



Agenda

RICHLAND PLANNING COMMISSION MEETING NO. 11-2014

Richland City Hall - 505 Swift Boulevard - Council Chamber

WEDNESDAY, December 3, 2014

7:00 p.m.

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 October 22, 2014 Meeting Minutes

Public Comments

Public Hearing Explanation

New Business – Public Hearings

- 1. APPLICANT: WASHINGTON SECURITIES & INVESTMENTS CORP. (BSP2014-101)**
Request: APPROVAL OF A BINDING SITE PLAN TO DIVIDE 4.87 ACRES INTO 5 COMMERCIAL LOTS
Location: SOUTHEAST CORNER OF THE INTERSECTION OF JADWIN AVENUE AND MCMURRAY STREET.
- 2. APPLICANT: RICHLAND MOBILE HOME PARK (SUP2014-102)**
Request: AUTHORIZATION TO ALLOW THE ADDITION OF ELEVEN MORE UNITS TO THE PARK.
Location: 35 APPOLLO BOULEVARD
- 3. APPLICANT: BRUCE NAPIER AND JUDITH BAMBERGER (SM2-2014)**
Request: APPROVAL OF A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT FOR REMOVAL AND REPLACEMENT OF A PRIVATE DOCK & STAIRS
Location: ON THE COLUMBIA RIVER SHORELINE AT 2608 HARRIS AVENUE

Communications

Commission/Staff/Liaison Comments

Adjournment of Regular Meeting

Planning Commission Workshop Meeting, Wednesday, December 10, 2014

Planning Commission Regular Meeting – Wednesday, January 28, 2015

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MINUTES

RICHLAND PLANNING COMMISSION MEETING No. 10-2014

Richland City Hall – 550 Swift Boulevard – Council Chamber

WEDNESDAY, October 22, 2014

7:00 PM

Call to Order:

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

Attendance:

Present: Commissioners Berkowitz, Boring, Clark, Wise and Chairman Madsen.

Also present were City Council Liaison Phil Lemley, Deputy City Manager Bill King, Parks and Recreation Senior Planner Dave Bryant, Development Services Manager Rick Simon and Senior Planner Aaron Lambert. Commissioner Wallner was excused.

Approval of Agenda:

Chairman Madsen presented the October 22, 2014 meeting agenda for approval.

The agenda was approved as presented.

Approval of Minutes

Chairman Madsen presented the meeting minutes of the September 24, 2014 regular meeting for approval.

A motion was made by Commissioner Berkowitz and seconded by Vice-Chair Boring to approve the meeting minutes of the August 27, 2014 regular meeting with the following change on page 7:

Commissioner Jones suggested that Commissioner Wise use the new email system to provide the Commission a copy of the sustainability forum information.

THE MOTION CARRIED BY UNANIMOUS VOICE VOTE.

Public Comment

Chairman Madsen opened the public comment period at 7:03 PM.

Justin Raffa, 1214 Allen Avenue, introduced himself as one of three new Richland Arts Commissioners and asked that the Planning Commission consider opportunities for collaboration. The Arts Commission hoped to send one of their commissioners to

Planning Commission meetings to assist in working together for the betterment of the City.

Chairman Madsen closed the public comment period at 7:05 PM.

PUBLIC HEARING

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

New Business

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

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 ON THE WEST SHORELINE OF THE COLUMBIA RIVER FROM 486 TO 156 BRADLEY BOULEVARD.

Mr. Lambert presented the staff report for the five year removal project of non-native vegetation and stabilization of the river bank pointing out the affected locations on several digital maps and aerial photographs. He discussed the property zoning and agencies involved in the review.

Chairman Madsen opened the public hearing at 7:11 PM.

Applicant, Kevin Bond, Shiloh Inn General Manager, PO Box 475, asked for the specifics of the development plan. He was particularly interested in the removal and trimming of trees that obstruct the view from the Shiloh Inn.

Chairman Madsen, seeing no others who wished to speak, closed the public hearing at 7:13 PM.

Discussion:

Vice-Chair Boring requested that **Mr. Bryant** elaborate on the vegetation plan. **Mr. Bryant** explained the systematic removal of Russian Olive trees over a five year period. The Fish and Wildlife Department was an integral part of the planning process. Near the Shiloh, some trees would be cut at the trunk so the roots and bank would not be disturbed.

