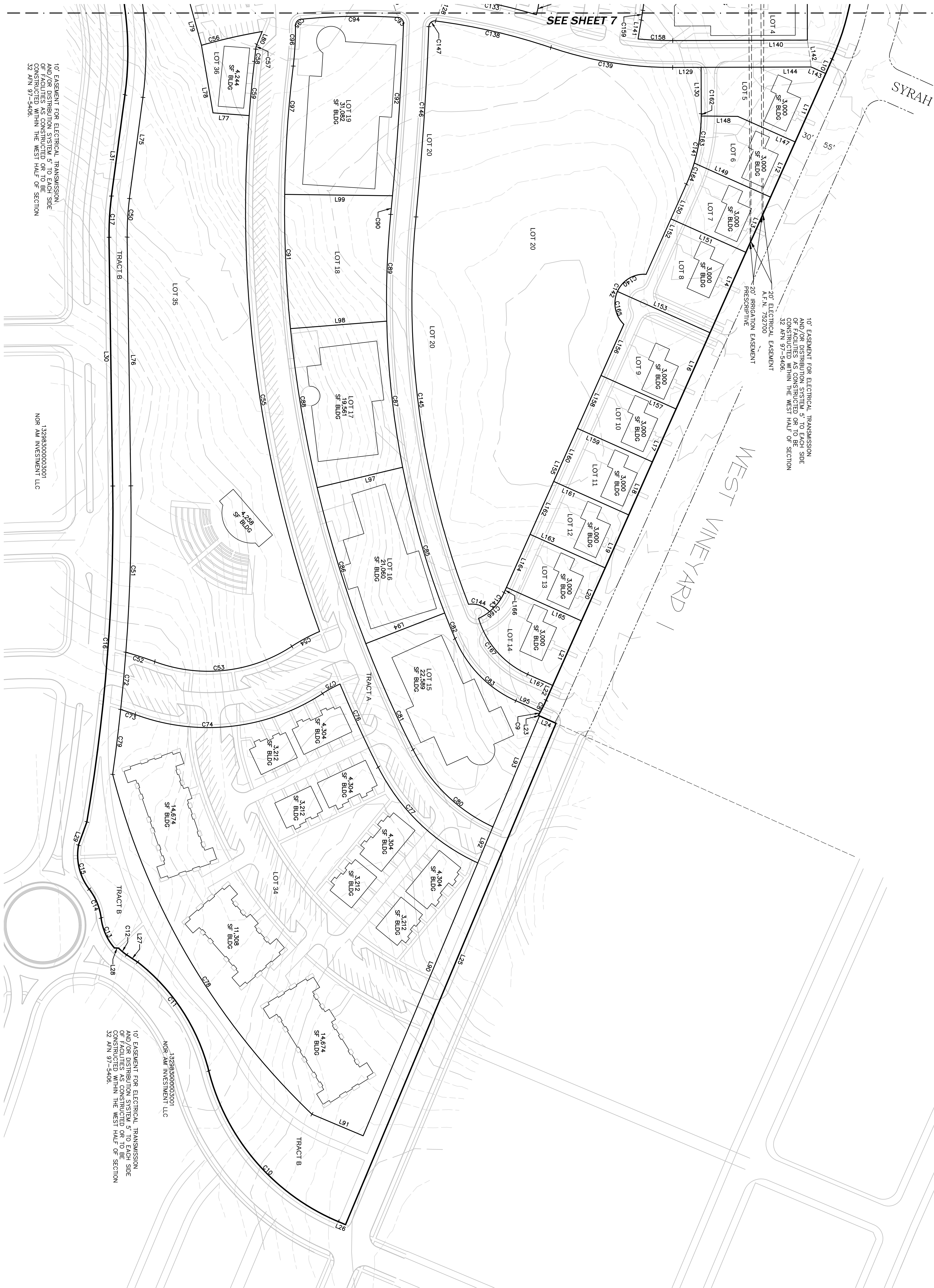


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BMS VENETO VILLAGGIO
BINDING SITE PLAN

BENTON COUNTY, WASHINGTON

A PORTION OF THE N 1/2 OF SECTION 32, TOWNSHIP
09 NORTH, RANGE 28 EAST OF THE W.M., CITY OF
RICHLAND, BENTON COUNTY, WASHINGTON.



1" = 80 FEET

CONTOUR NOTE
CONTOURS ARE SHOWN AT 2 FOOT
INTERVAL PER TOPOGRAPHIC SURVEY
PERFORMED BY OTHERS

SHEET 8 OF 9
APPLICATION NUMBER:

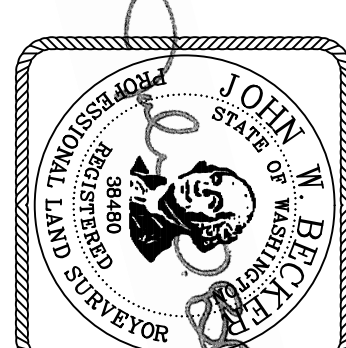
DWN. BY	DATE
TD	4/7/14
CHKD. BY	JOB NO.
JB	21330250



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LINE/CURVE TABLE FOR SHEETS 7-8

BMS VENETO VILLAGGIO
BINDING SITE PLAN

BENTON COUNTY, WASHINGTON

A PORTION OF THE N 1/2 OF SECTION 32, TOWNSHIP
09 NORTH, RANGE 28 EAST OF THE W.M., CITY OF
RICHLAND, BENTON COUNTY, WASHINGTON.

