



## **Agenda**

### **RICHLAND PLANNING COMMISSION MEETING NO. 10-2014**

Richland City Hall - 505 Swift Boulevard - Council Chamber

**WEDNESDAY, October 22, 2014**

**7:00 p.m.**

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**COMMISSION MEMBERS:** Kent Madsen, Chair; Marianne Boring, Vice-Chair; Debbie Berkowitz; Clifford Clark; 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 September 24, 2014 Meeting Minutes**

**Public Comments**

**Public Hearing Explanation**

#### **New Business – Public Hearings**

**1. APPLICANT: CITY OF RICHLAND (SM1-2014)**

**Request:** APPROVAL OF A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT AUTHORIZING THE REMOVAL OF NON-NATIVE VEGETATION ALONG THE SHORELINE OF THE COLUMBIA RIVER. THE PROJECT WILL BE FIVE YEARS IN DURATION AND INCLUDES THE STABILIZATION OF ERODED RIVER BANK WITH ROCK RANGING FROM 1 – 4 INCH RIP RAP TO LARGE 2 – 4 FOOT DIAMETER BOULDERS.

**Location:** WEST SHORELINE OF THE COLUMBIA RIVER FROM 486 TO 156 BRADLEY BOULEVARD

**2. APPLICANT: PREMIERE ORCHARDS, LLC (Z2014-108)**

**Request:** CONSIDERATION OF APPROPRIATE ZONING FOR A PROPOSED ANNEXATION

**Location:** PROPERTY LOCATED EAST OF DALLAS ROAD AND SOUTH OF I-182.

**Communications**

**Commission/Staff/Liaison Comments**

**Adjournment of Regular Meeting**

Planning Commission Workshop Meeting, Wednesday, November 12, 2014

Planning Commission Regular Meeting – Wednesday, December 3, 2014

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## **MINUTES**

### **RICHLAND PLANNING COMMISSION MEETING No. 9-2014**

Richland City Hall – 550 Swift Boulevard – Council Chamber

**WEDNESDAY, September 24, 2014**

**7:00 PM**

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#### **Call to Order:**

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

#### **Attendance:**

Present: Commissioners Berkowitz, Boring, Jones, Wallner, Wise and Chairman Utz. Also present were City Council Liaison Phil Lemley, Deputy City Manager Bill King, Development Services Manager Rick Simon, Senior Planner Aaron Lambert and Recorder Penny Howard. Commissioners Clark and Madsen were excused.

#### **Approval of Agenda:**

**Chairman Utz** presented the September 24, 2014 meeting agenda for approval.

**The agenda was approved as presented.**

#### **Approval of Minutes**

**Chairman Utz** presented the meeting minutes of the August 27, 2014 regular meeting for approval.

**A motion was made by Commissioner Boring and seconded by Commissioner Berkowitz to approve the meeting minutes of the August 27, 2014 regular meeting as written.**

**THE MOTION CARRIED BY UNANIMOUS VOICE VOTE.**

#### **Public Comment**

**Chairman Utz** opened the public comment period at 7:03 PM and seeing no one who wished to comment closed the comment period at 7:03.

Chairman Utz announced that the Shoreline Permit application originally scheduled for tonight's meeting had been postponed until the regular October 22<sup>nd</sup> meeting.

#### **PUBLIC HEARING**

**Public Hearing Explanation:** Ms. Howard 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.

**Commissioner Berkowitz** announced that she would recuse herself from the first hearing item and also noted that while she formerly worked for PNNL, she did feel she would be able to fairly participate in the review of that application. She then left the hearing chamber.

**Commissioner Jones** also announced that he formerly was a representative of PNNL but did not feel that would impair his ability to hear the PNNL application.

## **New Business**

- 1. APPLICANT: HAYDEN HOMES (Z2014-103)**
  - A.) AMENDMENT TO THE LAND USE MAP OF THE CITY COMPREHENSIVE PLAN, RECLASSIFYING 12.2 ACRES FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL**
  - B) REQUEST TO CHANGE THE ZONING ON 12.2 ACRES FROM AG-AGRICULTURAL TO C-1 NEIGHBORHOOD COMMERCIAL**

**Mr. Simon** presented the staff report for the plan amendment and rezoning request, discussed the site and displayed several maps and aerial photographs.

**Chairman Utz** opened the public hearing at 7:16 PM.

**Applicant, Nathan Machiela: representative of Hayden Homes, 7406 Country Heights Drive, Kennewick** agreed with the staff report and indicated that the best use of this property, along the Steptoe corridor is commercial. The small triangular area on the east boundary is an odd piece and may be landscaped or used for a small coffee shop, but is not sure at this point. The natural separation of the wasteway between the proposed commercial area and the residential development of Clearwater Creek provides a good buffer.

**Chairman Utz** seeing no others who wished to speak, closed the public hearing at 7:19 PM.

## **Discussion:**

**Commissioner Wise** asked if they would be additional environmental review for a future commercial uses or would the SEPA checklist prepared for this present

application serve for any future commercial use that may be brought forward for this site. **Mr. Simon** responded that any future commercial development would have to go through a separate SEPA analysis.

**Commissioner Jones** questioned if the present application locks the future location of Rachel Road into place. **Mr. Simon** responded that the western portion of Rachel Road, as it runs through the Clearwater Creek plat has lots of flexibility to move, but that the eastern end of the road, as it extends from the Steptoe Street/Center Parkway intersection is well established. **Mr. King** added that with the approval of the Clearwater Creek subdivision the City required that an alignment study would be done that would ensure that there would be adequate flexibility as to the future location of the western portions of Rachel Road.

**Commissioner Boring** noted the 10 foot wide trail planned by the Parks Department and asked if there would be an 8 foot sidewalk in addition to the trail or within the trail. **Mr. Lambert** expected consistency with the Keene Road frontage, but deferred to Public Works where the development review for sidewalks would occur.

**Commissioner Wallner** inquired as to the zoning of the property adjoining the site that is in the City of Kennewick and questioned what would happen with the property if it remained in an undeveloped state and whether it would just be covered with weeds. **Mr. Simon** indicated that the City of Kennewick has a low density residential zoning designation on the adjacent property. The land owner has the responsibility for maintaining the property in accordance with City requirements for weed control.

**Chairman Utz** questioned what would happen with the property immediately to the north which has been identified as a buffer for the commercial property. **Mr. Simon** responded that the property in question is also under the ownership of Hayden Homes, but they had not yet identified a proposed use for that property.

**Nathan Machiela**, Hayden Homes representative responded that the area to the north would be single family residential to match Clearwater Creek and stated that a residential development application would be brought forward in the future and that Hayden Homes had no plans to expand commercial uses onto this site.

**Commissioner Boring** noted that there is a benefit to have commercial services in the midst of a residential development and noted that there are commercial businesses in close proximity to her neighborhood.

**Commissioner Wise** asked for clarification that the area north of the future Rachel Road would not be included in the commercial rezone. **Chairman Utz** responded that this was the case. He also noted that with only five members present

**A motion was made by Commissioner Boring and seconded by Commissioner Jones to concur with the findings and conclusions set forth in Staff Report**

**Z2014-103 and recommend approval to the City Council to one: amend the comprehensive plan designation for a 12.2 acre site, changing the land use designation from Low Density Residential to Commercial; and number two: recommend approval of the request to amend the zoning on the 12.2 acre site from AG-Agricultural to C-1 Neighborhood Retail, subject to compliance with the mitigation measures as identified in the March 3, 2014 MDNS issued for the Clearwater Creek project.**

**THE MOTION CARRIED 5-0.**

**Commissioner Berkowitz entered the hearing chamber.**

**2. APPLICANT: PACIFIC NORTHWEST NATIONAL LABORATORIES (Z2014-104) AMENDMENTS TO THE LAND USE MAP OF THE CITY COMPREHESIVE PLAN RECLASSIFYING 155 ACRES FROM COMMERCIAL AND LOW DENSITY RESIDENTIAL TO NATURAL OPEN SPACE AND BUSINESS RESEARCH PARK DESIGNATIONS**

**Mr. Lambert** presented the staff report for the proposed comprehensive plan amendment, noting that the subject property lies outside of the City limits but within the City's Urban Growth Area. He explained the current uses of the site and the history of both the City's and the Department of Energy's plans for this area.

**Chairman Utz** opened the public hearing at 7:39PM.

**Jim Bixler**, 516 Meadows Drive, Richland representing Pacific Northwest National Laboratories and Department of Energy Pacific Northwest Office of Science. He pointed out the PNNL campus master plan is a strategic guide for the development of the entire campus. The intent of the application is to bring the City's plans into agreement with the master plan and with DOE's plans. He noted that the area proposed for natural open space is not available for development as it has been set aside by the DOE as a preservation area.

**Chairman Utz** closed the public hearing at 7:44 PM.

**Commissioner Jones** asked a series of questions regarding the impact of the proposed plan amendment on the 325 facility; on future utility corridors, on cultural resources, **Jim Bixler** explained that the proposed amendment would not have an impact on these facilities and resources.

**Commissioner Berkowitz** noted that the Business Research Park allows for residential development and asked if the owner would be mandated to have residential development on-site. **Mr. Lambert** responded that the owner would not be required to develop a portion of the site with residential uses.

A motion was made by Commissioner Boring and seconded by Commissioner Berkowitz to concur with the findings and conclusions set forth in Staff Report (Z2014-104) and recommend to the City Council adoption of the proposed amendments to the Land Use Map of the City's Comprehensive Plan.

THE MOTION CARRIED 6-0.

3. APPLICANT: CITY OF RICHLAND (Z2014-107)
  - A) AMENDMENT TO THE LAND USE MAP OF THE CITY COMPREHENSIVE PLAN RECLASSIFYING 2.75 ACRES FROM DEVELOPED OPEN SPACE AND WATERFRONT TO CENTRAL BUSINESS DISTRICT
  - B) REQUEST TO CHANGE THE ZONING ON .75 ACRES FROM DEVELOPED OPEN SPACE TO CENTRAL BUSINESS DISTRICT
  - C) SURPLUS OF .75 ACRES OF CITY OWNED PARK SITE

Mr. Simon presented the staff report of the proposed amendments to the comprehensive plan and zoning code to make the former Chrest Museum site ready for private redevelopment and to clean up an existing issue with the property at 650 George Washington Way to bring the plan designation and zoning into conformance with each other.

Chairman Utz opened the public hearing at 7:58.

Brian Moore, the City's Redevelopment Project Supervisor, noted that the former museum site is at grade with 650 George Washington Way and excludes any property that is used for park purposes. He noted that the property is being marketed for mixed use development and that improvements would be made to provide ADA accessibility for the existing urban greenbelt trail.

Chairman Utz closed the Public Hearing 8:02 PM, with no one wishing to speak.

Commissioner Boring asked if the City would get rid of the hole at 650 George Washington Way. Mr. Moore responded that this would be the intent. The site is anticipated to be developed with 10,000 to 15,000 square feet of retail space and up to 20,000 square feet of office space.

Commissioner Berkowitz asked what building height would be allowed in the Central Business District. Mr. Lambert responded that allowable building height would be 110 feet. Commissioner Berkowitz expressed concern with that building height immediately adjacent to the park and suggested that a more appropriate height limit would be 50 feet, which is the standard that is in place at the Uptown.

**Commissioner Boring** noted that all the adjoining properties are part of the CBD district and would be allowed to build to a height of 110 feet. **Chairman Utz** also noted the presence of several buildings along Howard Amon Park that have CBD zoning and could be built to a height of 110.

**Commissioner Berkowitz** questioned how parking reductions would be applied to this site. **Mr. Moore** responded that the site would be eligible for parking reductions contained in the CBD but noted that the current project proposed would include all required parking on-site. He also noted that the parking reduction that could potentially be applied would reduce one parking space for every four parking spaces available on street or within a municipal parking lot that are located within 600 feet of the site.

A motion was made by Commissioner Wallner and seconded by Commissioner Boring that the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2014-107) and first recommend approval of the request to amend the comprehensive plan designation for 2.68 acre site, changing the land use designation from Waterfront and Developed Open Space to Central Business District; and second to recommend approval of the request to amend the zoning on the .61 acre site from Parks and Public Facilities to Central Business District; and third to recommend approval of an action to declare the .61 acre site located at 95 Amon Park Drive surplus to the City's needs.

**Commissioner Berkowitz** noted that she has a philosophical objection to giving up park land.

**Commissioner Berkowitz** moved to amend the original motion to place a height restriction of 50 feet on the .61 acre site as a condition of sale. **Commissioner Wise** seconded the amendment.

The amendment carried by a vote of 4-2 with Commissioners Boring and Wallner voting against the motion.

The motion as amended was then carried by a vote of 5-1, with Commissioner Berkowitz voting in opposition to the motion.

### **Communications:**

#### **Mr. Simon**

- Reminded all that the Commission has a workshop scheduled for October 8<sup>th</sup>.

#### **Commissioner Wise**

- Noted that *Tri-City 20-20 Looking Beyond Tomorrow* a sustainability forum will be held on October 23<sup>rd</sup> at the Convention Center from 1:00 to 5:00 p.m.

**Commissioner Berkowitz**

- Questioned what alternatives City Council was discussing for the south end of George Washington Way. Mr. King noted that the Council has just authorized a study to be conducted but has not yet reviewed the specific options.

**Commissioner Jones**

- Suggested that Commission

**Chairman Utz**

- Announced his resignation from the Commission. He noted that after a great deal of thought he has concluded that he is not the right person for the job. He stated that he appreciated everyone's hard work.

**ADJOURNMENT:**

The September 24, 2014 Richland Planning Commission Regular Meeting 9-2014 was adjourned at 8:24 PM. The next regular meeting of the Planning Commission will be held on October 22, 2014.

REVIEWED BY:

\_\_\_\_\_  
Rick Simon, Secretary  
Richland Planning Commission

# STAFF REPORT

TO: PLANNING COMMISSION  
FILE NO.: SM1-2014

MEETING DATE: OCTOBER 22, 2014  
PREPARED BY: AARON LAMBERT

## GENERAL INFORMATION

APPLICANT: CITY OF RICHLAND PARKS AND RECREATION DEPT.

REQUEST: APPROVAL OF A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT AUTHORIZING THE REMOVAL OF NON-NATIVE VEGETATION ALONG THE SHORELINE OF THE COLUMBIA RIVER. THE PROJECT WILL BE FIVE YEARS IN DURATION AND INCLUDES THE STABILIZATION OF ERODED RIVER BANK WITH ROCK RANGING FROM 1-4 INCH RIP RAP TO LARGE 2-4 FOOT DIAMETER BOULDERS.

LOCATION: WEST SHORELINE OF THE COLUMBIA RIVER FROM 486 TO 156 BRADLEY BOULEVARD, SEE VICINITY MAP.

## REASON FOR REQUEST

The area proposed for the river shore management plan is within 200-feet of the ordinary high water mark of the Columbia River and is within the jurisdictional boundary of the State Shoreline Management Act requiring development plan review and approval by the Planning Commission prior to shoreline permit issuance.

A Joint Aquatic Resources Permit Application (JARPA) has been completed as required by the Army Corps of Engineers (Corps) and is currently in review. The project will undergo review by the Corps as well as the Washington State Department of Fish and Wildlife. These agencies will condition the JARPA approval specific to their requirements and environmental regulations such as times of the year work can occur to minimize the impact to the Columbia River, plants and animals including migratory species.

## FINDINGS AND CONCLUSIONS

Staff has completed a review of the request for shoreline management substantial development permit, identified a number of recommended conditions, and submits that:

1. The proposed development is in the City of Richland, within 200 feet of the shoreline of the Columbia River and within an area designated as an Urban Shoreline Environment by the Richland Shoreline Master Program;
2. The site is zoned both Waterfront (WF) and Parks & Public Facilities (PPF). The Comprehensive Plan map designates the area as Waterfront and Natural Open Space;
3. Richland Municipal Code (RMC) Section 26.25.040 requires approval of development plans by the Richland Planning Commission prior to issuance of a Shoreline Management Substantial Development Permit;
4. RMC Chapter 26.17 sets forth requirements for development within areas designated as Urban Shoreline Environments;
5. RMC Chapter 26.21.160 sets forth requirements for shoreline protection projects proposed in shore land areas;
6. The shoreline protection and vegetation management plan as submitted is in general conformance with the policies and regulations of the State Shoreline Management Act;
7. Section five, "environment" of the City's Comprehensive Plan encourages the protection of the City's natural resources and critical lands. The proposed project would protect the shoreline and in water habitat from soil erosion and would implement the City's Comprehensive Plan, particularly Land Use Urban Design Goal 3, Policy 4, that encourages landscape materials to be indigenous to our arid region;
12. As conditioned, the project demonstrates compliance with the City's Shoreline Master Program, its adopted Comprehensive Plan, zoning regulations and sensitive area regulations. Further, the permit includes appropriate mitigation to protect the natural character of the site.
13. On the basis of the above findings, approval of the request, subject to the recommended conditions of approval 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 (SM1-2014) and approve a shoreline substantial development permit authorizing the shoreline stabilization and vegetation management plan as requested by the City of Richland Parks and Facilities Department subject to the conditions of approval included in Exhibit 1.