Vice-Chair Boring asked if the plan was intended to improve public access. **Mr. Bryant** stated that much of the bank would be too steep for public access and it was not part of the proposal. He described the effort of cleaning up invasive species such as the Russian Olive trees so other native trees would be able to grow. The plan included creating better view corridors without disturbing native vegetation. He assured the commissioners that if any ground vegetation were removed, it would be replaced with native vegetation.

Chairman Madsen informed Mr. Bond that he could access the staff report on the City website or contact Mr. Bryant for additional detail.

Commissioner Wise questioned if recommendations from the Department of Ecology and the Department of Fish and Wildlife were incorporated into the plan. **Mr. Lambert** recalled that the Department of Ecology had not given their final approval for vested rights to the property for the five year plan. He discussed specific trees and vegetation. **Mr. Lambert** noted that the Department of Ecology also desired a re-vegetation plan and that the steep slope was prohibitive to certain actions. Where possible, softer methods for the work would be used. **Mr. Bryant** discussed cutting trees at the trunk as they became dormant for the year to maximize their efforts.

Commissioner Wise expressed concern about the re-vegetation plan and methods and materials used, possible damage to habitat and desired a more thorough explanation. **Mr. Bryant** shared that in some areas there were limitations because of the steep bank, but they planned to review soil stabilization options with the help of the Corps of Engineers and the Department of Fish and Wildlife.

Commissioner Clark asked about erosion near the old landfill, the zoning designation and if there were plans for that area. **Mr. Lambert** stated that the property could be remediated and developed in the future. **Mr. King** informed that the landfill could not be built on in its current state, but staff was exploring a grant with the Department of Ecology to study the removal of the landfill. If successful, the study would occur next year.

Commissioner Berkowitz inquired how the shoreline plan would result in no loss of ecological function on the shoreline. **Mr. Lambert** stated that over time, the vegetation would be replaced with other native plants. However, during the five year period, there could be bare spots that would need time to grow.

Commissioner Berkowitz expressed concern over the lack of a plan to rebuild vegetation and cautioned that hydro-seeding hadn't been very successful in the past. She desired specifics on vegetation management for city parks and assumed this was the first portion of that plan. **Commissioner Berkowitz** noted the loss of the following functions with the removal of Russian Olive trees: food supply, shelter, shade and nesting areas. She believed the plan to be incomplete and requested additional

information. She also noted that Sumac was a native plant that should not be removed. **Mr. Bryant** stated that they could revise the plan which was originally drafted with and approved by the Department of Fish and Wildlife, the Department of Ecology and the Corps of Engineers ten years prior. Russian Olives were considered invasive and he believed their removal would allow other native trees to thrive and create a better habitat.

Chairman Madsen remarked that the plan would be hammered out with the help of the agencies mentioned above. **Mr. Bryant** concurred stating there would be many conditions and approvals required.

Commissioner Berkowitz remarked that the area in front of Bush Motors had been taken over by weeds after the Russian Olives were removed. **Mr. Bryant** pointed out the need for flexibility and sometimes trial and error to find the best solution. He stated his willingness to work with any suggestions that were offered and did not consider this to be a final plan. **Mr. Lambert** reminded all that the plan was intended to be flexible in order to provide the best possible product.

Chairman Madsen and **Mr. Bryant** briefly remarked that the vegetation near Bush Motors was removed without any kind of plan in place.

Vice-Chair Boring shared that she considers the plan a work in progress with trust placed in the various agencies involved. She was in favor of preserving the shoreline so it was not eroded to the point of being dangerous or unusable.

Chairman Madsen asked if there were opportunities for citizens to participate or observe future discussions for the plan. **Mr. Bryant** believed citizens could be involved and notification could be provided.

Commissioner Clark opined that removing the Russian Olives was an initial step and as long as they were in place, native vegetation would struggle to survive. He considered the no net loss concept a long term endeavor and offered his support of the project. **Commissioner Clark** expressed concern for the follow up activities after re-vegetation. He suggested the maintenance of those areas needed to be part of the initial plan rather than an afterthought. **Mr. Bryant** noted the concern and suggestion.

A motion was made by Vice-Chair Boring and seconded by Commissioner Clark to concur with the findings and conclusions set forth in Staff Report SMS1-2014 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.

Discussion of the Motion:

Commissioner Berkowitz assumed the motion would pass and asked to be notified regarding any future discussions.

Commissioner Wise expressed mixed feelings about the proposal stating that management of the shoreline and enhancement of the view scape were necessary, but he desired a more comprehensive plan. He strongly preferred that the project was done right to avoid negative consequences.