Line Table		
Line #	length	Direction
L1	139.76	S89° 48' 41" W
L2	184.00	N44° 26' 56" E
L3	202.7	N0° 11' 19" W
L4	59.00	N89° 48' 41" E
L5	202.7	N0° 11' 19" W
L6	26.47	N61° 56' 53" W
L7	164.07	S0° 11' 19" E
L8	326.00	S89° 48' 41" W
L9	82.23	S89° 48' 41" W
L10	25.94	N65° 57' 03" W
L11	124.06	N65° 57' 03" W
L12	100.00	N65° 57' 03" W
L13	100.00	S65° 57' 03" E
L14	145.75	N65° 57' 03" W
L16	138.00	N65° 57' 03" W
L17	98.00	S65° 57' 03" E
L18	96.00	N65° 57' 03" W
L19	98.00	N65° 57' 03" W
L20	98.00	N65° 57' 03" W
L21	117.00	S65° 57' 03" E
L22	27.00	N65° 57' 03" W
L23	2.21	N24° 02' 57" E
L24	30.01	N24° 02' 57" E
L25	889.21	S67° 13' 02" E
L26	12.83	S22° 46' 56" W
L27	21.66	S33° 25' 34" W
L28	7.07	S2° 22' 34" W
L29	41.00	N70° 07' 15" W
L30	411.64	S89° 08' 34" W
L31	169.00	N82° 22' 55" W
L32	16.28	S58° 53' 27" W
L33	68.56	S60° 10' 56" W
L34	142.92	S58° 53' 27" W
L35	369.93	S89° 13' 51" W
L36	44.83	N3° 53' 38" W
L37	250.22	N3° 53' 38" W
L38	67.67	N18° 55' 14" W
L39	82.84	N30° 18' 53" W
L40	67.00	N30° 18' 53" W
L41	168.61	N30° 18' 53" W
L42	52.58	N16° 19' 22" W
L43	59.75	N29° 04' 15" E
L44	348.98	N89° 48' 41" E
L45	162.51	N89° 48' 41" E
L46	273.73	N0° 11' 19" W
L47	103.22	N41° 03' 52" E
L48	67.03	S2° 05' 06" E
L49	65.60	N5° 55' 50" W
L50	54.50	N84° 04' 10" E
L51	66.83	S5° 55' 50" E
L52	56.00	S5° 55' 50" E
L53	74.26	N5° 55' 50" W
L54	54.54	N60° 43' 55" E
L55	19.19	S16° 01' 55" E
L56	93.45	S5° 55' 50" E
L57	54.50	S84° 04' 10" W

Line Table		
Line #	length	Direction
L58	45.00	S29° 16' 05" E
L59	43.60	N26° 23' 11" E
L60	11.09	N36° 14' 48" E
L61	54.54	S60° 43' 55" W
L62	65.18	S67° 53' 32" E
L63	1.79	S67° 37' 43" W
L64	54.50	N22° 22' 17" W
L65	1.79	N67° 37' 43" E
L66	11.35	S9° 17' 43" W
L67	43.68	S26° 23' 11" W
L68	66.09	N64° 35' 35" E
L69	174.08	S67° 37' 43" W
L70	90.99	N80° 08' 58" E
L71	174.08	N67° 37' 43" E
L72	100.00	S22° 22' 17" E
L73	83.79	S22° 22' 17" E
L74	11.67	S58° 53' 27" W
L75	169.00	N82° 22' 55" W
L76	411.64	S89° 08' 34" W
L77	60.00	N4° 22' 25" E
L78	113.51	N80° 18' 46" E
L79	76.50	S74° 40' 52" W
L80	23.37	N67° 22' 05" W
L81	359.07	S89° 13' 51" W
L82	143.26	S58° 53' 27" W
L83	4.26	S60° 10' 56" W
L84	62.30	S80° 10' 56" W
L85	4.27	S58° 53' 27" W
L86	102.52	S22° 22' 17" E
L87	19.19	S16° 01' 55" E
L88	216.29	S5° 55' 50" E
L89	89.45	N41° 03' 52" E
L90	488.78	S67° 13' 02" E
L91	92.00	S22° 46' 56" W
L92	64.63	S67° 13' 02" E
L93	199.05	N67° 13' 02" W
L94	139.98	N21° 13' 37" W
L95	44.38	S24° 02' 57" W
L97	145.44	S19° 24' 11" E
L98	159.81	N4° 26' 08" W
L99	178.49	S0° 44' 43" W
L100	47.82	N71° 36' 17" E
L101	176.42	N67° 37' 43" E
L102	54.43	N73° 23' 54" E
L103	16.11	S26° 23' 11" W
L104	82.79	S26° 23' 11" W
L105	47.19	N60° 43' 55" E
L106	24.60	N29° 16' 05" W
L107	94.41	S26° 23' 11" W
L108	121.49	S65° 36' 49" E
L109	39.67	S29° 16' 05" E
L110	32.61	S61° 23' 48" E
L111	163.87	S60° 52' 49" E
L112	55.06	N5° 55' 50" W
L113	160.80	S60° 43' 55" W
L114	108.55	S5° 55' 50" E