## EXHIBITS

- 1 – Supplemental Information and recommended conditions of approval
- 2 – Vicinity Map
- 3 – Application Materials
- 4 – Aerial Photo
- 5 – Zoning and Comprehensive Land Use Plan Maps
- 6 – SEPA Review
- 7 – Public Notice
- 8 – Draft SMP Restoration Plan Table 2, page 1
- 9 – Public Agency and Citizen Comments

# EXHIBIT (1)

## **SUPPLEMENTAL INFORMATION**

### **PROJECT DESCRIPTION**

The proposed shoreline work includes the trimming and removal of invasive plants and trees along the west bank of the Columbia River from 486 to 156 Bradley Boulevard alongside the public trail. Vegetation management work would occur in the fall and winter months to lessen the impact to wildlife. Further, the work will occur over a 5 year period to lessen the immediate impact of the temporary loss of vegetation to the wildlife and avoid peak spawning and birthing seasons for the fish and wildlife. No clear cutting will occur, rather dense stands of trees such as Russian Olives will be removed on alternating years.

Unstable portions of the shoreline that are either eroding or threatening to erode are proposed to be reinforced with large boulders and rip rap rock. The detailed scope of work is found in the application, exhibit 3.

### **PHYSICAL FEATURES**

The shoreline proposed for the project measures approximately 3,060 lineal feet and the work is primarily to the shoreline side of the public paved trail. The slopes to the water range from gentle to very steep and vertical with erosion occurring. The vegetation is mixed as described in the application and invasive plants and trees are proposed for removal over the 5 year duration of the project.

### **SURROUNDING ZONING AND LAND USES**

The properties adjacent to the project are zoned Waterfront (WF) and Multi Family Residential (R-3) where they are in private ownership. Adjacent land owned by the City that is either undeveloped or improved as the Columbia Point golf course is zoned Parks and Public Facilities (PPF).

The northern end of the project is developed with 2 story condominium homes known as River Walk. Moving to the south there is a professional office building followed by the Shiloh Inn Hotel. The remainder is vacant land adjacent to the trail where an inactive city landfill is found. The landfill is bisected by Bradley Blvd. Finally at the southern end of the project boundary is a City of Richland public parking lot followed by the Marina Vista Condominium. Improvements between the asphalt trail and the shoreline are limited to public benches and informational plaques mounted on artificial rocks. An unused boat launch and dock abutment are found on the north end of the project across from the River Walk Condominiums.

## **COMPREHENSIVE PLAN**

The City's adopted Comprehensive Plan designates the site as the Waterfront and Natural Open Space land use designations. The Waterfront designation is defined as a land use category that includes a variety of water-oriented uses such as marinas, boat docks, resorts, mixed commercial/residential development, hotels and motels. The intent is to bring significant development to the Columbia riverfront that is consistent with the City's vision and that incorporates public access recreational features and attractive and high quality development.

The Comprehensive Plan Natural Open Space designation is found immediately adjacent to the shoreline, excluding the "cove" located due north of the Shiloh Inn, see exhibits 4 and 5, aerial photo and land use maps. The plan indicates that this Natural Open Space designation includes lands intended to remain as long-term undeveloped open space with limited public access.

In addition to the land use designations, the Comprehensive Plan Land Use Element has goals and policies related to unique land use situations that address waterfront areas. The following policy statements are applicable to this application:

Land Use Goal 6, Policy 1 – *The City will make all public river shoreline accessible to the public subject to regulation protecting public safety, sensitive habitat areas and wildlife and The City will encourage development of water-oriented recreational, cultural and related commercial facilities.*

Land Use Goal 6, Policy 3 – *Except as addressed in Policy 2, the City will protect the natural riparian area along the Yakima River and the riparian area along the Columbia River so as not to diminish the quality of the shoreline environment.*

Land Use Goal 6, Policy 4 – *In cooperation with appropriate agencies, the City will identify and regulate the use of wetlands, essential habitat areas and other critical lands within the urban growth area.*

Land Use Goal 7, Policy 4 – *At designated waterfront locations, the City will encourage an active mix of commercial, residential and marine uses and provision of public access and commercial facilities*

The project is being reviewed in conjunction with the Washington State Department of Fish and Wildlife and the Army Corps of Engineers through the JARPA process. The project will seek to improve the shoreline environment in this area by removing invasive non-native plant species. Native plants will be planted to replace the vegetation that is removed. The stabilization of the bank will help to protect the existing trail for the future and also minimize sediment deposits into the river. Finally, the stabilization work will provide protection to the capped landfill so that landfill material is not exposed and or would be deposited into the river were the shoreline able to migrate to the west.

## **SHORELINE PROGRAM**

The shoreline area on the project site and immediate vicinity has been designated as an Urban shoreline environment. The purpose of the Urban Environment is as follows:

### **26.17.010 Purpose.**

*The designation of urban environments on Richland's shorelines is intended to ensure optimum utilization of shorelines within urban areas in a manner which enhances and maintains the shorelines for a multiplicity of urban uses and provides for maximum public access and circulation. [Ord. 55-79 § 1.01].*

The general development requirements for the urban designation are not applicable as no development is proposed. The Richland Shoreline Master Program (RMC Title 26) sets forth the following regulations regarding shoreline protection within the shoreline zone (Section 26.21.160):

### **26.21.160 Shoreline Protection.**

*Shoreline protection refers to those activities which occur within the streamway and along associated wetlands which are designed to reduce flooding and stabilize eroding streambanks.*

*A. Where structural alteration of the streamway, shoreline or wetland is proposed, the requirements outlined for regulations of bulkheads, jetties and groins as set forth in RMC [26.21.110](#) shall be complied with.*

*B. Riprapping and other bank stabilization measures shall be located, designed and constructed in a manner assuring protection of the natural character of the streamway.*

*C. Permanent vegetative cover for the purposes of soil stabilization and erosion-siltation control shall be compatible with the character of the environment in which the proposed development is located.*

*D. All protection measures shall be placed landward of the principal streamway, including associated wetlands directly interrelated and interdependent with the stream proper.*

*E. Regulations applicable to shoreline protection for the environment in which the proposed development is located shall be complied with. See Chapters [26.05](#) through [26.17](#) RMC. [Ord. 55-79 § 1.01].*

### **COMPATIBILITY WITH NEW SMP RESTORATION PLAN**

The Richland City Council approved the new SMP in June of 2014 along with the associated restoration plan. The SMP is currently under review by the Washington State Department of Ecology and not effective until accepted by that agency. That said the proposal does fit the criteria of the restoration plan, specifically restoration / protection opportunities 1, 5 and 9 found in Table 2 of the restoration plan, see exhibit 8 and as follows:

- 1) Establish riparian buffers where absent and/or remove invasives where present.
- 5) Protect existing riparian, wetland, and floodplain habitats.
- 9) Implement soil erosion BMP's to reduce sediment inputs to drain network.

### **ENVIRONMENTAL REVIEW**

The applicants filed an environmental checklist in compliance with the requirements of the State Environmental Policy Act. Staff reviewed the checklist and entered a Determination of Non-Significance on September 4, 2014, see exhibit 6.

### **AGENCY AND PUBLIC COMMENT**

No comments were received from any Agency. Through the JARPA process the State Department of Fish and Wildlife along with the Army Corps of Engineers will review the project in greater detail and provide their specific requirements and conditions to the JARPA permit. Two comments were received from the public and are attached as exhibit 9.

### **CITY OF RICHLAND PARKS AND RECREATION COMMISSION**

The Parks and Recreation Commission recommended approval of the project as proposed in the application at their October 9, 2014 regular meeting.

### **RECOMMENDED CONDITION(S)**

- 1) The shoreline development permit number SM1-2014 shall be valid for five years from the date of the Planning Commission decision and may be renewed for one additional year at the discretion of the Community Development Director when a formal extension request is made by the Applicant.

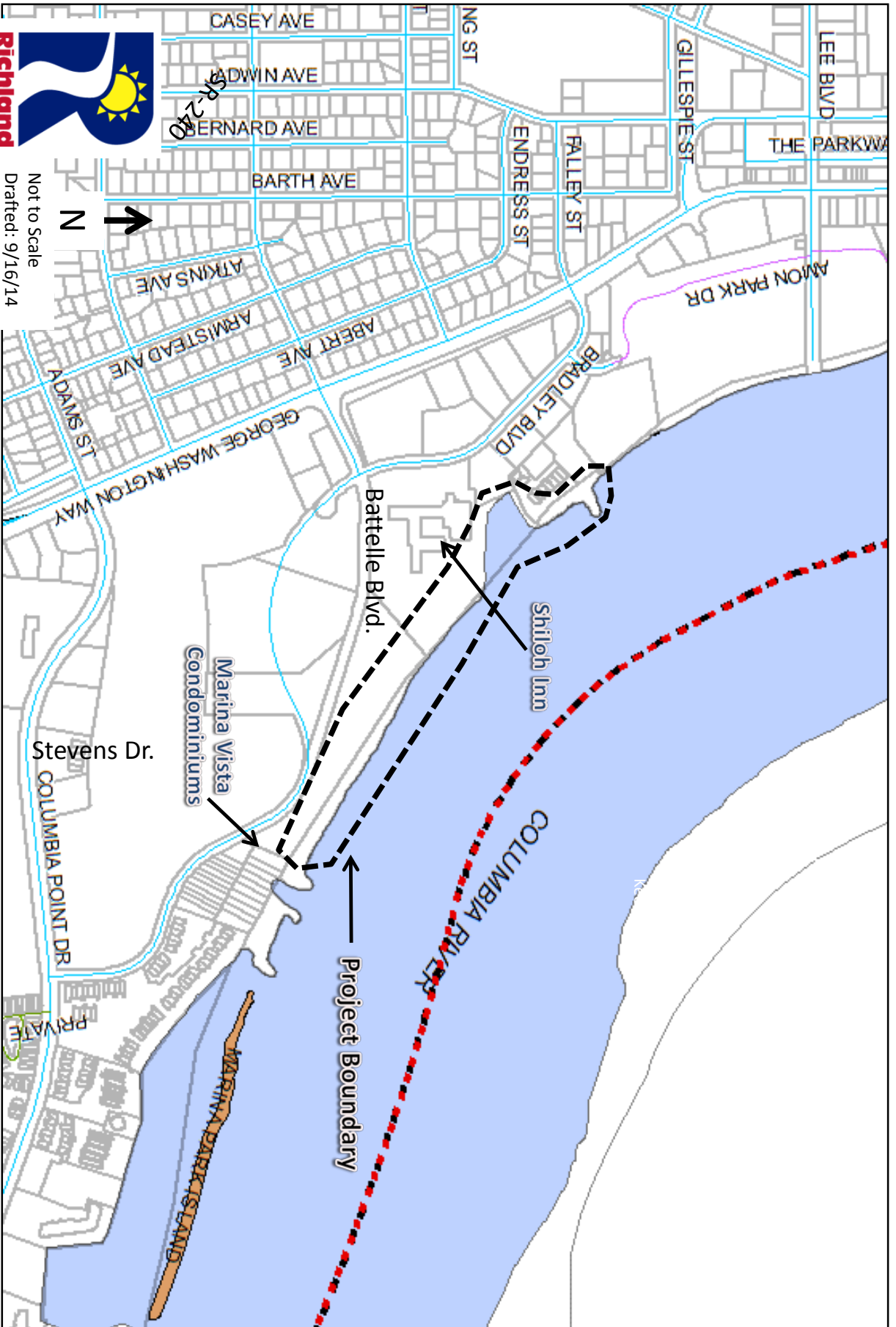
- 2) The scope of the project may not exceed the shoreline area requested in the application without the modification of this permit or approval of another Shoreline Development Permit.

### **SUMMARY**

Staff has determined that the proposal is in keeping with the Shoreline Master Program and would provide benefit to the Urban Shoreline Environment. With the above conditions Planning Staff is recommending approval of the project as proposed.

# EXHIBIT (2)

VICINITY MAP — SM1-2014, Shoreline Vegetation Management & Stabilization



# EXHIBIT (3)



# WASHINGTON STATE

## Joint Aquatic Resources Permit Application (JARPA) Form<sup>1,2</sup>

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.



US Army Corps  
of Engineers®  
Seattle District

AGENCY USE ONLY

Date received: \_\_\_\_\_

Agency reference #: \_\_\_\_\_

Tax Parcel #(s): \_\_\_\_\_

### Part 1–Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [\[help\]](#)

Rivershore Management Plan, Bradley Blvd. Parking Lot to Howard Amon Park

### Part 2–Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

Phil Pinard

2b. Organization (If applicable)

City of Richland

2c. Mailing Address (Street or PO Box)

PO Box 190

2d. City, State, Zip

Richland, WA 99352

2e. Phone (1)

( 509) 942-7463

2f. Phone (2)

( )

2g. Fax

( )

2h. E-mail

ppinard@ci.richland.wa.us

<sup>1</sup>Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- If your project might affect species listed under the Endangered Species Act, you will need to fill out a Specific Project Information Form (SPIF) or prepare a Biological Evaluation. Forms can be found at [http://www.nws.usace.army.mil/PublicMenu/Menu.cfm?sitenam=REG&pagenam=mainpage\\_ESA](http://www.nws.usace.army.mil/PublicMenu/Menu.cfm?sitenam=REG&pagenam=mainpage_ESA)
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

<sup>2</sup>To access an online JARPA form with [help] screens, go to

[http://www.epermitting.wa.gov/site/alias\\_resourcecenter/jarpa\\_jarpa\\_form/9984/jarpa\\_form.aspx](http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx).

For other help, contact the Governor's Office of Regulatory Assistance at 1-800-917-0043 or [help@ora.wa.gov](mailto:help@ora.wa.gov).

### Part 3–Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

|                                               |                      |                |                   |
|-----------------------------------------------|----------------------|----------------|-------------------|
| <b>3a.</b> Name (Last, First, Middle)         |                      |                |                   |
|                                               |                      |                |                   |
| <b>3b.</b> Organization (If applicable)       |                      |                |                   |
|                                               |                      |                |                   |
| <b>3c.</b> Mailing Address (Street or PO Box) |                      |                |                   |
|                                               |                      |                |                   |
| <b>3d.</b> City, State, Zip                   |                      |                |                   |
|                                               |                      |                |                   |
| <b>3e.</b> Phone (1)                          | <b>3f.</b> Phone (2) | <b>3g.</b> Fax | <b>3h.</b> E-mail |
| (     )                                       | (     )              | (     )        |                   |

### Part 4–Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- ☐ Same as applicant. (Skip to Part 5.)
- ☒ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- ☐ There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- ☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

|                                                             |                      |                |                                |
|-------------------------------------------------------------|----------------------|----------------|--------------------------------|
| <b>4a.</b> Name (Last, First, Middle)                       |                      |                |                                |
| Mr. Paul Shampine                                           |                      |                |                                |
| <b>4b.</b> Organization (If applicable)                     |                      |                |                                |
| Walla Walla District, United States Army Corps of Engineers |                      |                |                                |
| <b>4c.</b> Mailing Address (Street or PO Box)               |                      |                |                                |
| 201 N. Third Ave.                                           |                      |                |                                |
| <b>4d.</b> City, State, Zip                                 |                      |                |                                |
| Walla Walla, WA 99362-1876                                  |                      |                |                                |
| <b>4e.</b> Phone (1)                                        | <b>4f.</b> Phone (2) | <b>4g.</b> Fax | <b>4h.</b> E-mail              |
| ( 509 ) 527-7324                                            | (     )              | (     )        | Paul.S.Shampine@usace.army.mil |

## Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [\[help\]](#)