Chairman Madsen concurred with Commissioner Wise and hoped the other agencies would contribute and that all would follow through so the end result was worthy of the effort. **Mr. Bryant** stated they would work closely with outside agencies to ensure the end result.

THE MOTION CARRIED 3-1 with Commissioner Berkowitz voting in opposition and Commissioner Wise abstaining.

2. APPLICANT: PREMIER PREMIERE ORCHARDS, LLC (Z2014-108) CONSIDERATION OF APPROPRIATE ZONING FOR A PROPOSED ANNEXATION OF PROPERTY LOCATED EAST OF DALLAS ROAD AND SOUTH OF I-182

Mr. Simon presented the staff report for the proposed annexation of approximately 15.6 acres along Dallas road, authorized by City Council. Staff recommends R-1-12 Single Family Residential zoning for the site that is designated as Low Density Residential under the current comprehensive plan designation.

Chairman Madsen opened the public hearing at 7:45 PM. With no one wishing to speak, the public hearing was closed at 7:46 PM.

Commissioner Wise asked if the annexation was part of a larger strategy for expansion. **Mr. Simon** responded that as part of the comprehensive plan the annexation was part of a larger land use strategy. However, there was no strategy in place as to the annexation of this particular parcel prior to another. Those decisions are determined by property owners.

Commissioner Clark inquired about the structures on the southern half of the property and how they would fit into the proposed zoning. **Mr. Simon** informed all that the structures supported orchard operations and management. Initially, the structures would be considered legal non-conforming uses with possible replacement in the future.

Vice-Chair Boring shared her support of the R-1-12 zoning for the purpose of consistency with the contiguous area.

A motion was made by Vice-Chair Boring and seconded by Commissioner Clark to 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.

THE MOTION CARRIED 5-0.

Communications:

Mr. Simon

- Reminded all that the next regular meeting and workshop would be held on December 3rd and November 12th respectively.

Mr. Lambert

- Thanked Commissioners Boring and Madsen for stepping into leadership roles.

Mr. King

- Reminded all of the Sustainability Forum at the Convention Center in Kennewick on October 23rd. Several staff members planned to attend and he hoped some of the Planning Commissioners would as well.

Chairman Madsen

- Thanked all for their attendance and hoped each would thrive in their new roles.
- Hoped Ms. Wallner would get well soon.

Commissioner Wise

- Invited all to attend the Sustainability Forum with excellent speakers on the agenda.

Vice-Chair Boring

- Appreciated all for their attendance and participation.
- Noted that she would not be available for the November 12th workshop.

Commissioner Clark

- Requested information about sustainability requirements by the City.

Mr. Simon

- The City provides energy conservation programs, but there were no city wide sustainability requirements in place.

Mr. King

- Noted a Green Awards video excerpt, available on the website that recognized work done by the Timbers Apartments and highlighted Energy Services' conservation programs used.

Chairman Madsen

- Suggested re-doubling efforts to ensure meeting dates and times are properly published.
- Requested that anyone interested apply to the open Commissioner positions.

ADJOURNMENT:

The October 22, 2014 Richland Planning Commission Regular Meeting 10-2014 was adjourned at 7:57 PM. The next regular meeting of the Planning Commission will be held on December 3, 2014.

PREPARED BY: Penny Howard, Recorder, Planning and Development

REVIEWED BY:

Rick Simon, Secretary
Richland Planning Commission

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STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: BSP2014-101

PREPARED BY: RICK SIMON
MEETING DATE: DECEMBER 3, 2014

GENERAL INFORMATION:

APPLICANT: WASHINGTON SECURITIES AND INVESTMENT CORPORATION

REQUEST: APPROVAL OF A BINDING SITE PLAN TO DIVIDE 4.87 ACRES INTO
5 COMMERCIAL LOTS

LOCATION: LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION
OF JADWIN AVENUE AND MCMURRAY STREET.

REASON FOR REQUEST:

The applicant is requesting approval of a binding site plan to allow for the division of 4.87 acres into a total of 5 commercial lots.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for approval of the Washington Securities and Investment Corporation binding site plan and, subject to the conditions set forth in the Technical Advisory Committee Report dated November 26, 2014 submits:

Findings of Fact:

1. The Richland Comprehensive Land Use Plan designates the site as suitable for commercial development.
2. The proposed binding site plan includes five commercial lots of varying sizes that would be of a size and dimension suitable for small commercial retail and professional service uses.