Line Table		
Line #	length	Direction
L115	32.24	N6° 55' 50" W
L116	180.35	N8° 11' 19" W
L117	65.05	N89° 48' 41" E
L118	98.38	S53° 38' 49" E
L119	33.63	S3° 46' 47" E
L120	146.55	S44° 26' 56" W
L121	15.00	S84° 04' 10" W
L122	53.27	S25° 21' 50" E
L123	121.87	S26° 23' 11" W
L124	192.69	S60° 52' 49" E
L125	104.77	S44° 26' 56" W
L126	65.14	S85° 26' 57" E
L127	148.88	S81° 59' 32" E
L128	46.76	S68° 55' 31" E
L129	47.03	S0° 11' 19" E
L130	76.65	S89° 48' 41" W
L133	128.11	N60° 48' 11" E
L134	63.65	S41° 35' 31" E
L135	40.83	N44° 26' 56" E
L136	51.50	S26° 23' 11" W
L137	53.01	S53° 36' 40" E
L138	63.89	N0° 11' 19" W
L139	138.00	N89° 48' 41" E
L140	223.13	S0° 11' 19" E
L141	31.44	N80° 16' 17" W
L142	44.90	N82° 09° 34" E
L143	26.47	S24° 02' 57" W
L144	182.08	S0° 11' 19" E
L146	196.26	S89° 48' 41" W
L147	104.00	S24° 02' 57" W
L148	60.49	S0° 55' 06" W
L149	138.44	N24° 02' 57" E
L150	62.83	S65° 57' 03" E
L151	136.00	S24° 02' 57" W
L152	100.50	S65° 57' 03" E
L153	168.00	N24° 02' 57" E
L155	486.29	S65° 57' 03" E
L156	92.74	S65° 57' 03" E
L157	136.00	S24° 02' 57" W
L158	96.00	S65° 57' 03" E
L159	136.00	S24° 02' 57" W
L160	96.00	S65° 57' 03" E
L161	136.00	S24° 02' 57" W
L162	96.00	S65° 57' 03" E
L163	136.00	N24° 02' 57" E
L164	96.00	S65° 57' 03" E
L165	136.00	S24° 02' 57" W
L166	9.55	N65° 57' 03" W
L167	49.28	S24° 02' 57" W

Curve Table						
Curve #	length	Radius	Delta	Chord Direction	Chord Length	Chord Length
C1	221.90	400.00	31° 47' 08"	S21° 10' 38" E	219.07	
C2	94.97	129.50	24° 19' 09"	S12° 20' 53" E	94.55	
C3	26.75	70.50	21° 44' 23"	S11° 03' 30" E	26.59	
C4	24.66	109.00	12° 57' 46"	N55° 30' 01" W	24.61	
C5	245.64	354.93	39° 38' 11"	S68° 55' 13" E	240.67	
C6	53.30	564.50	5° 35' 19"	N68° 01' 40" W	53.28	
C7	188.25	445.00	24° 14' 16"	N78° 04' 11" W	186.85	
C8	21.03	245.00	4° 55' 01"	N63° 29' 32" W	21.02	
C9	7.04	245.00	1° 38' 43"	N60° 12' 40" W	7.04	
C10	340.97	368.50	53° 00' 54"	N49° 17' 25" E	328.93	
C11	219.01	331.50	37° 51' 15"	S56° 52' 15" W	216.05	
C12	17.54	87.50	11° 29' 03"	N40° 00' 29" E	17.51	
C13	54.92	92.50	34° 01' 15"	N65° 56' 47" E	54.12	
C14	52.17	97.50	30° 38' 20"	S67° 37' 45" W	51.55	
C15	77.08	92.50	47° 44' 38"	N76° 10' 24" E	74.87	
C16	558.22	3038.01	10° 31' 41"	N85° 35' 36" W	557.44	
C17	68.34	482.00	8° 28' 31"	S86° 37' 10" E	68.28	
C18	333.64	538.00	38° 43' 38"	S78° 15' 16" W	336.76	
C19	243.85	460.50	30° 20' 23"	N74° 03' 39" E	241.01	
C20	7.86	42.50	10° 35' 27"	S58° 52' 09" E	7.84	
C21	109.86	1257.00	5° 00' 28"	N6° 23' 52" W	109.83	
C22	153.35	877.00	10° 01' 08"	N13° 54' 40" W	153.16	
C23	249.98	1257.00	11° 23' 39"	N24° 37' 03" W	249.56	
C24	33.99	780.50	2° 27' 56"	S15° 33' 59" E	33.88	
C25	200.94	569.50	20° 12' 58"	N24° 26' 31" W	199.50	
C26	16.37	60.00	10° 39' 19"	S8° 33' 23" E	16.22	
C27	32.18	60.00	30° 43' 33"	S74° 17' 41" W	31.79	
C28	30.56	80.50	21° 36' 43"	N40° 10' 20" W	30.18	
C29	17.69	154.01	0° 39' 19"	S0° 30' 58" E	17.69	
C30	145.75	183.50	45° 30' 34"	N63° 48' 09" W	141.95	
C31	52.29	166.50	17° 59' 34"	N50° 03' 42" E	52.08	
C32	70.32	154.10	2° 36' 16"	S4° 37' 42" E	70.32	
C33	51.72	116.00	25° 32' 40"	N18° 42' 11" W	51.29	
C34	71.18	116.50	35° 00' 19"	S68° 17' 59" W	70.07	
C35	200.17	546.68	20° 58' 43"	S16° 25' 12" E	199.05	
C36	116.38	601.18	11° 05' 28"	S21° 34' 39" E	116.19	
C37	67.70	384.00	10° 06' 05"	S10° 58' 53" E	67.61	
C38	313.42	546.68	32° 50' 52"	S48° 03' 02" E	309.14	
C39	344.19	601.18	32° 48' 10"	S47° 48' 51" E	339.51	
C40	180.34	546.68	18° 54' 01"	S80° 45' 37" E	179.52	
C41	22.94	492.10	2° 40' 13"	N89° 01' 21" E	22.93	
C42	86.51	247.10	20° 03' 31"	N77° 39' 29" E	86.07	
C43	105.59	301.61	20° 03' 31"	N77° 39' 29" E	105.05	
C44	24.57	535.51	2° 37' 46"	N88° 59' 19" E	24.57	
C45	202.67	601.18	19° 18' 55"	S80° 35' 12" E	201.71	
C46	102.92	456.40	12° 55' 13"	S74° 05' 19" W	102.70	
C47	7.80	5.00	89° 21' 47"	N54° 46' 11" W	7.03	
C48	103.68	1044.00	5° 41' 24"	S12° 56' 00" E	103.64	
C49	333.92	568.00	38° 43' 38"	S78° 15' 16" W	329.65	
C50	63.90	432.00	8° 28' 31"	S86° 37' 10" E	63.84	
C51	275.99	3068.01	5° 08' 48"	N88° 17' 02" W	275.50	
C52	50.27	596.60	4° 49' 41"	S17° 57' 12" W	50.26	
C53	236.61	253.40	53° 29' 54"	N6° 22' 55" W	228.10	
C54	52.28	296.60	10° 05' 59"	S28° 04' 53" E	52.22	
C55	867.98	2046.53	24° 16' 00"	N62° 13' 23" E	861.47	
C56	103.20	1967.50	6° 06' 41"	S12° 45' 32" E	103.15	