- ☐ There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

|                                                                                                                                                             |                                       |                                |              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------|--------------|
| <b>5a.</b> Indicate the type of ownership of the property. (Check all that apply.) <a href="#">[help]</a>                                                   |                                       |                                |              |
| <input type="checkbox"/> Private                                                                                                                            |                                       |                                |              |
| <input checked="" type="checkbox"/> Federal                                                                                                                 |                                       |                                |              |
| <input checked="" type="checkbox"/> Publicly owned (state, county, city, special districts like schools, ports, etc.)                                       |                                       |                                |              |
| <input type="checkbox"/> Tribal                                                                                                                             |                                       |                                |              |
| <input type="checkbox"/> Department of Natural Resources (DNR) – managed aquatic lands (Complete <a href="#">JARPA Attachment E</a> )                       |                                       |                                |              |
| <b>5b.</b> Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) <a href="#">[help]</a>                    |                                       |                                |              |
| Columbia River shoreline from the Hampton Inn to Marina Vista Estates Condominiums.                                                                         |                                       |                                |              |
| <b>5c.</b> City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) <a href="#">[help]</a>                 |                                       |                                |              |
| Richland, WA, 99352                                                                                                                                         |                                       |                                |              |
| <b>5d.</b> County <a href="#">[help]</a>                                                                                                                    |                                       |                                |              |
| Benton                                                                                                                                                      |                                       |                                |              |
| <b>5e.</b> Provide the section, township, and range for the project location. <a href="#">[help]</a>                                                        |                                       |                                |              |
| <b>¼ Section</b>                                                                                                                                            | <b>Section</b>                        | <b>Township</b>                | <b>Range</b> |
| NW & NE; NE                                                                                                                                                 | 13; 14                                | 9                              | 28           |
| <b>5f.</b> Provide the latitude and longitude of the project location. <a href="#">[help]</a>                                                               |                                       |                                |              |
| <ul style="list-style-type: none"><li>Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)</li></ul>                                |                                       |                                |              |
| South end: Lat 46.267, Long -119.26, north end Lat 46.271, Long -119.27                                                                                     |                                       |                                |              |
| <b>5g.</b> List the tax parcel number(s) for the project location. <a href="#">[help]</a>                                                                   |                                       |                                |              |
| <ul style="list-style-type: none"><li>The local county assessor's office can provide this information.</li></ul>                                            |                                       |                                |              |
| 013981000000000                                                                                                                                             |                                       |                                |              |
| <b>5h.</b> Contact information for all adjoining property owners. (If you need more space, use <a href="#">JARPA Attachment C.</a> ) <a href="#">[help]</a> |                                       |                                |              |
| <b>Name</b>                                                                                                                                                 | <b>Mailing Address</b>                | <b>Tax Parcel # (if known)</b> |              |
| Tim & Kathryn Bush                                                                                                                                          | 456 Bradley Blvd, Richland, WA 99352  | 114981030007000                |              |
| Mack & Mary Jones                                                                                                                                           | 458 Bradley Blvd., Richland, WA 99352 | 114981030006000                |              |
| Dwight & Maril Gottschalk                                                                                                                                   | 460 Bradley Blvd., Richland, WA 99352 | 114981030005000                |              |
| Ed & Marsha Stipe                                                                                                                                           | 462 Bradley Blvd., Richland, WA 99352 | 114981030004000                |              |

|                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>5i.</b> List all wetlands on or adjacent to the project location. <a href="#">[help]</a>                                                                                                                                                                                                            |
| There are no wetlands on or adjacent to the project                                                                                                                                                                                                                                                    |
| <b>5j.</b> List all waterbodies (other than wetlands) on or adjacent to the project location. <a href="#">[help]</a>                                                                                                                                                                                   |
| Columbia River/Lake Wallula                                                                                                                                                                                                                                                                            |
| <b>5k.</b> Is any part of the project area within a 100-year floodplain? <a href="#">[help]</a>                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know                                                                                                                                                                                                |
| <b>5l.</b> Briefly describe the vegetation and habitat conditions on the property. <a href="#">[help]</a>                                                                                                                                                                                              |
| The vegetation is trees (primarily Russian Olive) and weeds. See attached pictures.                                                                                                                                                                                                                    |
| <b>5m.</b> Describe how the property is currently used. <a href="#">[help]</a>                                                                                                                                                                                                                         |
| The property is currently vacant. There is a multi-purpose trail along the entire limits of the project.                                                                                                                                                                                               |
| <b>5n.</b> Describe how the adjacent properties are currently used. <a href="#">[help]</a>                                                                                                                                                                                                             |
| The adjacent property is: 1) vacant and owned by the City of Richland, 2) the Shilo Inn, 3) the Riverwalk Condominiums, and 4) office building                                                                                                                                                         |
| <b>5o.</b> Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. <a href="#">[help]</a>                                                                                                                                                  |
| There are no structures on the property.                                                                                                                                                                                                                                                               |
| <b>5p.</b> Provide driving directions from the closest highway to the project location, and attach a map. <a href="#">[help]</a>                                                                                                                                                                       |
| From George Washington Way turn east on Columbia Point Drive, Turn left on Bradley Blvd., turn right into the parking lot just past the residential units. The area in front of the parking lot is the south end of the proposed project. The project extends along the shore line to the Hampton Inn. |

## Part 6–Project Description

**6a.** Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

See attached scope of work

**6b.** Describe the purpose of the project and why you want or need to perform it. [\[help\]](#)

The purpose of the project is to improve the appearance of the shore line by removing invasive plant species and noxious weeds and stabilizing the eroded slopes.

**6c.** Indicate the project category. (Check all that apply) [\[help\]](#)

- ☐ Commercial
 ☐ Residential
 ☐ Institutional
 ☐ Transportation
 ☒ Recreational  
☒ Maintenance
 ☐ Environmental Enhancement

**6d.** Indicate the major elements of your project. (Check all that apply) [\[help\]](#)

- |                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Aquaculture<br><input checked="" type="checkbox"/> Bank Stabilization<br><input type="checkbox"/> Boat House<br><input type="checkbox"/> Boat Launch<br><input type="checkbox"/> Boat Lift<br><input type="checkbox"/> Bridge<br><input type="checkbox"/> Bulkhead<br><input type="checkbox"/> Buoy<br><input type="checkbox"/> Channel Modification | <input type="checkbox"/> Culvert<br><input type="checkbox"/> Dam / Weir<br><input type="checkbox"/> Dike / Levee / Jetty<br><input type="checkbox"/> Ditch<br><input type="checkbox"/> Dock / Pier<br><input type="checkbox"/> Dredging<br><input type="checkbox"/> Fence<br><input type="checkbox"/> Ferry Terminal<br><input type="checkbox"/> Fishway | <input type="checkbox"/> Float<br><input type="checkbox"/> Floating Home<br><input type="checkbox"/> Geotechnical Survey<br><input type="checkbox"/> Land Clearing<br><input type="checkbox"/> Marina / Moorage<br><input type="checkbox"/> Mining<br><input type="checkbox"/> Outfall Structure<br><input type="checkbox"/> Piling/Dolphin<br><input type="checkbox"/> Raft | <input type="checkbox"/> Retaining Wall (upland)<br><input type="checkbox"/> Road<br><input type="checkbox"/> Scientific Measurement Device<br><input type="checkbox"/> Stairs<br><input type="checkbox"/> Stormwater facility<br><input type="checkbox"/> Swimming Pool<br><input type="checkbox"/> Utility Line |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

☒ Other: Vegetation and tree removal.

**6e.** Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

Vegetation maintenance: use chainsaws, hand tools, bucket truck and chipper to remove Russian olive trees and sumac. Noxious weeds and invasive ground cover plants will be controlled/removed by USACE authorized herbicides and applications methods and hand pulling. Landscape fabric and rock may also be placed along the shoreline edge of the trail up to 20 feet from the east edge of the trail.

Bank Stabilization: Areas with unstable slopes will be armored with rip rap consisting of 2-4 foot diameter boulders, laid at a 1:1 slope from the bottom to top of bank. Voids will be filled with 1-4 inch rip rap. The 2-4 foot diameter boulders will be placed with a clamshell type piece of equipment. Smaller rip rap will be dumped over the larger rip rap directly from dump trucks.

Both activities will occur along the water and both within the 100 year flood plain.

**6f.** What are the anticipated start and end dates for project construction? (Month/Year) [\[help\]](#)

- If the project will be constructed in phases or stages, use [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Start date: August 1 - January 31 of each year of the permit

☐ See JARPA Attachment D

**6g.** Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

\$20,000 per year

**6h.** Will any portion of the project receive federal funding? [\[help\]](#)

- If yes, list each agency providing funds.

☐ Yes ☒ No ☐ Don't know

## Part 7–Wetlands: Impacts and Mitigation

☐ Check here if there are wetlands or wetland buffers on or adjacent to the project area.  
(If there are none, skip to Part 8.) [\[help\]](#)

**7a.** Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [\[help\]](#)

☒ Not applicable

| <b>7b.</b> Will the project impact wetlands? <a href="#">[help]</a>                                                                                                                                                                                                                                                                       |                           |                                               |                                |                                 |                                       |                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------------------|--------------------------------|---------------------------------|---------------------------------------|--------------------------------------------|
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know                                                                                                                                                                                                                                   |                           |                                               |                                |                                 |                                       |                                            |
| <b>7c.</b> Will the project impact wetland buffers? <a href="#">[help]</a>                                                                                                                                                                                                                                                                |                           |                                               |                                |                                 |                                       |                                            |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know                                                                                                                                                                                                                                   |                           |                                               |                                |                                 |                                       |                                            |
| <b>7d.</b> Has a wetland delineation report been prepared? <a href="#">[help]</a>                                                                                                                                                                                                                                                         |                           |                                               |                                |                                 |                                       |                                            |
| <ul style="list-style-type: none"> <li><b>If Yes</b>, submit the report, including data sheets, with the JARPA package.</li> </ul>                                                                                                                                                                                                        |                           |                                               |                                |                                 |                                       |                                            |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                                                                                                                                                       |                           |                                               |                                |                                 |                                       |                                            |
| <b>7e.</b> Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? <a href="#">[help]</a>                                                                                                                                                                                                  |                           |                                               |                                |                                 |                                       |                                            |
| <ul style="list-style-type: none"> <li><b>If Yes</b>, submit the wetland rating forms and figures with the JARPA package.</li> </ul>                                                                                                                                                                                                      |                           |                                               |                                |                                 |                                       |                                            |
| <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know                                                                                                                                                                                                                                              |                           |                                               |                                |                                 |                                       |                                            |
| <b>7f.</b> Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? <a href="#">[help]</a>                                                                                                                                                                                                                  |                           |                                               |                                |                                 |                                       |                                            |
| <ul style="list-style-type: none"> <li><b>If Yes</b>, submit the plan with the JARPA package and answer 7g.</li> <li><b>If No, or Not applicable</b>, explain below why a mitigation plan should not be required.</li> </ul>                                                                                                              |                           |                                               |                                |                                 |                                       |                                            |
| <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable                                                                                                                                                                                                                                          |                           |                                               |                                |                                 |                                       |                                            |
| N/A                                                                                                                                                                                                                                                                                                                                       |                           |                                               |                                |                                 |                                       |                                            |
| <b>7g.</b> Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. <a href="#">[help]</a>                                                                                                                                                                           |                           |                                               |                                |                                 |                                       |                                            |
| N/A                                                                                                                                                                                                                                                                                                                                       |                           |                                               |                                |                                 |                                       |                                            |
| <b>7h.</b> Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. <a href="#">[help]</a> |                           |                                               |                                |                                 |                                       |                                            |
| Activity (fill, drain, excavate, flood, etc.)                                                                                                                                                                                                                                                                                             | Wetland Name <sup>1</sup> | Wetland type and rating category <sup>2</sup> | Impact area (sq. ft. or Acres) | Duration of impact <sup>3</sup> | Proposed mitigation type <sup>4</sup> | Wetland mitigation area (sq. ft. or acres) |
|                                                                                                                                                                                                                                                                                                                                           |                           |                                               |                                |                                 |                                       |                                            |
|                                                                                                                                                                                                                                                                                                                                           |                           |                                               |                                |                                 |                                       |                                            |
|                                                                                                                                                                                                                                                                                                                                           |                           |                                               |                                |                                 |                                       |                                            |
|                                                                                                                                                                                                                                                                                                                                           |                           |                                               |                                |                                 |                                       |                                            |
|                                                                                                                                                                                                                                                                                                                                           |                           |                                               |                                |                                 |                                       |                                            |

<sup>1</sup> If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.

<sup>2</sup> Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

<sup>3</sup> Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.

Page number(s) for similar information in the mitigation plan, if available: \_\_\_\_\_

**7i.** For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [\[help\]](#)

N/A

**7j.** For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [\[help\]](#)

## Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, “waterbodies” refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

☒ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

**8a.** Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [\[help\]](#)

☐ Not applicable

The scope of the project includes bank stabilization which will be performed by placing large basalt boulders 10 feet out from the edge of the bank and building them up at a 1:1 slope to the top of the bank. The voids within the boulders will be filled with 1-4 inch rip rap. Bank stabilization will be completed during periods of low water elevation so the boulders and rip rap will not be placed in water.

**8b.** Will your project impact a waterbody or the area around a waterbody? [\[help\]](#)

☒ Yes ☐ No

**8c.** Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland

waterbodies? [\[help\]](#)

- If **Yes**, submit the plan with the JARPA package and answer 8d.
- If **No**, or **Not applicable**, explain below why a mitigation plan should not be required.

☐ Yes    ☒ No    ☐ Not applicable

**8d.** Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

**8e.** Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

| Activity (clear, dredge, fill, pile drive, etc.) | Waterbody name <sup>1</sup> | Impact location <sup>2</sup> | Duration of impact <sup>3</sup> | Amount of material (cubic yards) to be placed in or removed from waterbody | Area (sq. ft. or linear ft.) of waterbody directly affected |
|--------------------------------------------------|-----------------------------|------------------------------|---------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------|
| Place rip rap                                    | Lake Wallula                | in                           | 50                              | 500-600 Cubic yards                                                        | 300 linear feet                                             |
|                                                  |                             |                              |                                 |                                                                            |                                                             |
|                                                  |                             |                              |                                 |                                                                            |                                                             |
|                                                  |                             |                              |                                 |                                                                            |                                                             |
|                                                  |                             |                              |                                 |                                                                            |                                                             |

<sup>1</sup> If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.

<sup>2</sup> Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

<sup>3</sup> Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

**8f.** For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [\[help\]](#)

The material placed along the river bank will be 2-4 foot diameter boulders placed at a 1:1 slope. The voids will be filled with 1 – 4 inch rip rap. The material, 500-600 CY, will be purchased from a local commercial source. The large boulders will be placed with a clamshell or thumb type piece of equipment. The small rip rap will be dumped over the side of the bank.

**8g.** For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [\[help\]](#)



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>9f.</b> If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? <a href="#">[help]</a> <ul style="list-style-type: none"> <li>If you don't know, contact the local planning department.</li> <li>For more information, go to: <a href="http://www.ecy.wa.gov/programs/sea/sma/laws_rules/173-26/211_designations.html">http://www.ecy.wa.gov/programs/sea/sma/laws_rules/173-26/211_designations.html</a>.</li> </ul> |
| <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Natural <input type="checkbox"/> Aquatic <input type="checkbox"/> Conservancy <input type="checkbox"/> Other _____                                                                                                                                                                                                                                                                             |
| <b>9g.</b> What is the Washington Department of Natural Resources Water Type? <a href="#">[help]</a> <ul style="list-style-type: none"> <li>Go to <a href="http://www.dnr.wa.gov/BusinessPermits/Topics/ForestPracticesApplications/Pages/fp_watertyping.aspx">http://www.dnr.wa.gov/BusinessPermits/Topics/ForestPracticesApplications/Pages/fp_watertyping.aspx</a> for the Forest Practices Water Typing System.</li> </ul>                                                                   |
| <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Fish <input type="checkbox"/> Non-Fish Perennial <input type="checkbox"/> Non-Fish Seasonal                                                                                                                                                                                                                                                                                                                               |
| <b>9h.</b> Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? <a href="#">[help]</a> <ul style="list-style-type: none"> <li><b>If No</b>, provide the name of the manual your project is designed to meet.</li> </ul>                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Name of manual:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>9i.</b> Does the project site have known contaminated sediment? <a href="#">[help]</a> <ul style="list-style-type: none"> <li><b>If Yes</b>, please describe below.</li> </ul>                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>9j.</b> If you know what the property was used for in the past, describe below. <a href="#">[help]</a>                                                                                                                                                                                                                                                                                                                                                                                        |
| Agriculture, street and golf course.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>9k.</b> Has a cultural resource (archaeological) survey been performed on the project area? <a href="#">[help]</a> <ul style="list-style-type: none"> <li><b>If Yes</b>, attach it to your JARPA package.</li> </ul>                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>9l.</b> Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. <a href="#">[help]</a>                                                                                                                                                                                                                                                                                                   |
| Listed: Bull trout, steelhead, Chinook Salmon, Grey Wolf, Pygmy Rabbit                                                                                                                                                                                                                                                                                                                                                                                                                           |

**9m.** Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [\[help\]](#)

Riparian & Instream Priority Habitats; Endangered Species: American White Pelican; Threatened: Ferruginous Hawk & Greater Sage-grouse; Sensitive: Bald Eagle, Peregrine Falcon & Prairie Falcon; Candidates: River Lamprey, Columbia Clubtail, Leopard dace, Umatilla Dace, Mountain Sucker, Bull trout, Chum Salmon, Chinook Salmon, Steelhead, Sockeye Salmon, Sagebrush Lizard, Striped Whipsnake, Golden Eagle, Yellow-billed Cuckoo, Burrowing Owl, Vaux's Swift, Lewis Woodpecker, Loggerhead Shrike, Sage Sparrow, Sage Thrasher, Merriam's Shrew, Prebles Shrew, Townsends Big-eared bat, Black Tailed Jackrabbit, White Tailed Jackrabbit, Townsend's Ground Squirrel,

## Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.ecy.wa.gov/opas/>.
- Governor's Office of Regulatory Assistance at (800) 917-0043 or [help@ora.wa.gov](mailto:help@ora.wa.gov).
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

**10a.** Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to [www.ecy.wa.gov/programs/sea/sepa/e-review.html](http://www.ecy.wa.gov/programs/sea/sepa/e-review.html).

☐ A copy of the SEPA determination or letter of exemption is included with this application.

☒ A SEPA determination is pending with City of Richland (lead agency). The expected decision date is \_\_\_\_\_.

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

☐ This project is exempt (choose type of exemption below).

☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?  
\_\_\_\_\_

☐ Other: \_\_\_\_\_

☐ SEPA is pre-empted by federal law.

**10b.** Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

### LOCAL GOVERNMENT

#### Local Government Shoreline permits:

☒ Substantial Development      ☐ Conditional Use      ☐ Variance

☐ Shoreline Exemption Type (explain): \_\_\_\_\_

#### Other city/county permits:

☐ Floodplain Development Permit      ☐ Critical Areas Ordinance

### STATE GOVERNMENT

**Washington Department of Fish and Wildlife:**

☒ Hydraulic Project Approval (HPA)    ☐ Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

Effective July 10, 2012, you must submit a check for \$150 to Washington Department of Fish and Wildlife, unless your project qualifies for an exemption or alternative payment method below. **Do not send cash.**

**Check the appropriate boxes:**

- ☒ \$150 check enclosed. (Check # \_\_\_\_\_)  
Attach check made payable to Washington Department of Fish and Wildlife.
- ☐ Charge to billing account under agreement with WDFW. (Agreement # \_\_\_\_\_)
- ☐ My project is exempt from the application fee. (Check appropriate exemption)
- ☐ HPA processing is conducted by applicant-funded WDFW staff.  
(Agreement # \_\_\_\_\_)
  - ☐ Mineral prospecting and mining.
  - ☐ Project occurs on farm and agricultural land.  
(Attach a copy of current land use classification recorded with the county auditor, or other proof of current land use.)
  - ☐ Project is a modification of an existing HPA originally applied for, prior to July 10, 2012.  
(HPA # \_\_\_\_\_)

**Washington Department of Natural Resources:**

- ☐ Aquatic Use Authorization  
Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.  
**Do not send cash.**

**Washington Department of Ecology:**

- ☐ Section 401 Water Quality Certification

**FEDERAL GOVERNMENT****United States Department of the Army permits (U.S. Army Corps of Engineers):**

- ☐ Section 404 (discharges into waters of the U.S.)      ☒ Section 10 (work in navigable waters)

**United States Coast Guard permits:**

- ☐ General Bridge Act Permit      ☐ Private Aids to Navigation (for non-bridge projects)

## Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

### 11a. Applicant Signature (required) [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. \_\_\_\_\_ (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. \_\_\_\_\_ (initial)

\_\_\_\_\_  
Applicant Printed Name

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

### 11b. Authorized Agent Signature [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

\_\_\_\_\_  
Authorized Agent Printed Name

\_\_\_\_\_  
Authorized Agent Signature

\_\_\_\_\_  
Date

### 11c. Property Owner Signature (if not applicant). [\[help\]](#)

Not required if project is on existing rights-of-way or easements.

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

\_\_\_\_\_  
Property Owner Printed Name

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office of Regulatory Assistance (ORA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORA publication number: ENV-019-09 rev. 06-12



**WASHINGTON STATE**  
**Joint Aquatic Resources Permit**  
**Application (JARPA)** [\[help\]](#)



US Army Corps  
of Engineers®  
Seattle District

**Attachment C:**  
**Contact information for adjoining**  
**property owners.** [\[help\]](#)

Use this attachment only if you have more than four adjoining property owners.

| AGENCY USE ONLY                                     |  |
|-----------------------------------------------------|--|
| Date received: _____                                |  |
| Agency reference #: _____                           |  |
| Tax Parcel #(s): _____                              |  |
| TO BE COMPLETED BY APPLICANT <a href="#">[help]</a> |  |
| Project Name: _____                                 |  |
| Location Name (if applicable): _____                |  |

Use black or blue ink to enter answers in white spaces below.

| 1. Contact information for all adjoining property owners. <a href="#">[help]</a> |                                         |                         |
|----------------------------------------------------------------------------------|-----------------------------------------|-------------------------|
| Name                                                                             | Mailing Address                         | Tax Parcel # (if known) |
| Craig Walker                                                                     | 464 Bradley Blvd., Richland, WA 99352   | 114981030003000         |
| James & Kay Arbogast                                                             | 466 Bradley Blvd., Richland, WA 99352   | 114981030002000         |
| James & Catherine Fredericks                                                     | 468 Bradley Blvd., Richland, WA 99352   | 114981030001000         |
| William Morgan                                                                   | 444 Bradley Blvd., Richland, WA 99352   | 114981030008000         |
| Larry & Cammy Maples                                                             | 440 Bradley Blvd., Richland, WA 99352   | 114981030009000         |
| River Walk Village Investments LLC                                               | 12906 N. Addison St., Spokane, WA 99218 | 114981012801001         |
|                                                                                  |                                         |                         |
|                                                                                  |                                         |                         |

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ENV-022-09 rev. 08/2013



**WASHINGTON STATE**  
**Joint Aquatic Resources Permit**  
**Application (JARPA)** [\[help\]](#)



US Army Corps  
of Engineers®  
Seattle District

AGENCY USE ONLY

Date received: \_\_\_\_\_

Agency reference #: \_\_\_\_\_

Tax Parcel #(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TO BE COMPLETED BY APPLICANT [\[help\]](#)

Project Name: \_\_\_\_\_

**Attachment A:**  
**For additional property owner(s)** [\[help\]](#)

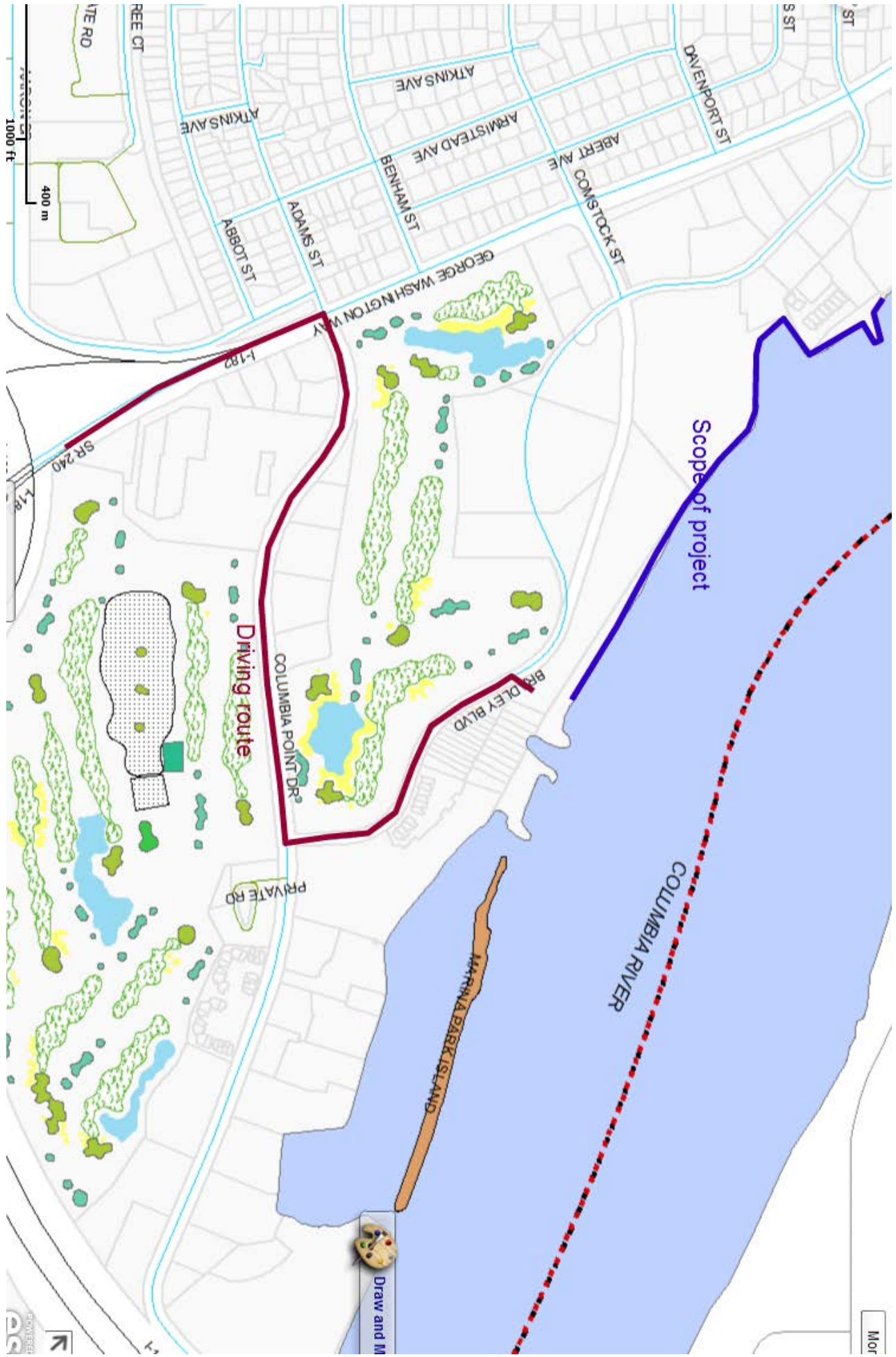
Use this attachment only if you have more than one property owner. Complete one attachment for each additional property owner impacted by the project.

Signatures of property owners are not needed for repair or maintenance activities on existing rights-of-way or easements.

Use black or blue ink to enter answers in white spaces below.

|                                                                                                                                                                                                                                           |                     |                    |                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------|--------------------------------|
| <b>1. Name (Last, First, Middle) and Organization (if applicable)</b>                                                                                                                                                                     |                     |                    |                                |
| USACE, Walla Walla District, Mr. Paul Shampine                                                                                                                                                                                            |                     |                    |                                |
| <b>2. Mailing Address (Street or PO Box)</b>                                                                                                                                                                                              |                     |                    |                                |
| 201 N. 3 <sup>rd</sup> Avenue                                                                                                                                                                                                             |                     |                    |                                |
| <b>3. City, State, Zip</b>                                                                                                                                                                                                                |                     |                    |                                |
| Walla Walla, WA 99362-1876                                                                                                                                                                                                                |                     |                    |                                |
| <b>4. Phone (1)</b>                                                                                                                                                                                                                       | <b>5. Phone (2)</b> | <b>6. Fax</b>      | <b>7. E-mail</b>               |
| ( 509 ) 527-7324                                                                                                                                                                                                                          | ( )                 | ( )                | Paul.S.Shampine@usace.army.mil |
| Address or tax parcel number of property you own:                                                                                                                                                                                         |                     |                    |                                |
|                                                                                                                                                                                                                                           |                     |                    |                                |
| <b>Signature of Property Owner</b>                                                                                                                                                                                                        |                     |                    |                                |
| I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner. |                     |                    |                                |
| _____<br>Printed Name                                                                                                                                                                                                                     |                     | _____<br>Signature |                                |

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ENV-020-09 rev. 08/2013



## **Scope of Work**

Remove trees, trim trees and perform bank stabilization along the Columbia River from the Shilo Inn to the Marina Vista Condominiums.

When trimming trees any branches falling from the top of bank toward the water will be left and remain as habitat and river bank stabilization. Tree branches falling from the top of bank landward will be removed.

All vegetation work such tree trimming, tree removal, vegetation removal, reseeding, etc. will occur in the fall and winter months.

Areas with unstable slopes will be armored with rip rap consisting of 2-4 foot diameter boulders, laid at a 1:1 slope from the bottom to top of bank. Voids will be filled with 1-4 inch rip rap.

No trees with large nests (>16") or raptor nests will be removed.

Only Russian Olive trees and sumac will be removed.

No clear cutting of vegetation shall occur. Dense areas of trees such as Russian Olive will be removed on an alternating basis, i.e. remove every second or third year.

Any ground clearing larger than 10 square feet will be followed by reseeding to prevent weed growth.

Weed removal, where necessary, will be by mechanical means.

All herbicides and chemical used to control and maintain vegetation shall be applied per the USACE Walla Walla District Pest Management Program, dated January 31, 2014.

## **Schedule**

### **1<sup>st</sup> year**

Trim Russian olive trees level with top of pathway from Station 17+00 to 33+50

Trim tree branches up to 8 feet above ground surface Station 0+00 to 7+00

Remove every third Russian olive tree between Station 0+00 to 17+00

Perform bank stabilization from Station 16+00 to 14+50

### **2<sup>st</sup> year**

Trim Russian olive trees level with top of pathway from Station 17+00 to 33+50

Trim tree branches up to 8 feet above ground surface Station 7+00 to 14+00

Remove every third Russian olive tree between Station 0+00 to 17+00

Perform bank stabilization from Station 14+50 to 13+00

### **3<sup>st</sup> year**

Trim Russian olive trees level with top of pathway from Station 17+00 to 33+50

Trim tree branches up to 8 feet above ground surface Station 14+00 to 21+00

Remove every third Russian olive tree between Station 0+00 to 17+00

Perform bank stabilization from Station 13+00 to 11+50 if necessary

### **4<sup>st</sup> year**

Trim Russian olive trees level with top of pathway from Station 17+00 to 33+50

Trim branches up to 8 feet above ground surface Station 21+00 to 28+00

Remove every third Russian olive tree between Station 0+00 to 17+00

Perform bank stabilization from Station 11+50 to 10+00 if necessary

### **5<sup>st</sup> year**

Trim Russian olive trees level with top of pathway from Station 17+00 to 33+50

Trim tree branches up to 8 feet above ground surface Station 28+00 to 33+50

Complete removal of Russian olive Station 0+00 to 17+00

Perform bank stabilization if necessary















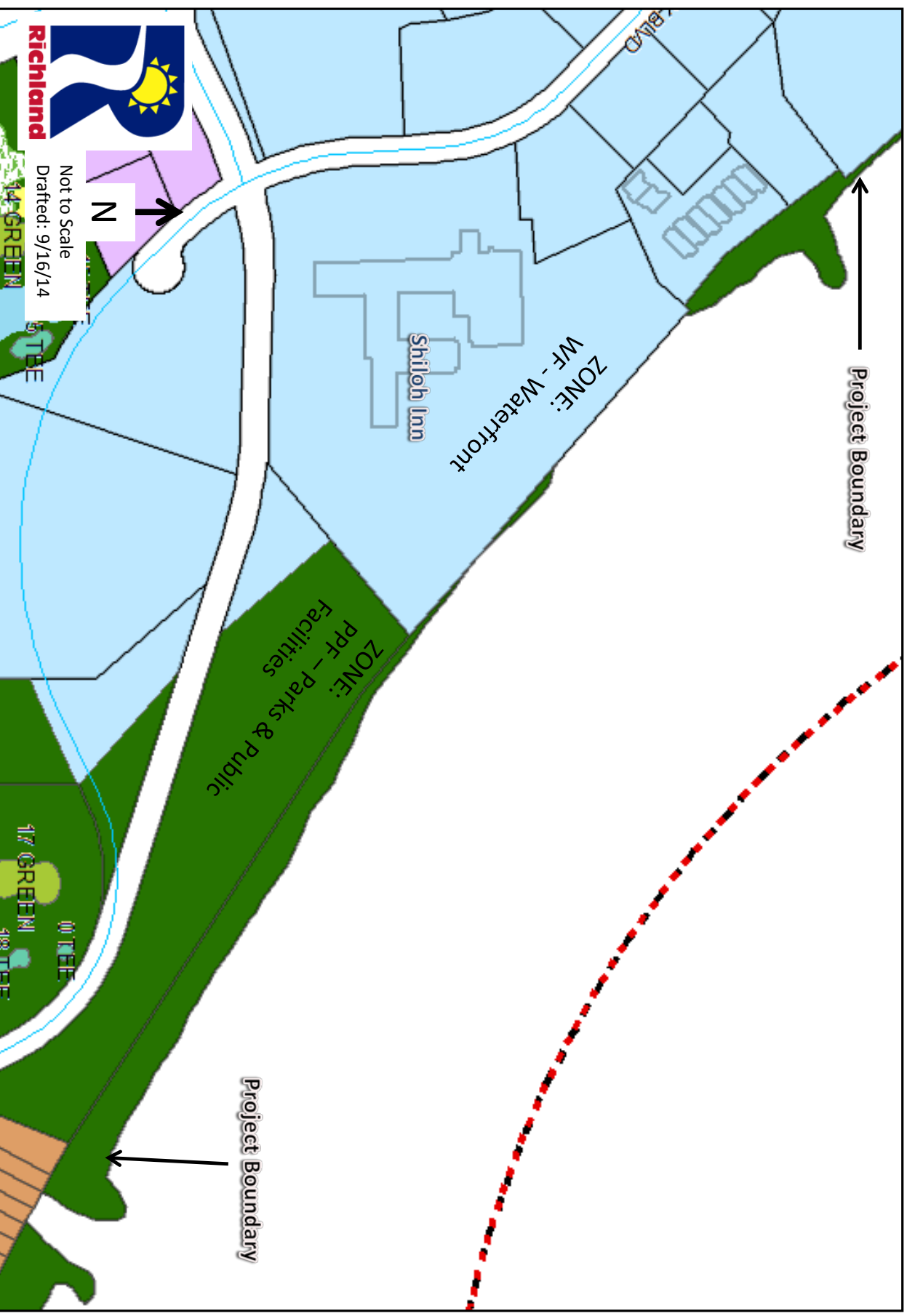
# EXHIBIT (4)