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	
C57	7.99	25.00	18° 19' 15"	S76° 31' 42" E	7.96	
C58	20.55	456.40	2° 34' 48"	N48° 23' 56" W	20.55	
C59	89.93	2046.53	2° 31' 03"	S84° 22' 03" E	89.92	
C60	30.33	20.00	86° 52' 30"	S47° 19' 54" E	27.50	
C61	227.96	430.50	20° 20' 23"	N74° 03' 39" E	225.31	
C62	118.58	333.60	30° 21' 57"	N77° 30' 16" E	117.96	
C63	25.81	566.17	2° 36' 44"	N88° 58' 44" E	25.81	
C64	198.45	633.18	17° 57' 27"	S81° 15' 30" E	197.64	
C65	11.13	10.00	63° 45' 31"	S75° 50' 28" W	10.56	
C66	112.36	47.00	136° 58' 33"	S67° 33' 01" E	87.45	
C67	11.13	10.00	63° 45' 31"	N50° 56' 30" W	10.56	
C68	517.07	633.18	46° 47' 21"	N50° 09' 06" E	73.76	
C69	73.54	416.00	10° 06' 05"	S10° 58' 53" E	73	
C70	28.89	84.00	19° 46' 37"	N15° 49' 03" W	28.85	
C71	74.07	233.50	10° 10' 28"	N60° 09' 06" E	73.76	
C72	95.04	306.01	1° 46' 30"	N64° 49' 23" W	95.04	
C73	25.32	503.40	2° 52' 55"	S18° 55' 34" W	25.32	
C74	32.63	263.60	53° 29' 54"	S2° 22' 55" W	31.00	
C75	32.63	263.60	9° 16' 30"	S28° 29' 38" E	32.89	
C76	151.63	2046.53	4° 15' 03"	N65° 20' 12" E	151.80	
C77	232.67	343.60	38° 47' 53"	N83° 48' 44" E	232.25	
C78	660.33	1190.00	31° 47' 35"	N69° 56' 16" E	651.89	
C79	108.30	306.01	2° 01' 21"	N82° 55' 28" W	108.29	
C80	187.09	279.00	38° 25' 14"	N44° 00' 04" E	183.60	
C81	192.28	191.30	5° 33' 42"	N68° 50' 45" E	192.31	
C82	45.80	1439.50	1° 49' 37"	N68° 00' 45" E	45.90	
C83	147.27	196.00	43° 02' 59"	N45° 34' 27" E	143.83	
C84	261.33	460.00	10° 00' 13"	S75° 55' 40" E	261.02	
C85	270.64	1981.93	7° 49' 26"	N72° 41' 06" E	270.43	
C86	243.39	1439.50	4° 11' 51"	N83° 48' 24" E	243.10	
C87	286.91	1981.93	7° 42' 58"	N69° 57' 18" E	286.71	
C88	176.91	1439.50	7° 02' 50"	S69° 51' 45" E	176.80	
C89	30.36	4979.00	0° 21' 23"	N87° 31' 10" W	30.36	
C90	222.50	1981.93	6° 25' 57"	N87° 31' 45" E	222.39	
C91	285.55	4979.00	3° 17' 10"	N86° 20' 26" W	286.51	
C92	15.43	10.00	88° 25' 16"	S47° 48' 22" W	13.95	
C93	15.43	10.00	9° 24' 11"	S7° 06' 21" E	16.04	
C94	16.07	979.00	84° 46' 19"	S48° 11' 36" E	13.48	
C95	67.93	521.00	6° 08' 45"	S86° 10' 59" W	21.48	
C96	212.93	1981.93	6° 08' 45"	S86° 10' 54" E	212.89	
C97	495.92	1981.93	1° 34' 44"	N89° 24' 25" W	136.48	
C98	116.58	92.90	4° 30' 35"	S86° 11' 55" W	35.21	
C99	35.12	447.10	4° 30' 48"	N83° 03' 02" E	35.21	
C100	67.93	183.90	20° 56' 56"	N34° 04' 31" E	66.82	
C101	9.49	128.23	14° 1' 29"	N88° 09' 33" E	9.49	
C102	171.01	623.50	15° 42' 55"	S8° 44' 10" E	170.48	
C103	151.30	544.10	15° 55' 56"	S75° 35' 41" W	150.81	
C104	134.78	1023.50	7° 32' 43"	S7° 10' 46" E	134.69	
C105	14.65	210.00	38° 38' 49"	S87° 37' 07" E	138.98	
C106	15.02	210.00	4° 05' 52"	S66° 14' 40" E	15.02	
C107	137.95	597.10	13° 14' 14"	S69° 46' 56" E	137.64	
C108	48.82	225.50	12° 25' 48"	N47° 16' 03" E	48.82	
C109	28.53	225.50	7° 14' 59"	N57° 06' 26" E	28.51	
C110	201.27	315.90	36° 30' 18"	S47° 31' 14" E	197.88	
C111	190.18	315.90	8° 33' 55"	S47° 33' 50" E	193.04	
C112	101.13	676.50	58° 15' 20" E	10.04		

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2014-101

PREPARED BY: AARON LAMBERT
MEETING DATE: JUNE 25, 2014

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND (Z2014-101)

REQUEST: ZONING AND SUBDIVISION CODE TEXT AMENDMENTS – REVISIONS TO SECTIONS 23.38.070, 23.18.040, 23.38.020, 23.54.140, 24.04.030 AND 24.12.010 OF THE RICHLAND MUNICIPAL CODE CONCERNING REQUIREMENTS ASSOCIATED WITH FENCING, ACCESSORY BUILDINGS AND HOUSE SETBACKS, SUBDIVISION APPLICATION REQUIREMENTS, REESTABLISHING PREVIOUSLY PLATTED LOTS AND SIZE REQUIREMENTS FOR LANDSCAPING TREES FOR COMMERCIAL DEVELOPMENT.

LOCATION: CITY-WIDE

REASON FOR REQUEST

City staff has developed amendments to setbacks for fences and homes on corner lots, setbacks from alley/private access easements as well as setbacks for accessory buildings to the principal dwelling.

The purpose of revising corner lot setbacks is to allow more flexibility in the siting of the homes and the option to have a larger portion of their yard screened behind fences up to 6 feet in height. Currently the house and fence setbacks are the same for both street frontages and are generally 20 feet from the property line. The amendments include diagrams to visually describe the setback allowances. Currently the zoning code provides no guidance on setbacks from private alleys and access easements. The general development pattern has been that homes have been built to within 5 to 6 feet from the edge of the pavement on private alleys. As the property includes the alley they could potentially build right to the edge of the alleyway/drive. Establishing a minimum 6 foot setback allows for a more open vehicle corridor, a better pedestrian environment and would be in keeping with the established development pattern. The fencing requirements are found in RMC 23.38.070 while the setbacks required for homes is found in RMC 23.18.040.

The 6 foot separation (setback) from accessory buildings to the home is a requirement that stemmed from the Uniform Building Code which is no longer in use at the City. Staff is proposing to eliminate this requirement and follow the International Building Code adopted in 2003, (*and subsequent amendments*) which allows accessory

structures to be immediately adjacent to the home depending on the size, type of construction, openings in the buildings and materials stored in the structure. This would allow more flexibility to the residents when siting there structures. See section 23.38.020 for the reference.

Staff is proposing to amend the submittal requirements for subdivision application maps by referencing the application form for the submittal requirements. This allows flexibility to reduce the number of hard copies from 32 to a lesser number and also request digital formats for ease of distribution to City departments and external agencies, see RMC 24.12.010.

Also related to subdivision is the proposal to allow development on previously consolidated lots if they are returned to the size to which they were originally platted. Current code requires all new lots to be of the minimum lot size. In Central Richland for example some lots were consolidated but as developed could be divided back to two lots to the same dimensions of the original plat. The lots could only be reestablished if the current setbacks requirements were met for existing structures. New development on the lot would be required to meet current development standards.

Allowing for the reestablishment of previously platted lots would allow the potential for infill development where possible and still maintain the character of the neighborhood. This is not an uncommon practice with other jurisdictions, even those with narrow lots at times only 20 feet wide platted at the turn of the 20th century when homes were much smaller and areas of towns and cities platted by speculative developers. Note that current setbacks would still be applied to any new construction.

Finally, a caliper size requirement is proposed for required landscaping trees to ensure trees of adequate size are installed with new commercial development. Recently trees have been planted that while meeting the letter of the code, had small caliper trunks and the trees are unlikely to mature to a desirable size as well as match the adjacent development. RMC 23.54.140 outlines the requirements for trees in commercial parking facilities.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the proposed zoning code amendments to clarify the use and storage of recreational vehicles (Z2014-101) and submits that:

1. The City's existing setback requirements for fences and homes on corner lots provides little flexibility and results in much of the yard being dedicated to yard area along the street frontages.
2. Strict setback requirements for both frontages typically results in flat building elevations along the flanking (non-address) street frontage so that the most square footage can be gained from the reduced building footprint.

3. Residents and Developers have expressed a desire for setbacks that allow flexibility in the siting of homes which can lead to variety in the design of housing. There is also a desire to utilize more of the flanking street frontage side yards and have that area screened with fencing.
4. Establishing a requirement for setbacks from private alleys and access easements will provide needed guidance for siting homes. The proposed dimension will not unduly restrict development and it will insure that a minimum corridor is preserved for pedestrians, vehicles and EMS services.
5. The need for a separation of accessory buildings from the primary home has been superseded by the adoption of the International Building Code in 2003.
6. The proposed setback amendments allow for greater flexibility while still respecting the character and appearance of the community as well as safe visibility at intersections.
7. The requirements for subdivision application materials currently found in RMC 24.12.020 "Preliminary Plat – Application for approval" is more appropriately found on the application form. The proposed amendment allows Staff to update the requirements when necessary without requiring an amendment to the municipal code.
8. The reestablishment of previously platted lots that were consolidated with a developed lot, generally a single family home would allow for additional infill and density while still respecting the character of the neighborhood and previously planned subdivision of land. Development standards for setbacks, lot coverage, building heights and all City requirements would be required for future development on a reestablished lot.
9. The existing requirements for required street frontage and parking lot trees provides no assurance that the trees will have the desired effect of providing a visually appealing streetscape and cooling of the parking area.
10. The proposed amendment will insure trees are of a caliper that will result in desirable trees but not so large that the trees will have difficulty establishing themselves.
11. The City has evaluated the environmental impacts of the proposed code amendments, has determined those impacts will not be significant and has issued a Determination of Non-Significance in keeping with the requirements of SEPA, see exhibit C.
12. Based on the above findings and conclusions, adoption of the proposed amendments to the City code 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 (Z2014-101) and recommend to the City Council approval of the proposed zoning and subdivision code revisions as found in Exhibit 1.

EXHIBITS

1. Proposed Code Amendments
2. Notice of Public Hearing
3. Determination of Non-Significance & Environmental Checklist

EXHIBIT (1)

23.38.070 Fences.

Fences are permitted as follows:

A. Open Fences (fences constructed of panels/sections with at least 50 percent open spaces such as non-slatted chain link, wrought iron, picket or rail fencing).