AERIAL PHOTO — SM1-2014, Shoreline Vegetation Management & Stabilization

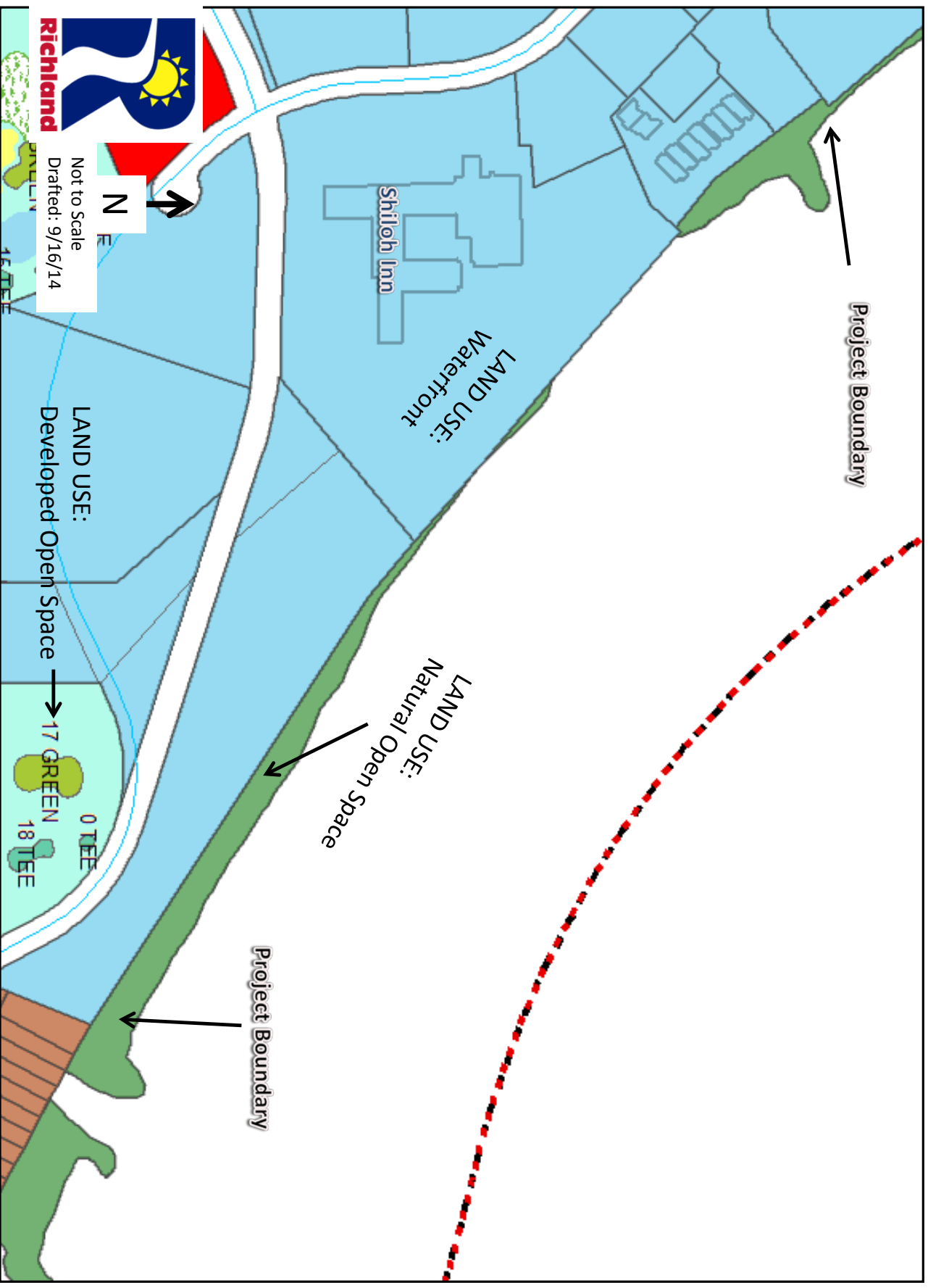


# EXHIBIT (5)

# ZONING— SM1-2014, Shoreline Vegetation Management & Stabilization



COMPREHENSIVE PLAN DESIGNATIONS– SM1-2014, Shoreline Vegetation Management & Stabilization



# EXHIBIT (6)



File No. EA18-14

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

**Description of Proposal:** Trimming and removal of invasive vegetation along with the stabilization of eroding slopes along the Columbia River shoreline from the Hampton Inn south to the Marina Vista Condominiums. The project is phased and will occur over a 5 year period commencing in 2015

**Proponent:** City of Richland

**Location of Proposal:** Generally from 486 to 156 Bradley Blvd (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 September 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:** September 4, 2014

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

## WAC 197-11-960 Environmental checklist.

### ENVIRONMENTAL CHECKLIST

#### *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.

#### *Instructions for applicants:*

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.

### **A. BACKGROUND**

1. Name of proposed project, if applicable: Rivershore Management Plan, Bradley Blvd. Parking Lot to Howard Amon Park

2. Name of applicant: City of Richland, Parks and Recreation,

3. Address and phone number of applicant and contact person:

Phil Pinard

PO Box 190, Mail Stop 6

Richland, WA 99352

509-942-7463

ppinard@ci.richland.wa.us

4. Date checklist prepared: 7/9/14
5. Agency requesting checklist: **City of Richland**
6. Proposed timing or schedule (including phasing, if applicable):

**August 1, 2014 – January 31, 2020**

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

**Yes, the City would like to utilize this management plan for other sections of the river. New permits/approvals will be sought for the additional work.**

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

**A JARPA application has been completed.**

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

**There are no other applications pending for government approval that we are aware of.**

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

### **Corps of Engineers Approval**

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.)

**See attached Scope of Work.**

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.

**This project is located in the NW & NE Quarters of section 13 and the NE Quarter of Section 14, T9 N R, 28 E,  
Address: None.**

From George Washington Way turn east on Columbia Point Drive, Turn left on Bradley Blvd., turn right into the parking lot just past the residential units. The area in front of the parking lot is the south end of the proposed project. The project extends along the shore line to the Hampton Inn.

## **B. ENVIRONMENTAL ELEMENT**

### **1. Earth**

- a. General description of the site (circle one): **Flat**, rolling, hilly, **steep slopes**, mountainous, other . . . . .

**The project site is generally flat and then near vertical riverbank slopes at some locations.**

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

**Near vertical along sections of the shoreline.**

- 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 prime farmland.

**The soils are sand some river rock.**

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

**There is some erosion areas along the riverbank.**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**Approximately 500-600 CY of rip rap and boulders will be placed to stabilize the eroded banks. Fill material will be imported from a commercial supplier.**

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

**This type of project is not conducive to creating erosion.**

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

**There will not be a change in impervious are as a result of the project.**

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

**None proposed**

**2. Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**Construction equipment emissions.**

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

**There are no off site sources of emissions that would affect the project.**

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

**No measures are proposed to reduce or control emissions.**

**3. Water**

- a. Surface:

- 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 River/lake Wallula is adjacent to the project**

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

**The scope of the project includes bank stabilization which will be performed by placing large basalt boulders 10 feet out from the edge of the bank and building them up at a 1:1 slope to the top of the bank. The voids within the boulders will be filled with 1-4 inch rip rap. Bank stabilization will be completed during periods of low water elevation so the boulders and rip rap will not be placed in water.**

- 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.

**There will be between 500 and 600 cubic yards of boulders and rip rap placed on the riverbank. The material will be obtained from a commercial source.**

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

**The project will not require the withdrawal of surface water.**

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

**The entire project is adjacent to the flood plain of the Columbia River/lake Wallula.**

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

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

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

**GROUND WATER WILL NOT BE WITHDRAWN OR WATER DISCHARGED INTO THE GROUND.**

- 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.

**There is no waste material that will be discharged into the ground.**

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.

**This project will not result in additional storm water runoff.**

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

**This project will not generate waste materials that could enter ground or surface waters.**

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

**None proposed**

4. **Plants**

a. Check or circle types of vegetation found on the site:

X deciduous tree: alder, maple, aspen, other

\_\_\_\_\_ evergreen tree: fir, cedar, pine, other

X shrubs

X grass

\_\_\_\_\_ pasture

\_\_\_\_\_ crop or grain

\_\_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

\_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other

\_\_\_\_\_ other types of vegetation

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

**Russian Olive, sumac and weeds will be removed.**

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

**No threaten or endangered plant species are known to exist on or near the project.**

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

**None proposed.**

5. **Animals**

a. Circle 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: **rabbits, coyotes, mice**

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

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

**Federal: Bull trout, steelhead, Chinook Salmon, Grey Wolf, Pygmy Rabbit**

**State:**

**Endangered Species: American White Pelican;**

**Threatened: Ferruginous Hawk & Greater Sage-grouse;**

**Sensitive: Bald Eagle, Peregrine Falcon & Prairie Falcon;**

**Candidates: River Lamprey, Columbia Clubtail, Leopard dace, Umatilla Dace, Mountain Sucker, Bull trout, Chum Salmon, Chinook Salmon, Steelhead, Sockeye Salmon, Sagebrush Lizard, Striped Whipsnake, Golden Eagle, Yellow-billed Cuckoo, Burrowing Owl, Vaux's Swift, Lewis Woodpecker, Loggerhead Shrike, Sage Sparrow, Sage Thrasher, Merriam's Shrew, Prebles Shrew, Townsends Big-eared bat, Black Tailed Jackrabbit, White Tailed Jackrabbit, Townsend's Ground Squirrel,**

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

**The Pacific Flyway encompasses most of Washington State**

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

**Work will be limited to the months of August through January of each year. Trees with large raptor nests( >16 inches in diameter) shall not be removed.**

## 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.

**This project will not require any kind of energy.**

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

**The project will not affect the use of solar energy by the adjacent properties.**

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:

**None proposed.**

**7. Environmental Health**

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

**There are not any environmental health hazards associated with this project.**

- 1) Describe special emergency services that might be required.

**There are no special emergency services that would be required unless there is an accident during implementation of the project.**

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

**No measures are proposed.**

**b. Noise**

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

**There are no sources of significant noise in the area.**

- 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.

**Temporary: construction equipment**

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

**No measures are proposed.**

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?

**The adjacent property is: 1) vacant and owned by the City of Richland, 2) the Shilo Inn, 3) the Riverwalk Condominiums, and 4) office building .**

- b. Has the site been used for agriculture? If so, describe.

**We do not think that property has been used for agriculture.**

c. Describe any structures on the site.

**There are no structures on the property.**

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

**No structures will be demolished.**

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

**Parks and Public Facilities and Waterfront**

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

**Waterfront and Natural Open Space**

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

**Urban.**

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

**No portion of the property has been designated as an environmentally sensitive area.**

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

**No people would work or resident on the property.**

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

**No people would be displaced.**

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

**No measures are proposed.**

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

**None proposed**

9. **Housing**

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

**No housing units are proposed in the project.**

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

**Not applicable**

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

**None proposed.**

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?

**There are no structures proposed.**

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

**Views of the water from the Riverfront Trail and Bradley Blvd. will be enhanced as a result of the project.**

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

**Trees and weeds will be removed to improve views of the water.**

11. **Light and Glare**

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

**The project will not produce any light or glare.**

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

**The project will not produce any light or glare.**

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

**There are no off site sources of light or glare that would affect the project.**

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

**No measures are proposed.**

12. **Recreation**

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

**The Riverfront Trail is adjacent to the length of the entire project. The Shilo Inn has a small park type area adjacent to the trail and the Columbia Point Golf Course is across Bradley Blvd. from the project. The Columbia River/lake Wallula is also a recreational area.**

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

**No recreational uses will be displaced or eliminated.**

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

**None proposed.**

13. **Historic and Cultural Preservation**

- a. 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.

**There are not any objects listed on or proposed for national, state, or local preservation registers.**

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

**There is not any evidence of historic, archaeological, scientific or cultural landmarks on the site.**

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

**Bank stabilization will protect cultural resources in the ground. Ground disturbing activities will not occur.**

14. Transportation

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

**Bradley Blvd. is relatively parallel to the project. There is a public parking lot at the south end of the project.**

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**Yes, Benton franklin Transit Route 225**

- c. How many parking spaces would the completed project have? How many would the project eliminate?

**The project would not result in any additional parking nor will any parking stalls be eliminated.**

- d. 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).

**The project will not require any new streets or improvements to existing streets.**

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

**The project occurs in the vicinity of water transportation on the Columbia River/lake Wallula.**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**No vehicle trips will be generated by the project.**

- g. Proposed measures to reduce or control transportation impacts, if any:

**None proposed.**

15. Public services

- a. 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.

**The project will not result in the need for additional public services.**

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

**None proposed.**

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**No utilities are necessary for the project.**

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:  .....

Date Submitted: 7/10/14 .....

# EXHIBIT (7)



# **CITY OF RICHLAND** **NOTICE OF APPLICATION** **AND PUBLIC HEARING (SM1-2014)**

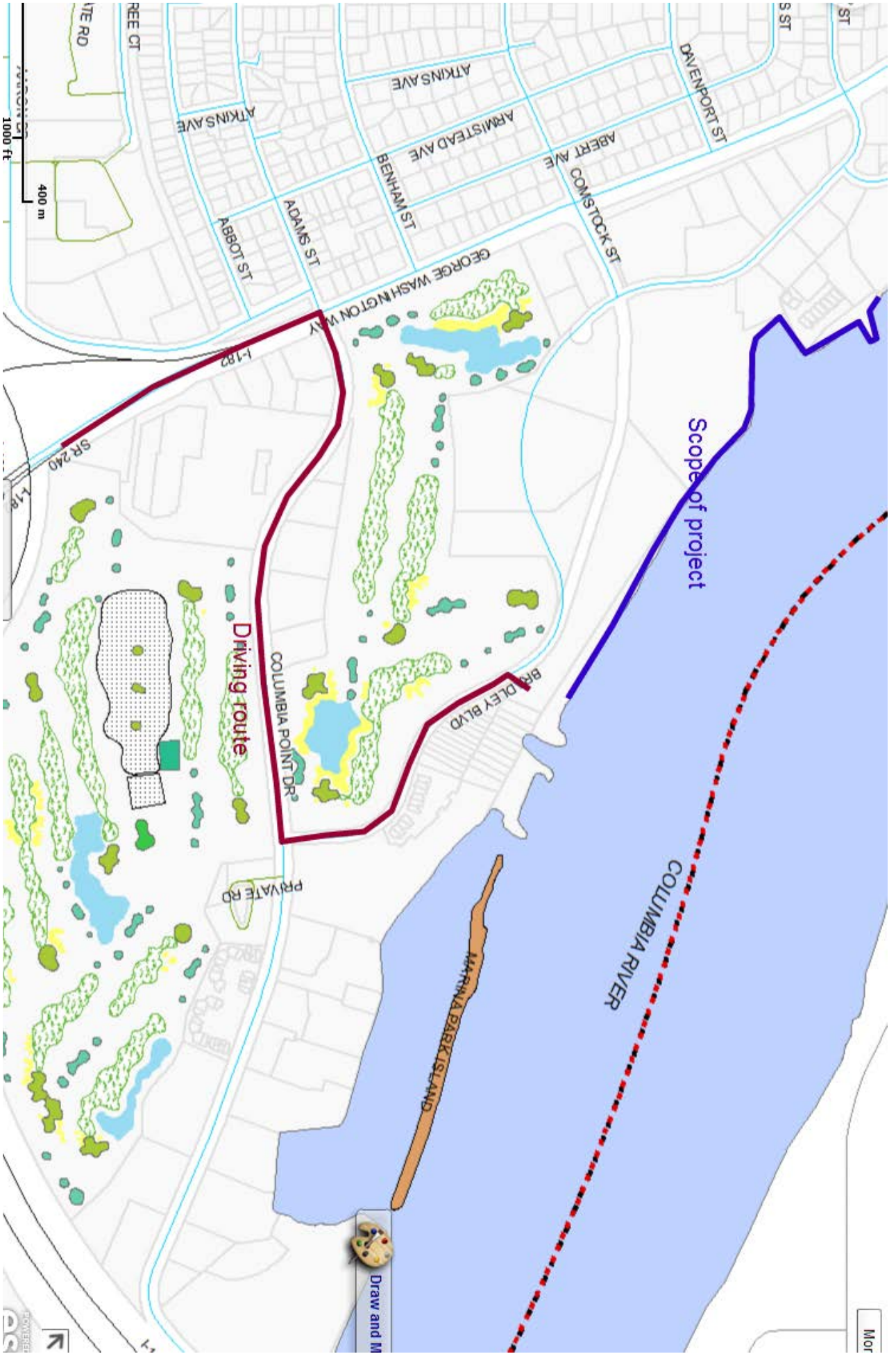
Notice is hereby given that the **Richland Planning Commission** will conduct a public hearing at its regular meeting on Wednesday, September 24, 2014, at 7:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Blvd, to receive public comments regarding the proposed River Shore Management Plan, City file no. SM1-2014, consisting of the trimming and removal of invasive vegetation along with the stabilization of eroding slopes along the Columbia River shoreline from the Hampton Inn south to the Marina Vista Condominiums, generally from 486 to 156 Bradley Blvd. The project is phased and will occur over a 5 year period commencing in 2015.