1. Six feet high, anywhere on the lot; provided, that they shall be no closer to a street right-of-way than the building setback line in the same zone, except as provided for in subsections s (E and F) of this section.

2. Four feet high, anywhere on the lot and within adjoining street right-of-way to within one foot behind sidewalk or five feet behind back of curb; provided, that they do not form sight obstructions at intersections or at curves.

3. Open fences constructed in conjunction with public playgrounds, public utilities and other public installations shall be no closer than 10 feet to the curb line, but such fences may be any height necessary for safety and security.

B. Other Fences.

1. Six feet high, anywhere on the lot; provided, that they shall be no closer to the street right-of-way than the building setback line in the zone, except as provided in subsections s (E and F) of this section.

2. Three feet high, anywhere on the lot and within adjoining street right-of-way to within one foot behind sidewalk or five feet behind back of curb; provided, that they do not form sight obstructions at intersections, or at curves.

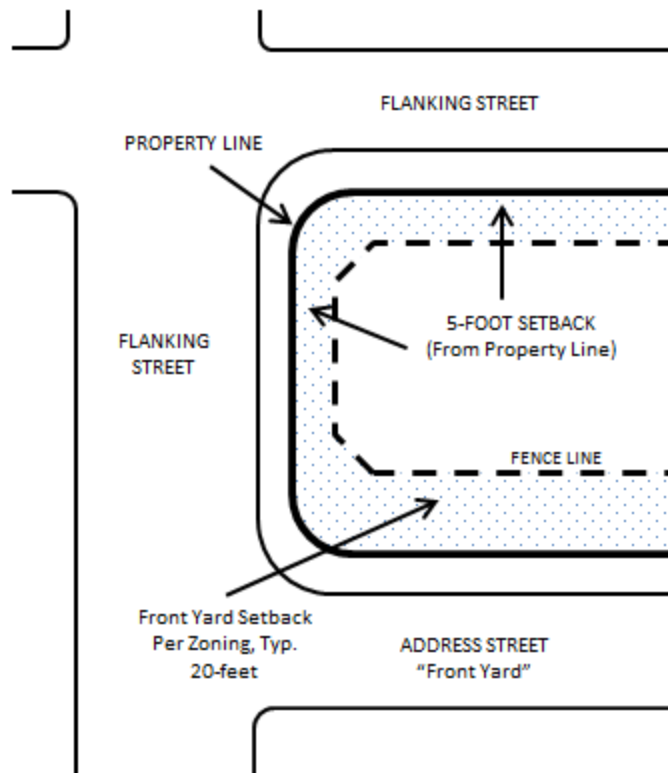
C. Fence height shall be measured above the highest grade within two feet of the fence line.

D. Fences and hedges shall be constructed and maintained in accordance with the requirements of Chapter [12.11](#) RMC, Intersection Sight Distance.

E. Fences up to six feet high may be built inside the property line and adjacent to arterial streets on lots having access to other streets when provisions for other such fencing are included in approved subdivision plats in accordance with RMC [24.08.140](#) and [24.16.260](#) or when special approval is granted by the administrative official. When fences are constructed under this provision, the following requirements shall apply:

1. The adjacent strip of land between the fence and the back of the adjacent sidewalk shall be improved by the property owner concurrent with installation of fencing;
2. The property owner shall provide a treatment plan for the strip of land as part of the building permit application process;
3. The treatment plan shall provide for minimum treatment with grass, decorative rock, wood, bark, or any combination of such materials or similar materials in a manner that will minimize disturbance by natural elements or pedestrians. Xeriscaping with native plants and other low maintenance landscaping materials is encouraged;
4. Fence installation and treatment of the strip of land shall be completed within six months after a permit is obtained;
5. Trees or shrubs may be planted on or behind the centerline (fence side) of the strip of land and shall be continuously maintained in a manner that will not interfere with normal pedestrian and vehicular uses on the adjacent sidewalk and street;
6. No vehicular access is allowed through any such fences except for occasional maintenance purposes;
7. Where no sidewalk or curb is required on an arterial street or highway, any required landscape treatment need not extend further than seven and one-half feet toward the street from the fence; provided, however, that the administrative official may waive, wholly or in part, the requirement of landscape treatment after finding that special circumstances exist which justify such a waiver.

F. For corner lots and lots with triple-street frontages, fencing over four feet in height must be setback 5 feet from the property line, excluding the front yard (see diagram below).



FG. Barbed Wire and Electric Fences. The use of barbed wire and electrically charged fences is prohibited except as follows:

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.

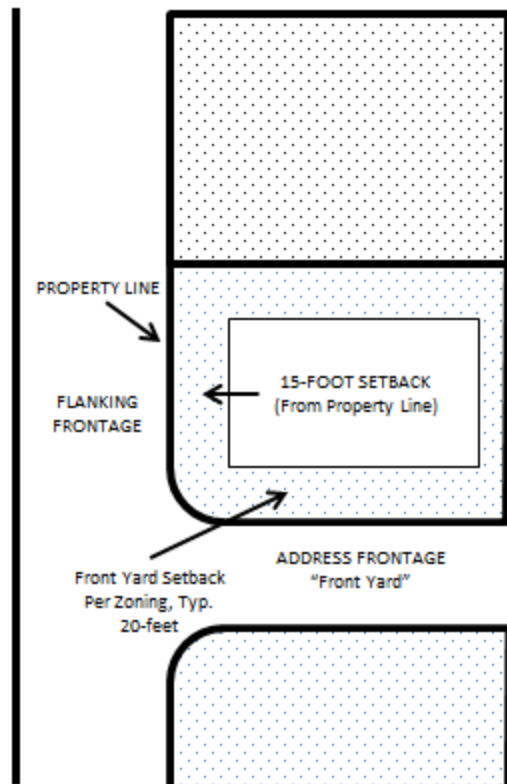
Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
Residential Uses					
Minimum Front Yard Setback ³	20 feet	20 feet	20 feet	15 feet/18 feet ⁴	20 feet ^{6,10}
Minimum Side Yard Setback	10 feet	10 feet	6 feet	6 feet ⁵	6,10
Minimum Rear Yard Setback	25 feet	25 feet	25 feet	20 feet/3 feet ⁷	25 feet ^{6,10}
<u>Minimum Alley/Private Access Easement Setback</u>	<u>6 feet</u>	<u>6 feet</u>	<u>6 feet</u>	<u>6 feet</u>	<u>6 feet</u>

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 non-address front yard of a corner lot may reduce the front yard setback of said frontage to 15 feet, see diagram below.



23.38.020 Accessory buildings in residential zoning districts.

B. Detached accessory buildings not meeting the main building setbacks are subject to the following requirements:

~~3. Detached accessory buildings shall be located no closer than six feet to the main building or any roofed attached accessory structure to the main building such as a carport, porch or patio.~~

SUBDIVISION

24.04.030 Application of regulations.

The regulations contained in this title shall apply to the subdivision of any lot, parcel, or tract of land into two or more lots or tracts, or other division of land for the purpose of sale or building development, whether immediate or future, including the resubdivision or replatting of land or lots. The regulations shall apply in every situation where there is a dedication of streets, alleys, easements, or land for public use. The provisions of this chapter shall not apply to:

A. Cemeteries and other burial plots while used for that purpose;

B. Divisions of land into lots or tracts each of which is one one hundred twenty-eighth of a section of land or larger, or five acres or larger if the land is not capable of description as a fraction of a section of land; provided, that for purposes of computing the size of any lot under this title which borders on a street or road, the lot size shall be expanded to include that area which would be bounded by the centerline of the road or street and the side lot lines of the lot running perpendicular to such centerline;

C. Divisions made by testamentary provisions, or the laws of descent; and

D. A division made for the purpose of alteration by adjusting boundary lines, between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site, or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site.

E. The reestablishment of a previously platted legal lot of record to its original dimensions that does not violate any current setback, lot coverage or other development standard excluding minimum lot size requirements.

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 a sufficient number of copies of the preliminary plat map_ electronic and hard copies of the map(s) (but in any case, at least 32 copies)as specified on the preliminary plat application, a report from form.

23.54.140 Landscaping of parking facilities.

E. Landscaping Material. Landscaping materials used to achieve the design criteria in conformance with provisions of this section shall conform to the following standards:

1. Trees shall be species having an average mature spread of crown of greater than 15 feet and shall be a minimum of five feet to eight feet overall height six to eight feet in height and have a diameter at breast height (dbh) caliper of at least 1.5 inches immediately after at planting. DBH is measured at 4.5 feet from average grade within 6 feet of the tree trunk so as not to include mounding at the tree base. Trees having an average mature spread of crown less than 15 feet may be substituted by grouping the same

so as to create the equivalent of a 15-foot crown spread. Tree species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than 12 feet to such public works, unless the tree root system is completely contained within a barrier being a minimum of five feet deep and five feet wide.

EXHIBIT (2)

City of Richland
Notice of Public Hearing

Notice is hereby given that the Richland Planning Commission will conduct a public hearing and review of proposed amendments to Sections 23.38.70, 23.18.040, 23.38.020, 23.04.030 and 24.12.010 of the Richland Municipal Code concerning requirements associated with fencing, accessory building and house setbacks, subdivision and application requirements and size requirements for required commercial landscaping trees. The proposed amendments are on file with the City of Richland and can be viewed at the Development Services Office, located at 840 Northgate, Richland. The hearing will be held during the Planning Commission's regular meeting on May 28, 2014 at 7:00 p.m. in Council Chambers, Richland City Hall, 505 Swift Boulevard, Richland, Washington. For further information, call Aaron Lambert at 942-7587.

All interested persons are invited to attend and give testimony at the public hearing.

EXHIBIT (3)



CITY OF RICHLAND
Determination of Non-Significance

File No. EA11-2014

Description of Proposal: Zoning Text Amendments – Revisions to sections 23.38.070, 23.18.040, 23.38.020, 23.54.140, 24.04.030 and 24.12.010 of the Richland Municipal Code concerning requirements associated with fencing, accessory building and house setbacks, subdivision and application requirements and size requirements for required commercial landscaping trees.

Proponent: City of Richland Development Services Division

Location of Proposal: City-Wide

Lead Agency City of Richland

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

- (X) There is no comment for the DNS.
- () This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by N/A.
- () This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Rick Simon

Position/Title: Development Services Manager

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

Date: May 22, 2014

Signature _____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. BACKGROUND

1. Name of proposed project, if applicable:
Zoning & Subdivision Titles 23 & 24 Text Amendments.
2. Name of applicant:
City of Richland
3. Address and phone number of applicant and contact person:
840 Northgate Drive, MS-35, Richland, WA 99352, Attn: Aaron Lambert
4. Date checklist prepared:
5/21/14
5. Agency requesting checklist:
City of Richland
6. Proposed timing or schedule (including phasing, if applicable):

The proposed code amendments are scheduled for a Planning Commission public hearing on May 28, 2014. If recommended for approval, the item will be scheduled for City Council review in June or July 2014.