Any person desiring more information, 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 be emailed to [alambert@ci.richland.wa.us](mailto:alambert@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Tuesday, September 16, 2014 to be incorporated into the Staff Report.

The proposed application will be reviewed in accordance with the regulations in RMC Title 26, Shoreline Management. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70.060. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

---

AARON LAMBERT,  
SENIOR PLANNER





**CITY OF RICHLAND**  
**NOTICE OF APPLICATION**  
**AND UPDATED PUBLIC HEARING DATE**  
**CITY FILE NO. (SM1-2014)**

**NOTICE: THE FOLLOWING APPLICATION ORIGINALLY SCHEDULED FOR HEARING ON SEPTEMBER 24<sup>TH</sup> HAS BEEN POSTPONED UNTIL THE REGULAR PLANNING COMMISSION MEETING OF OCTOBER 22<sup>ND</sup>.**

Notice is hereby given that the **Richland Planning Commission** will conduct a public hearing at its regular meeting on **Wednesday, October 22, 2014**, at 7:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Blvd, to receive public comments regarding the proposed River Shore Management Plan, City file no. SM1-2014, consisting of the trimming and removal of invasive vegetation along with the stabilization of eroding slopes along the Columbia River shoreline from the Hampton Inn south to the Marina Vista Condominiums, generally from 486 to 156 Bradley Blvd. The project is phased and will occur over a 5 year period commencing in 2015.

Any person desiring more information, 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 be emailed to [alambert@ci.richland.wa.us](mailto:alambert@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Tuesday, October 14, 2014 to be incorporated into the Staff Report.

The proposed application will be reviewed in accordance with the regulations in RMC Title 26, Shoreline Management. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70.060. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

---

AARON LAMBERT,  
SENIOR PLANNER

# EXHIBIT (8)

Table 2

Restoration and Protection Opportunities and Priorities<sup>1</sup> in Richland

| Restoration / Protection Opportunities | Key Impairments <sup>2</sup>                                                                                                          | Key Benefits to Ecological Functions <sup>2</sup>                                                                                                                                                | Richland (All Reaches)                                                                                                                                                                                                                                                                                                                                                                                                                                                | Reach 1        | Reach 2       | Reach 3A | Reach 3B | Reach 3C | Reach 4A | Reach 4B | Reach 4C | Reach 5 | Reach 6A | Reach 6B | Reach 6C | Reach 7A | Reach 7B | Reach 7C | Reach 7D |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------|----------|----------|----------|----------|----------|----------|---------|----------|----------|----------|----------|----------|----------|----------|
| 1                                      | Establish riparian buffers where absent and/or remove invasives where present                                                         | Loss of nutrient and organic inputs, reduced evapotranspiration and bioinfiltration                                                                                                              | Riparian vegetation recruitment<br>Temperature/dissolved oxygen improvements<br>Improve toxin/pathogen management capabilities<br>Increased habitat for aquatic and terrestrial species<br>foraging/breeding/nesting/migration                                                                                                                                                                                                                                        | ALYRBC<br>YSBP | CBOP<br>YSRP  | SIAC     | SIAC     | SIAC     | SIAC     | SIAC     | SIAC     | SIAC    | SIAC     | SIAC     | SIAC     | SIAC     | SIAC     | SIAC     | SIAC     |
| 2                                      | Restore/enhance shrub-steppe along shorelines                                                                                         | Habitat loss - shrub-steppe                                                                                                                                                                      | Increased native shrub-steppe habitat for terrestrial species<br>foraging/breeding/nesting/migration                                                                                                                                                                                                                                                                                                                                                                  |                |               |          | SIAC     | SIAC     | SIAC     | SIAC     | SIAC     |         |          |          |          |          |          |          |          |
| 3                                      | Protect intact shrub-steppe habitat                                                                                                   | NA                                                                                                                                                                                               | Increased native shrub-steppe habitat for terrestrial species<br>foraging/breeding/nesting/migration                                                                                                                                                                                                                                                                                                                                                                  | IMRMP          |               |          |          | SIAC     | SIAC     | SIAC     | SIAC     | SIAC    | SIAC     |          |          | SIAC     | SIAC     | SIAC     | SIAC     |
| 4                                      | Reconnect floodplain and/or wetland connectivity, evaluate opportunities for additional side channels and off-channel rearing habitat | Habitat fragmentation<br>Reduced water storage, and reduced filtration of sediment, nutrient-, toxin-, or pathogen-laden water<br>Habitat loss<br>Sediment and organic material cycle disruption | Increased water storage<br>Increased subsurface infiltration and flow, protect surface water quality<br>Increased hypohetic exchange and groundwater recharge<br>Increased habitat for terrestrial and aquatic species - foraging/breeding/nesting/migration/rearing<br>Protections for temperature/dissolved oxygen conditions and protection against toxin/pathogen addition<br>Protections for aquatic and terrestrial species - foraging/greeding/nesting/rearing | CBOP<br>YSBP   | IMRMP<br>YSBP |          |          | SIAC     | SIAC     |          |          |         |          |          |          |          |          |          |          |
| 5                                      | Protect existing riparian, wetland, and floodplain habitats                                                                           | NA                                                                                                                                                                                               | Protections for aquatic and terrestrial species - foraging/greeding/nesting/rearing<br>Soil erosion protection<br>Increased habitat for terrestrial species - foraging/breeding/nesting/migration                                                                                                                                                                                                                                                                     | CBOP<br>YSBP   | YSBP          | SIAC     |          | SIAC     | SIAC     | SIAC     | SIAC     | SIAC    | SIAC     |          |          | SIAC     | SIAC     | SIAC     | SIAC     |
| 6                                      | Add grass or woody plant strips between agricultural fields and either lakes or streams                                               | Habitat loss                                                                                                                                                                                     | Increased habitat for terrestrial species - foraging/breeding/nesting/migration                                                                                                                                                                                                                                                                                                                                                                                       |                |               |          | SIAC     |          |          |          |          |         |          |          |          |          |          |          |          |
| 7                                      | Manage built environment encroachment or recreation use to minimize disturbance to shoreline vegetation and aquatic habitat           | Habitat loss                                                                                                                                                                                     | Riparian vegetation recruitment for native terrestrial species<br>foraging/breeding/nesting habitat<br>Temperature/dissolved oxygen improvements<br>Improved toxin/pathogen management capabilities                                                                                                                                                                                                                                                                   |                |               | SIAC     |          | SIAC     | SIAC     | SIAC     | SIAC     | SIAC    |          |          | SIAC     | SIAC     |          |          |          |
| 8                                      | Reduce unnecessary impervious surface area                                                                                            | Run-off rather than infiltration<br>Requires more built environment to manage (stormwater management/infrastructure)<br>Habitat loss                                                             | Increased infiltration and groundwater recharge<br>Protections for surface water quality<br>Increased native terrestrial species<br>foraging/breeding/nesting habitat                                                                                                                                                                                                                                                                                                 |                |               |          |          |          |          |          |          |         |          |          |          |          | SIAC     |          |          |
| 9                                      | Implement soil erosion BMPs to reduce sediment inputs to drain network                                                                | Sediment cycle disruption                                                                                                                                                                        | Increased subsurface infiltration and flow, protections for surface water quality<br>Reductions in soil erosion                                                                                                                                                                                                                                                                                                                                                       | YSBP           |               |          |          |          |          |          |          |         |          |          |          |          |          |          |          |
| 10                                     | Use Best Management Practices for landscape irrigated areas (application rates for pesticides, herbicides, and fertilizers)           | Fertilizer/Pesticide/Herbicide inputs<br>Effluent inputs<br>Temperature increases<br>Bioaccumulation of toxins                                                                                   | Improved temperature/dissolved oxygen and protect against toxin and pathogen sources                                                                                                                                                                                                                                                                                                                                                                                  |                |               |          |          |          |          |          |          |         |          |          |          | SIAC     |          |          |          |

# EXHIBIT (9)



State of Washington  
**Department of Fish and Wildlife**  
Pasco District Office, Habitat Program  
2620 North Commercial Avenue, Pasco, WA 99301  
Phone: (509) 543- 3319, E-mail, Michael.Ritter@dfw.wa.gov

MWR-08-14

September 23, 2014

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

**SUBJECT: DNS File # EA 18-14. Trimming and removal of invasive vegetation along with bank stabilization, Hampton Inn to Marina Vista Condominiums.**

Dear Mr. Simon,

WDFW staff have been involved with this project for a numbers of years and most recently conducted a site visit with City personnel on June 11, 2014. We have reviewed the above-referenced project and offer the following comments for your consideration.

WDFW concurs with the DNS in that the project will not have probable significant adverse impacts to the environment. However, we recommend that the proposal and SEPA Checklist be amended to include a Hydraulic Project Approval (HPA) for that portion of the project identified for bank stabilization.

We understand that the goals of this project are to enhance the viewscales along the Columbia River through the management of primarily Russian olive trees and provide bank stabilization. The entire project is approximately 1,200 meters in length that includes approximately 200-300m of bank stabilization.

We recommend that all vegetation management be conducted from the landward bank using equipment and hand tools, and concur that the majority of the limbs be left on the bank to provide habitat and bank stabilization. However, during the systematic removal of Russian olive trees we recommend that trees be cut near the base thereby retaining the stump and root structure to maintain bank integrity until desirable vegetation is established. Additionally, if natural revegetation does not occur in areas were Russian olive trees were removed, we recommend that native trees, such as cottonwoods, be planted.

Bank stabilization using 2-4' diameter boulders and rip rap will require a HPA. If not already done, the JARPA submitted to the Army Corps of Engineers can be submitted to [hpaapplications@dfw.wa.gov](mailto:hpaapplications@dfw.wa.gov) for HPA processing. Additionally, we recommend that other forms of bank stabilization be considered including bioengineering/soft shoreline techniques. We understand that the strong river currents along the segment proposed for additional stabilization may preclude these techniques, but they can also provide bank stabilization while also improving the aesthetics.

We look forward to cooperatively working with the City of Richland on this project.

Please contact me at 509-543-3319 or at [Michael.Ritter@dfw.wa.gov](mailto:Michael.Ritter@dfw.wa.gov) if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Michael Ritter". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Michael Ritter  
Area Habitat Biologist

cc:

Perry Harvester, Region 3, Habitat Program Manager, WDFW  
Catherine Reed, Department of Ecology  
Aaron Lambert, City of Richland



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

September 22, 2014

Rick Simon  
City of Richland  
P.O. Box 190  
Richland, WA 99352

Re: EA18-14

Dear Mr. Simon:

Thank you for the opportunity to comment on the determination of nonsignificance for the Invasive Vegetation Removal Plan along the Columbia River. We have reviewed the documents and have the following comments.

**SHORELANDS/ENVIRONMENTAL ASSISTANCE**

Information should be provided which addresses the compatibility of this project with requirements for vegetation management in the pending shoreline master plan update since the project will be phased into the future. Because the current shoreline master plan is very old, it is mostly lacking in any guidance about vegetation removal and re-vegetation etc. Buffer requirements of the current Critical Areas Ordinance must be used if the current shoreline master plan is silent on matters of buffer protections and re-vegetation of critical areas. A requirement for replanting of removed trees with trees of eventual similar size and function will best mitigate for loss of function.

The project schedule includes wholesale “trimming” of Russian Olive (RO) trees level with the top of the pathway which may in effect produce a visual clear-cut in areas where RO trees are dominant. Details about how the Russian olive trees will be ultimately be removed needs to be provided. RO trees will not die unless the cut stumps are poisoned over a period of years. Grubbing out the ROs out of the ground will increase the possibility of shoreline erosion, so this should not be done. Ecology recommends poisoning the tree stumps in place and planting replacement native trees (like willows and red osier dogwood) immediately adjacent to the removed tree to mitigate for the tree removal, if the poison is not a liability to re-establishment of desirable shrubs and trees. Will Russian olive trees that contain nests be retained between stations 17+00 to 33+50?



Mr. Simon  
September 22, 2014  
Page 2

Why are sumacs being removed, and what species is being removed? Rhus glabra is a perennial native plant and should not be removed.

A re-vegetation plan (except for the seeding of grasses) is not mentioned in the project schedule or scope of work. The plan must include a provision to replant native trees or shrubs in order to be consistent with the existing shoreline master plan policies. The existing master plan has general policies and provisions to protect the resources and ecology of the shoreline area in all designated shoreline environments.

Bank stabilization with rip-rap is not the preferred method of erosion and shoreline stabilization except as a last resort because it will generally not support vegetation. Soft shoreline stabilization techniques are preferred if they would be effective. Reasons why erosion is occurring and why soft shoreline stabilization techniques will not work should be described in the SEPA review documents. The areas where rip-rap will be placed should also be shown on a map.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact **Catherine Reed** at (509) 575-2616.

Sincerely,



Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012

**From:** [Simon, Rick](#)  
**To:** [Lambert, Aaron](#)  
**Subject:** FW: SM1-2014  
**Date:** Monday, August 25, 2014 1:40:03 PM

---

Aaron,

Here is a comment on the shoreline permit application.

Rick

---

**From:** King, Bill  
**Sent:** Monday, August 25, 2014 1:02 PM  
**To:** 'Tim Bush'  
**Cc:** Schiessl, Joe; Simon, Rick; 'Kathy Bush'  
**Subject:** RE: SM1-2014

Thank you Tim for your ideas. I will forward your e-mail to Rick Simon for the September 24 Planning Commission meeting and to Joe Schiessl for consideration by the Parks department. Parks is the applicant for this Shoreline Management application and I know they are already looking at solutions for many of the issues you raise. We are, of course, always interested in ideas to fairly sharing the costs of the this work which must be done. We have considered in the past, charging fees for the use of our boat launches and slips. However once we charge for these services we lose certain indemnification from liability we currently have under state law. In our past analysis, we determined that the market would not bear an a fee for the use of these facilities that would be sufficiently high to offset collection costs and the cost of additional insurance coverage required. In other words we would actually lose money by charging for the use of these boating facilities. I also recall some limitations base on grant funds we received in the past to develop these facilities. It was many years ago that we ran this analysis and factors could well have changed in the interim so it may be time to reconsider this idea. It would be very nice to have some sort of dedicated revenue stream to pay for the maintenance of the great amenities we all enjoy along the river shore.

Bill

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**From:** Tim Bush [mailto:tim@bmwtrcities.com]  
**Sent:** Saturday, August 23, 2014 10:56 AM  
**To:** King, Bill  
**Cc:** 'Kathy Bush'  
**Subject:** SM1-2014

Bill, I'm sending you this note as I will be out of town for the hearing so wanted to send a note to the Planning commission for the City of Richland.

Dear Planning commission, first off both Kath and I want to thank you for taking an approach like this to not only save the river bank but also keep the trails safe for our citizens, as you know there are several places that are not safe anymore, broken concrete and asphalt and settling has caused some areas even right on the trail to be a potential liability instead of an asset, this could be easily handled with a vision of years down the road say 20 and then work back on what needs to happen each year.

Years ago I approach John Darrington for some higher fees for use of the boat areas sold by the convenience stores in town, of course in town folks that owned a boat would be small and outside Richland one time use being same and an annual for a resident or multi days somewhat more, as our docks get used sometimes days and weeks on end from guests, charges are minimal, are we covering what part of our costs? Are these a benefit of our city or others, when you go to the beach for a weekend and need to put your boat in to fish you pay each time, something to think about. Also park use, some of the clean up after the use is crazy, could we charge a cleaning deposit say

**From:** [steve Neill](#)  
**To:** [Lambert, Aaron](#)  
**Subject:** Land Use Pending  
**Date:** Monday, August 25, 2014 10:14:08 AM

---

Allan, I'm questioning why the project to remove non deciduous trees from shoreline ( Hampton Inn to Marina Vista condos ) was not extended south to include the point where water enters the marina. Please feel free to call me, Steve Neill, 539-7617. Thx

250 that clearly states the site needs to be left as it was found and garbage hauled off. John thought it not a good idea as it would go against tourism, tourism has a cost, are we covering, our boat slips and launches are used by all 3 cities and much more, our citizens pay 100% of the up keep, you don't do things for free or almost free, these items need to be taken care of. This would be easy and a revenue source for the small stores selling them.

The trail is used by many as well, this we cannot charge for as there would be NO way to manage, however Richland has 100% of the liability should someone get hurt, this is going to happen and 5 years is too long, in front of Hampton it's uneven on the walk and falling, the dyke is unsafe and ugly, There is concrete in front of River walk condos that has sharp edges and dangerous, when you come around to the Shiloh, it's literally falling into the river. Marina vista is actually in the best shape as that group has been proactive and even fined I believe for trying to make it better, theirs is what the whole river front should be modeled like.

How do we pay? Some of the earlier could help the parks and boat areas which would free up money for the trail and surrounding areas once the original fix is taken care of, we need to figure out ways to not burden Richland citizens with all the costs, has to be shared by use, one other idea would be the city owned inlet in front of Shiloh banquet could be made to where boat slips could be in that area, these could be built privately or city owned, water could be leased or slips leased, either would work and thinking there is a need, thinking it would work for the Shiloh to generate business.

Also potentially redoing the Shiloh lease to take a way whatever possible to the east including a small part of their parking could generate the money to do these items, this is very salable riverfront and if the city doesn't put too many stipulations on the sale of it, could sell it readily, make 15-20 more residents and the park fees to finish lighting and other items on the trail.

These are just a couple ideas, nothing that we want to do but at least a way that we can use our assets to benefit many without taxing.

Blessings to all of you and what you do.

Tim

**From:** [Karol Korte](#) on behalf of [Craig Walker](#)  
**To:** [Lambert, Aaron](#)  
**Cc:** [Craig Walker](#); [Karol Korte](#)  
**Subject:** Notice of Application and Public Hearings / Richland Planning Commission  
**Date:** Monday, October 06, 2014 11:39:45 AM

---

Aaron:

I am a long time Richland resident. I applaud the City for its efforts in trimming and removing of invasive vegetation along the shoreline. It is a bit ironic to me that we have a wonderful trail along the river but in many cases cannot even see the river because of the over growth; largely non-native vegetation, none of which existed before the McNary Dam project. The Columbia River is the centerpiece of our community. Better access and visibility along our shoreline will improve the "handshake" we offer those who come to visit and those who come to stay. I strongly support this effort and hope the City will move forward as quickly as budgeting allows.

Thank you.

**Craig Walker**

Walker Heye Meehan & Eisinger, PLLC - Attorneys

1333 Columbia Park Trail, Suite 220

Richland, WA 99352

P 509.735.4444 / F 509.735.7140

## STAFF REPORT

TO: PLANNING COMMISSION  
FILE NO.: Z2014-108

PREPARED BY: RICK SIMON  
MEETING DATE: OCTOBER 22, 2014

### GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND (Z2014-108)

REQUEST: CONSIDERATION OF APPROPRIATE ZONING FOR A PROPOSED ANNEXATION.

LOCATION: LAND LOCATED EAST OF DALLAS ROAD AND SOUTH OF I-182.

### REASON FOR REQUEST:

The City is currently considering the annexation of a 15.6 acre parcel along Dallas Road. City Council authorized the annexation process to begin through the adoption of Resolution #151-14, which directed the Planning Commission to consider what zoning would be appropriate for this site.

### FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for zoning assignment (Z2014-108) and submits that:

1. The site is within the City of Richland's Urban Growth Area boundary as those boundaries were established with the adoption of the Benton County Comprehensive Plan in 1998;
2. The City's comprehensive plan designates the site as suitable for low density residential land uses;
3. The north half of the site is currently undeveloped, while the southern half of the site is currently developed with two residences and a storage facility that supports operation of the adjacent commercial orchard;
4. Lands to the to the east of the subject parcel are developed with a single family residence and a municipal water reservoir; I-182 is located directly north of the site; land to the south includes the trailhead for the Badger Mountain trail and commercial orchard and land to the west across Dallas Road is developed with commercial orchards.

5. Lands to the west, north and south are located outside of city boundaries, while land to the east is located within the City and is included in the R1-12 Single Family Residential zone;
6. Application of R-1-12 Single Family Residential zoning is appropriate for the site that is designated as low density residential under the current comprehensive plan designation;
7. Based on the above findings and conclusions, assignment of R-1-12 Single Family Residential zoning would be in the best interest of the community of Richland.

#### RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2014-108) and recommend to the City Council assignment of R-1-12 Single Family Residential zoning.

#### EXHIBITS

- A. Supplemental Information
- B. Resolution #151-14
- C. Chapter 23.18 of the Richland Municipal Code – Residential Zones
- D. Vicinity Map
- E. Land Use Plan Map
- F. Zoning Map

# ATTACHMENT

## (A)

SUPPLEMENTAL INFORMATION

BACKGROUND

The City is evaluating a proposal to annex approximately 15.6 acres of land located along the western boundary of the City. The area is located east of Dallas Road and south of I-182. The property owners are requesting annexation in order to be able to access City water.

The City Council passed a resolution on 151-14 authorizing the annexation proceedings to begin. The next steps include filing an application with the Benton County Boundary Review Board and for the Commission to consider what zoning designation(s) would be appropriate if the property were to be annexed.

SITE DATA

**Size:** Approximately 15.6 acres.

**Ownership:** This single parcel is under the ownership of Premiere Columbia Properties LLC, which also owns the commercial orchard tracts that are located south of the subject property, lying between the Badger Mountain South community and the Badger Mountain Preserve.

**Current Use:** The north half of the site is vacant, while the southern half contains two residences and a storage facility used in the operation of the adjacent commercial orchards.

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

**Utilities:** City water mains are located immediately adjacent to the site along the southerly property boundary. Sanitary sewer is located on site, as it extends across the existing private driveway that runs across the middle of the property from east to west.

**Existing County Zoning:** Urban Growth Area Residential.

### SURROUNDING LAND USES

**North:** Abutting property contains I-182. The White Bluffs plat is located across the interstate and is developing with single family residences.

**South:** Property south of the site consists of the trailhead that accesses Badger Mountain and commercial orchards.

**East:** One single family residence and a City water reservoir

**West:** Commercial agriculture.

### PROPOSED ZONING

There are two single family zoning designations that could be applied to the property that would implement the low density residential comprehensive plan designation: the R-1-10 and R-1-12 zones. A copy of the residential zoning codes is attached.

### ANALYSIS

Both the R1-10 and R1-12 zones would be consistent with the comprehensive plan designation of Low Density Residential. An area of R1-12 zoning is located immediately east of the site. Given the proximity of the site to an area that is already zoned R1-12, it is the most logical choice for the site.

### SUMMARY

Application of the R-1-12 zoning represents the most appropriate zoning designation for the proposed annexation area.

# ATTACHMENT

## (B)

## RESOLUTION NO. 151-14

A RESOLUTION of the City of Richland, accepting a request for annexation of approximately 15.6 acres located east of Dallas Road and south of I-82 in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20, Township 9 North, Range 28 East W.M., Benton County, Washington (Westchester Group).

WHEREAS, the Westchester Group Investment Management Company, acting on behalf of their clients, Premiere Columbia Properties, LLC has submitted a letter to the City requesting annexation; and

WHEREAS, on September 16, 2014, the City Council was presented with the request for annexation and passed Resolution No. 82-13, establishing October 7, 2014, as the date for the Council to meet with the proponents of the annexation; and

WHEREAS, City Council met with the annexation proponents on October 7, 2014 and has reviewed the proposed annexation, as required by RCW 35.13.125.

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

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

1. That the annexation be accepted as proposed.
2. That simultaneous adoption of the City's Comprehensive Plan for the proposed annexation is required.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

Section 2 Staff is hereby authorized and directed to submit an application to the Benton County Boundary Review Board requesting that it waive the requirement for a review of the proposed annexation.

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

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

PASSED by the City Council of the City of Richland at a regular meeting on the 7<sup>th</sup> day of October, 2014.

---

DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

---

MARCIA HOPKINS  
City Clerk

---

HEATHER KINTZLEY  
City Attorney

**ATTACHMENT**  
**(C)**

## **Chapter 23.18 – Residential Zoning Districts**

### **Sections:**

**23.18.010 Purpose of Residential Use Districts**

**23.18.020 Residential Performance Standards and Special Requirements**

**23.18.030 Residential Use Districts Permitted Land Uses**

**23.18.040 Site Requirements for Residential Use Districts**

**23.18.050 Parking Standards for Residential Use Districts**

### **23.18.010 Purpose of Residential Use Districts**

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

- A. The single family residential – 12,000 (R-1-12) is a residential zone classification requiring the lowest density of population within the City, providing protection against hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the City that are designated Low Density Residential (0 – 5 Dwellings/Acre) under the City of Richland Comprehensive Plan
- B. The single family residential – 10,000 (R-1-10) is a residential zone classification requiring a low density of population, providing protection against hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the City that are designated Low Density Residential (0 – 5 Dwellings/Acre) under the City of Richland Comprehensive Plan.
- C. The medium density residential (R-2) is a residential zone classification permitting a higher density of population including the establishment of duplex dwellings and providing for these single-and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the City that are designated Medium Density Residential (5.1- 10 Dwellings/Acre) under the City of Richland Comprehensive Plan
- D. The medium density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the City that are designated Medium Density Residential (5.1- 10 Dwellings/Acre) under the City of Richland Comprehensive Plan
- E. The multiple-family residential use district (R-3) is a residential zone classification allowing for the location of multiple-family dwellings, duplexes and attached and detached one-family dwellings and providing a high degree of protection for such uses and adjacent low density residential development. This classification shall be designed to give protection from hazards, objectionable influences, building

congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and installations are permitted in this district. This zoning classification is intended to be applied to some portions of the City that are designated High Density Residential (10.1+ Dwellings/Acre) under the City of Richland Comprehensive Plan.

#### **23.18.020 Residential Performance Standards and Special Requirements**

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

1. Any application for reclassification of land to R-2S shall be accompanied by an application for preliminary plat approval submitted in accordance with RMC 24.12.010. In addition, the following information shall be submitted with the application for preliminary plat:
  - a) A street landscaping plan showing the location and type of landscaping proposed;
  - b) Information showing the location, dimensions and character of recreational facilities and/or open space, including paths and trails; and
  - c) Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.
2. The Planning Commission and City Council may, in keeping with the intent of this section, impose requirements and conditions on the approval of the preliminary plat or zoning reclassification as deemed appropriate. These conditions may include, but are not limited to architectural design parameters, screening and buffering treatments, and supplemental open space and/or recreational facility requirements. Compliance with these conditions shall be demonstrated precedent to final plat and/or building permit approval as appropriate.
3. A combined front yard setback configuration and street-facing residential architectural elevation may be repeated continuously on no more than five (5) lots before a different combination must be utilized. Regardless of the street facing architectural elevation, a front yard setback configuration may be repeated no more than ten (10) lots before a different setback configuration must be utilized. The Administrative Official may approve variations to this requirement, which, in his judgment, accomplish the intent of avoiding a monotonous interface of the residential buildings with the streets, or are necessary due to constraints or unique characteristics of the site. This requirement shall be satisfied at the time of building permit application.

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

1. Buildings shall maintain at least a thirty-five foot (35') setback from any property that is zoned for single-family residential use. Single family residential zones include R-1-12 Single Family Residential, R-1-10 – Single Family Residential, R-2 – Medium Density Residential, R2-S – Medium Density Residential Small Lot or any residential Planned Unit Development that is comprised of single-family detached dwellings.

2. Buildings that are within fifty feet of any property that is zoned for single-family residential use (as defined in item 1 above) shall not exceed thirty feet (30') in height. Beyond the area fifty (50) feet from any property that is zoned for single family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single family residential use to the maximum building height allowed in the multi-family zoning district.
3. A six (6) foot high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use. Additionally, a ten (10) foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in Section 23.54.140.
4. Recreational Vehicle Parks are permitted in the Multi-Family Residential District (R-3) subject to the issuance of a special use permit meeting the requirements of Sections 23.42.220 and 23.42.240. Further, applicants must demonstrate that their proposed Recreational Vehicle Parks are immediately adjacent to a state highway and that appropriate provisions are put in place to protect adjacent land uses.

#### **23.18.025 Single Family Residential Design Standards**

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

- A. All dwellings shall be placed on permanent foundations.
- B. At the time of construction, all new single family dwellings shall be new, not having been previously titled to a retail purchaser and not meeting the definition of a "used mobile home" as defined in RCW 82.45.032(2).

#### **23.18.030 Residential Use Districts Permitted Land Uses**

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

- A. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.
- B. If the symbol "S" appears in the box at the intersection of the column and row, the use is permitted subject to the Special Use Permit provisions contained in Chapter 23.46 of this title.
- C. If the symbol "A" appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.
- D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.
- E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

| Land Use                          | R1-12          | R1-10          | R-2            | R-2S           | R-3            |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|
| <b>Residential Uses</b>           |                |                |                |                |                |
| Accessory Apartments              | A <sup>1</sup> | A <sup>1</sup> | A <sup>1</sup> | A <sup>1</sup> | A <sup>1</sup> |
| Accessory Buildings <sup>14</sup> | A              | A              | A              | A              | A              |

| Land Use                                                                                                        | R1-12           | R1-10           | R-2             | R-2S            | R-3             |
|-----------------------------------------------------------------------------------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Adult Family Home                                                                                               | P               | P               | P               | P               | P               |
| Apartment/Condominium (3 or more units)                                                                         |                 |                 |                 |                 | P               |
| Assisted Living Facility                                                                                        |                 |                 |                 |                 | P               |
| Bed and Breakfast                                                                                               | S <sup>2</sup>  | S <sup>2</sup>  | S <sup>2</sup>  | S <sup>2</sup>  | P               |
| Day Care Center                                                                                                 | S <sup>3</sup>  | S <sup>3</sup>  | S <sup>3</sup>  | S <sup>3</sup>  | P <sup>3</sup>  |
| Designated Manufactured Home                                                                                    | P <sup>4</sup>  | P <sup>4</sup>  | P <sup>4</sup>  | P <sup>4</sup>  | P <sup>4</sup>  |
| Dormitories, Fraternities and Sororities                                                                        |                 |                 |                 |                 | P               |
| Dwelling, One Family Attached                                                                                   |                 |                 | P <sup>4</sup>  | P <sup>4</sup>  | P <sup>4</sup>  |
| Dwelling, One Family Detached                                                                                   | P <sup>4</sup>  | P <sup>4</sup>  | P <sup>4</sup>  | P <sup>4</sup>  | P <sup>4</sup>  |
| Dwelling, Two Family Detached                                                                                   |                 |                 | P               | P               | P               |
| Home Occupations                                                                                                | A <sup>5</sup>  | A <sup>5</sup>  | A <sup>5</sup>  | A <sup>5</sup>  | A <sup>5</sup>  |
| Family Day Care Home                                                                                            | A <sup>3</sup>  | A <sup>3</sup>  | A <sup>3</sup>  | A <sup>3</sup>  | A <sup>3</sup>  |
| Manufactured Home Park                                                                                          |                 |                 | S <sup>6</sup>  | S <sup>6</sup>  | S <sup>6</sup>  |
| Playground developed in conjunction with school, park or community clubhouse                                    | P               | P               | P               | P               | P               |
| Nursing or Rest Home                                                                                            |                 |                 |                 |                 | P               |
| Rental of Rooms to not more than four persons other than the family occupying the single family dwelling        | A               | A               | A               | A               | A               |
| Private Swimming Pools                                                                                          | A <sup>7</sup>  | A <sup>7</sup>  | A <sup>7</sup>  | A <sup>7</sup>  | A <sup>7</sup>  |
| Recreational Club                                                                                               | P <sup>8</sup>  | P <sup>8</sup>  | P <sup>8</sup>  | P <sup>8</sup>  | P <sup>8</sup>  |
| Senior Housing                                                                                                  |                 |                 |                 |                 | P               |
| <b>Public/Quasi Public Uses</b>                                                                                 |                 |                 |                 |                 |                 |
| Churches                                                                                                        | P <sup>9</sup>  | P <sup>9</sup>  | P <sup>9</sup>  | P <sup>9</sup>  | P <sup>9</sup>  |
| Clubs or Fraternal Societies                                                                                    | P <sup>9</sup>  | P <sup>9</sup>  | P <sup>9</sup>  | P <sup>9</sup>  | P <sup>9</sup>  |
| Cultural Institutions                                                                                           | P <sup>9</sup>  | P <sup>9</sup>  | P <sup>9</sup>  | P <sup>9</sup>  | P <sup>9</sup>  |
| General Park Operations & Maintenance Activities                                                                | P               | P               | P               | P               | P               |
| Golf Courses                                                                                                    | P               | P               | P               | P               | P               |
| Power Transmission & Irrigation Wasteway Easements & Utility Uses                                               | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> |
| Public Agency Buildings                                                                                         | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> |
| Public Agency Facilities                                                                                        | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> |
| Public Parks                                                                                                    | P               | P               | P               | P               | P               |
| Schools                                                                                                         | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> |
| Special Events including concerts, tournaments and competitions, fairs, festivals and similar public gatherings | P               | P               | P               | P               | P               |
| Trail Head Facilities                                                                                           | P               | P               | P               | P               | P               |
| <b>Miscellaneous Uses</b>                                                                                       |                 |                 |                 |                 |                 |
| Micro and Macro Antennas                                                                                        | P               | P               | P               | P               | P               |
| Parking Lots                                                                                                    | P               | P               | P               | P               | P               |

| Land Use                        | R1-12 | R1-10 | R-2 | R-2S | R-3                |
|---------------------------------|-------|-------|-----|------|--------------------|
| Raising Crops, Trees, Vineyards | P     | P     | P   | P    | P                  |
| Recreational Vehicle Parks      |       |       |     |      | S <sup>12,13</sup> |