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

No

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

The City of Richland prepared and adopted an Environmental Impact Statement for the 1997 adoption of its Comprehensive Plan. These amendments are based off policies from this document.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

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

Amendments to Titles 23 & 24 will require adoption of an ordinance by the City Council.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The amendments would revise sections 23.38.070, 23.18.040, 23.38.020, 23.54.140, 24.04.030 and 24.12.010 of the Richland Municipal Code. Under the proposal fences and single family home setbacks from the right-of-way would be reduced on corner lots. The required 6 foot setback between detached accessory buildings to the primary home would be eliminated with the International Building Code remaining to govern this type of separation. The submittal material requirements for plats specific to the number of maps required and the format will be adjusted. Finally, minimum caliper size requirements for required commercial landscaping trees are being established. The proposed amendments are attached.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposal would be affective city wide in residential zones for the changes to the setbacks noted above. The change to subdivision application materials submittal requirements will not affect land use. Finally, the revision to the tree caliper size requirement is applicable to commercial development.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

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

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

This is a non-project action. Future projects based on these amendments will be reviewed against all city codes and requirements in effect at the time of development. The proposed amendments are not anticipated to affect the development pattern, density, land uses or general development activity in the City. Rather, the amendments provide greater flexibility in the siting of homes, fences and accessory buildings while also ensuring commercial development has parking lot and street frontage trees planted that are of adequate size to provide an immediate benefit to the City.

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

See 1.b above.

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

See 1.b above.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

See 1.b above.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

See 1.b above.

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

See 1.b above.

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

See 1.b above.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

See 1.b above.

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

See 1.b above.

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

See 1.b above.

3. Water

a. Surface Water:

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

The Columbia and Yakima rivers flow through the City and wetlands and other waterways are also present. See 1.b above.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

See 1.b above.

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

See 1.b above.

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

See 1.b above.

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

See 1.b above.

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

See 1.b above.

b. Ground Water:

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

See 1.b above.

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

See 1.b above.

c. Water runoff (including stormwater):

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

See 1.b above.

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

See 1.b above.

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

See 1.b above.

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

See 1.b above.

4. Plants

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

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

___grass

___pasture

___crop or grain

___Orchards, vineyards or other permanent crops.

___wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___water plants: water lily, eelgrass, milfoil, other

___other types of vegetation

Vegetation varies throughout the City. See 1.b above.

- b. What kind and amount of vegetation will be removed or altered?

See 1.b above.

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

See 1.b above.

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

See 1.b above.

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

Noxious weeds and invasive species are found in various locations in the City. See 1.b above.

5. Animals

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

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

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

fish: bass, salmon, trout, herring, shellfish, other _____

Many different animals species are found throughout the uplands, wetlands and waterways that are within and flow through the City. See 1.b above.

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

See 1.b above.

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

Migration routes are found in the City. See 1.b above.

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

See 1.b above.

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

Invasive animal species are found in various locations in the City. See 1.b above.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

See 1.b above.

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

See 1.b above.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

See 1.b above.

7. Environmental health

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

N/A

- 1) Describe any known or possible contamination at the site from present or past uses.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
- 4) Describe special emergency services that might be required.

5) Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

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

See 1.b above.

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

See 1.b above.

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

See 1.b above.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

See 1.b above.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

See 1.b above.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

See 1.b above.

c. Describe any structures on the site.

See 1.b above.

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

See 1.b above.

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

See 1.b above.

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

See 1.b above.

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

See 1.b above.

- i. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Critical areas and shoreline zones are found in various locations in the City. See 1.b above.

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

N/A

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

N/A

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

N/A

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

See 1.b above.

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

See 1.b above.

9. Housing

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

See 1.b above.

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

See 1.b above.

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

See 1.b above.

10. Aesthetics

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

The permitted height of structures will not increase with the proposed amendments.

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

Views may change moderately at intersections should a project develop under the reduced setbacks.

See 1.b above.

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

None.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
No additional light or glare would be created by the proposal than can already be developed under existing regulations.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
See 1.b above.

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

- c. Proposed measures to reduce or control light and glare impacts, if any:
N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Recreational opportunities are found throughout the City. See 1.b above.

- b. Would the proposed project displace any existing recreational uses? If so, describe.
See 1.b above.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
See 1.b above.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
The Gold Coast District in North Richland is on the National Register of Historic Places. See 1.b above.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
See 1.b above.

- d. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
See 1.b above.

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

See 1.b above.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The City is served by neighborhood, local, collector, arterial streets as well as State Routes and Interstates. See 1.b above.

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

The City is served by public transportation. See 1.b above.

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

See 1.b above.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

See 1.b above.

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

See 1.b above.

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

See 1.b above.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

See 1.b above.

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

See 1.b above.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

See 1.b above.

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

See 1.b above.

16. Utilities

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

The City is served by the above noted utilities but not all utilities are found at all locations. See 1.b above.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

See 1.b above.

C. SIGNATURE

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

Signature: _____

Name of signee Aaron Lambert

Position and Agency/Organization Senior Planner, City of Richland, Development Services

Date Submitted: 5/22/14

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

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

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

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

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

The proposed code amendment is applicable to development that is already allowed in the City when meeting all required codes and regulations. It will not increase the amount of overall development therefore no increase in discharges, emissions, release of toxic substances or noise is anticipated as a result of this action.

Proposed measures to avoid or reduce such increases are:

None are proposed.

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

The proposed code amendment is applicable to development that is already allowed in the City when meeting all required codes and regulations. It will not lead to an increased impact on plants, animals, fish or marine life.

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

None are proposed.

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

The proposed code amendment is applicable to development that is already allowed in the City when meeting all required codes and regulations. It will not lead to an increased depletion of energy or natural resources.

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

None are proposed.

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

The proposed amendment would not have an increased impact to these areas and future development will be reviewed against the applicable development regulations in effect at the time of application.

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

None are needed.

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

The proposed code amendment is applicable to development that is already allowed in the City when meeting all required codes and regulations, specifically the shoreline development standards and critical areas ordinance. The amendments will not lead to an increased impact to the shoreline.

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

None are needed.

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

The proposed code amendment is applicable to development that is already allowed in the City when meeting all required codes and regulations. It will not lead to an increased demand on public services and utilities.

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

None are needed.

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

The proposed code amendments are not known to conflict with any local, state or federal laws.