1 Section 23.42.020

2 Section 23.42.045

3 Section 23.42.080

4 Section 23.18.025

5 Section 23.42.090

6 Section 23.42.140

7 Section 23.42.300

8 Section 23.42.210

9 Section 23.42.050

10 Section 23.42.200

11 Section 23.42.250

12 Section 23.42.220

13 Section 23.18.020(B)(4)

14 Accessory buildings and structures are subject to RMC 23.38.020 – 23.38.070

(Ord. 04-09)

### 23.18.040 Site Requirements for Residential Use Districts

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

| Standard                                                      | R1-12               | R1-10  | R-2    | R-2S               | R-3                   |
|---------------------------------------------------------------|---------------------|--------|--------|--------------------|-----------------------|
| Minimum Lot Area Requirement – One Family Detached Dwelling   | 10,000 <sup>1</sup> | 8,000  | 6,000  | 4,000              | 6,000                 |
| Minimum Lot Area Requirement – Two Family Detached Dwelling   | N/A                 | N/A    | 10,000 | 7,000              | 10,000                |
| Minimum Lot Area Requirement One-Family Attached Dwellings    | N/A                 | N/A    | N/A    | 3,000              | 3,000                 |
| Maximum Density – Multi Family Dwellings (units/square foot). | N/A                 | N/A    | N/A    | N/A                | 1:3,000               |
| Minimum Lot Width – One Family Detached Dwelling              | 90                  | 70     | 50     | 42                 | 50                    |
| Minimum Lot Width – Two Family Detached Dwelling              | N/A                 | N/A    | 70     | 64                 | 70                    |
| Minimum Lot Width – One Family Attached Dwellings             | N/A                 | N/A    | N/A    | 30                 | 30                    |
| Average Lot Size Requirement <sup>2</sup>                     | 12,000              | 10,000 | None   | None               | None                  |
| Minimum Front Yard Setback <sup>3</sup>                       | 20                  | 20     | 20     | 15/18 <sup>4</sup> | 20                    |
| Minimum Side Yard Setback                                     | 10                  | 10     | 6      | 6 <sup>5</sup>     | Note 6, 10            |
| Minimum Rear Yard Setback                                     | 25                  | 25     | 25     | 20/3 <sup>7</sup>  | 25 <sup>10</sup>      |
| Maximum Lot Coverage <sup>8</sup>                             | 40                  | 40     | 40     | 50                 | 33/45 <sup>9,10</sup> |
| Maximum Building Height - Main Building                       | 30                  | 30     | 30     | 30                 | 40 <sup>10</sup>      |
| Maximum Building Height - Accessory Buildings <sup>11</sup>   | 18                  | 18     | 18     | 18                 | 18                    |

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

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

<sup>3</sup> 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 fifty 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 fifteen feet nor need it exceed thirty 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.

<sup>4</sup> Front yards shall not be less than fifteen (15) feet in front of living areas, up to a maximum of fifty-five (55) percent of the front lot line and not less than eighteen (18) feet in front of all other areas.

<sup>5</sup> Detached one family or detached two-family dwelling shall have two (2) side yards with each side yard having a width of not less than six (6) feet. Each lot upon which an attached one-family dwelling is constructed shall have one (1) side yard of zero (0) feet, the other side yard shall be not less than six (6) feet.

<sup>6</sup> For Multiple-family dwellings. Side yards shall be equal to one foot of side yard for each three feet or portion thereof of building height. Attached one-family dwellings shall have side yards of zero feet except as required for corner lots; and further provided that there shall be a minimum separation of twenty feet between building clusters/complexes or a side yard of ten feet to the parcel boundary adjoining the end of a building cluster/complex.

<sup>7</sup> Rear yards shall be not less than twenty (20) feet in back of living areas and three (3) feet in back of garages or carports up to a maximum of sixty (60) percent of the rear lot line for the garage or carport portion of the rear yard.

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

<sup>9</sup> Buildings in an R-3 district shall cover not more than thirty-three percent of the area of the lot except one-family attached dwellings which may cover up to forty-five per cent of the area of the lot.

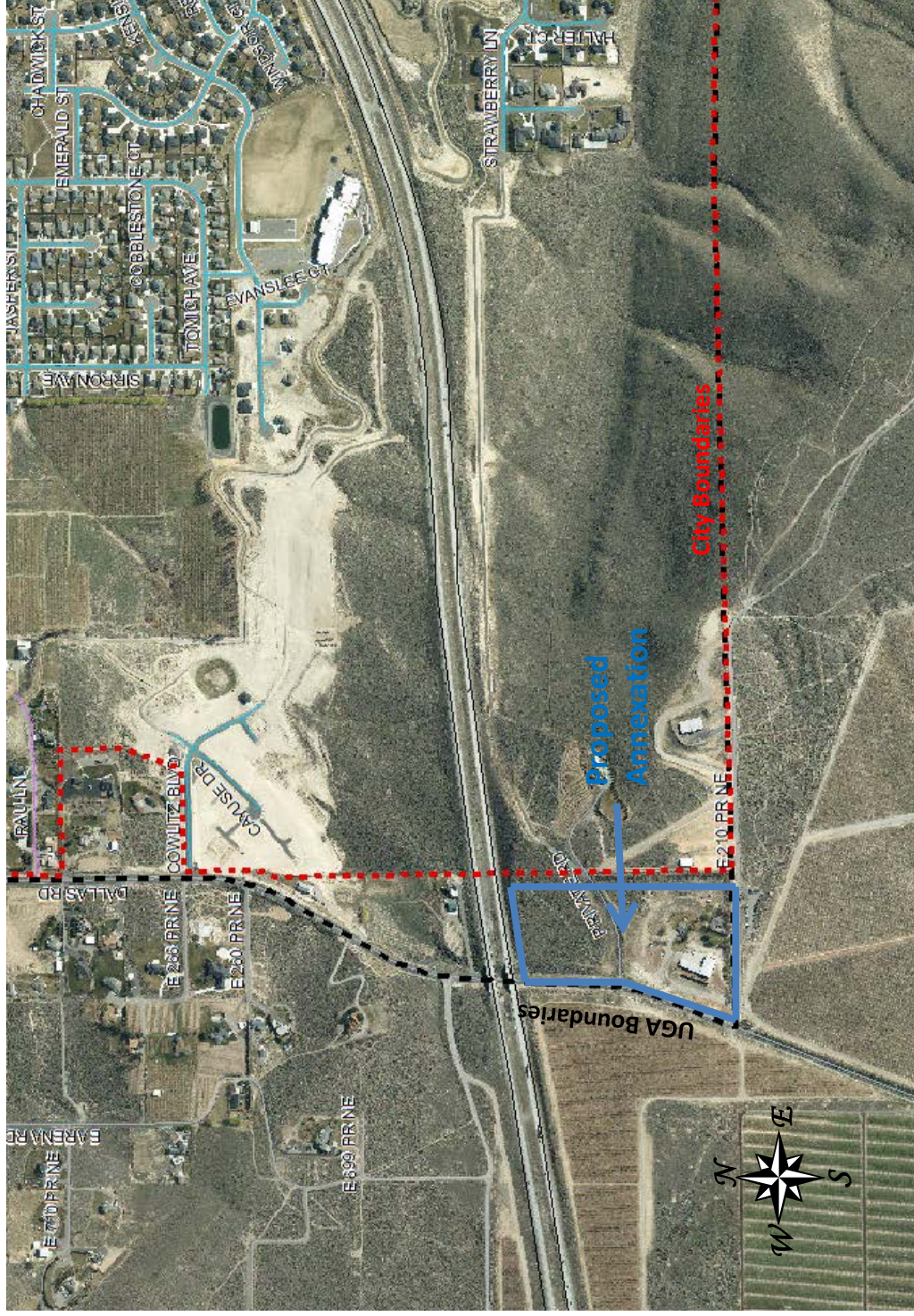
<sup>10</sup> Setbacks, building heights, and lot coverage requirements for one-family detached and two-family dwellings in the R-3 zoning district shall be the same as those set forth for development in the R-2 zoning district.

<sup>11</sup> Detached accessory structures built pursuant to the setback provisions of RMC Section 23.38.020 are limited to one story.  
(Ord. 04-09)

**23.18.050 Parking Standards for Residential Use Districts**

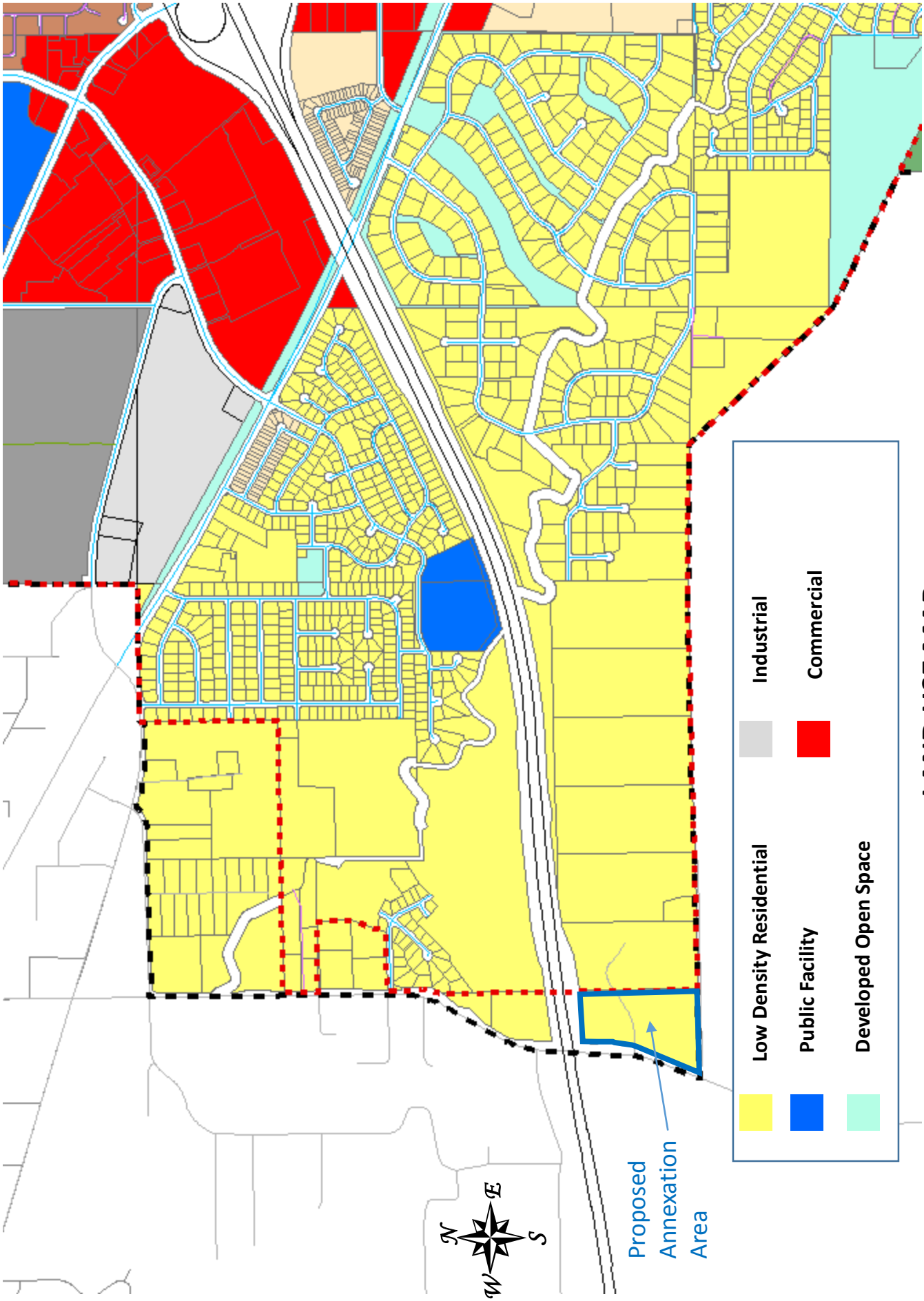
Off street parking space shall be provided in all residential zones in compliance with the requirements of Chapter 23.54 of this title.

**ATTACHMENT**  
**(D)**



## PROPOSED WESTCHESTER ANNEXATION

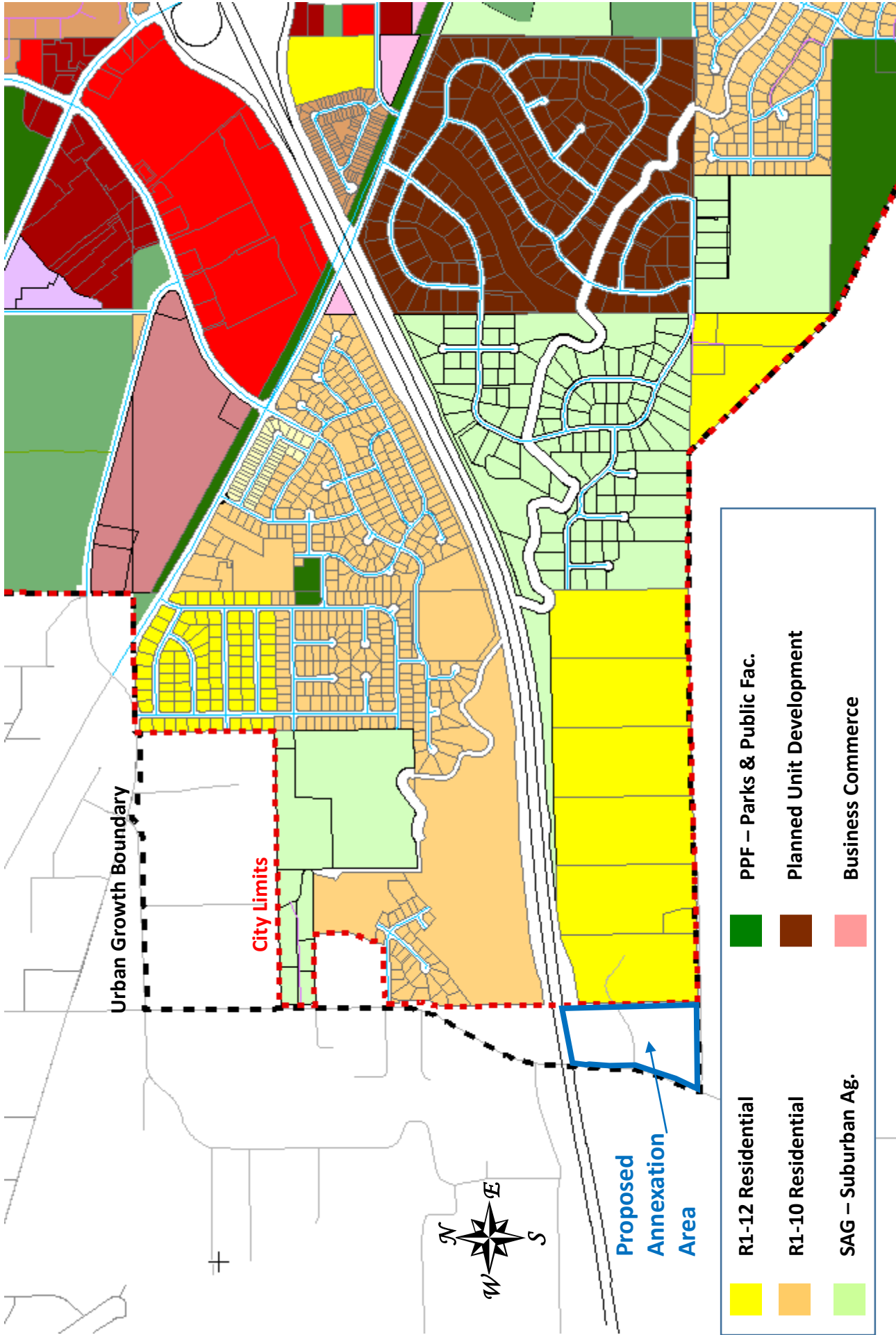
# ATTACHMENT (E)



LAND USE MAP

# ATTACHMENT

## (F)



|                                                                                       |                    |                                                                                       |                           |
|---------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------|---------------------------|
|  | R1-12 Residential  |  | PPF – Parks & Public Fac. |
|  | R1-10 Residential  |  | Planned Unit Development  |
|  | SAG – Suburban Ag. |  | Business Commerce         |

**ZONING MAP**