Conclusion of Law:

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

Findings of Fact:

3. The site is zoned C-1 Neighborhood Retail and is subject to the limitations pertaining to use, parking, setbacks and building height as set forth in Chapter 23.22 of the Richland Municipal Code.

4. The proposed binding site plan provides adequate lot sizes to allow for the 45 foot front yard setback requirements and 15 foot setback requirements from any abutting residential lands.
5. Access to the lots in the proposed binding site would be provided directly from the adjoining Jadwin Avenue and McMurray Street or from a 30 foot wide access easement for Lot 3, which does not have direct frontage on a public street.

Conclusion of Law:

2. **The proposed binding site plan, as conditioned, is sufficient to implement the provisions of the C-1 Neighborhood Retail zone and would provide sufficient access to the proposed lots.**

Findings of Fact:

6. Chapter 24.12 of the RMC sets forth standards for review of binding site plans that call for the City to consider the appropriateness and location of driveway access to public thoroughfares, interior circulation corridors and area circulation patterns; conformance with planned or existing utilities and storm drainage and the general compatibility with planned and existing land uses in the surrounding area.
7. The proposed binding site plan depends upon the adjacent, existing streets for access, with the exception that one lot would be served only by a private driveway and would not have direct access onto a public street.
8. The proposed binding site plan includes adequate provisions to ensure that each lot within the binding site plan has adequate access to domestic water, sanitary sewer and electrical power.
9. The proposed binding site plan is located within an area that includes a variety of residential land uses, including apartment complexes, senior housing and duplexes. The location of Jadwin Avenue provides an 80 foot separation from land uses to the west of the binding site plan; McMurray Street provides a 60 foot separation from land uses north of the site; and the placement of utility and access easements on the south and east boundaries of the site provide a minimum separation of 30 feet from land uses to the south and east.
10. The requirements associated with the C-1 Neighborhood Retail District limit the type of retail and professional service activities; exclude outdoor sales activities; limit the maximum building height to 30 feet and provide for setback standards that are designed to allow commercial land uses to fit within a residential neighborhood with minimal impact to the surrounding area.
11. City staff has reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report, dated November 26, 2014.

Conclusions of Law:

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

Findings of Fact:

4. The applicants have filed an environmental checklist as part of their application for approval of a binding site plan. Said checklist considered the proposed division of property and does not contemplate what the specific future uses of the five lots may be;
5. City staff reviewed the checklist together with plans and development regulations that would be applicable to development of the subject site and determined that the proposed action would not likely result in significant adverse environmental impacts;
6. City staff noted that as future development occurs on the subject property, additional environmental review would be required.

Conclusions of Law:

- 4. Pursuant to Chapter 22.09 of the RMC (State Environmental Policy Act), impacts of the proposal have been appropriately considered in the City's issuance of a Determination of Non-Significance as entered into the record on November 14, 2014.**
- 5. Based on the above findings and conclusions, approval of the proposed binding site plan as submitted by Washington Securities and Investment Corporation is warranted because the project conforms to the City's adopted comprehensive plan and development regulations and is consistent with the requirements of the City's binding site plan regulations.**

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in the Staff Report (BSP2014-101) and approve the binding site plan of the Washington Securities and Investment Corporation subject to the conditions of approval set forth in the Technical Advisory Committee Report dated November 26, 2014.

EXHIBITS

- 1) Supplemental Information
- 2) Technical Advisory Committee Report
- 3) Vicinity Map
- 4) Copy of Public Notice
- 5) Application Form
- 6) SEPA Checklist
- 7) Determination of Non-Significance
- 8) Site Photos
- 9) Proposed Binding Site Plan

EXHIBIT (1)

SUPPLEMENTAL INFORMATION

DESCRIPTION OF PROPOSAL

The Washington Securities and Investment Corporation has filed an application for a binding site plan to divide 4.87 acres into 5 commercial lots. Four of the lots would have direct frontage onto Jadwin Avenue and/or McMurray Street. The fifth lot would be accessed via a private driveway. Existing water and sewer lines are present on or adjacent to the site to serve the proposed lots.

SURROUNDING ZONING AND LAND USES

North: The property is bounded on the north by McMurray Street. Across McMurray Street is a City Fire Station and a neighborhood of duplexes.

South: Abutting properties are developed with a multi-family housing project.

East: Abutting properties are developed with senior housing projects.

West: The property is bounded on the west by Jadwin Avenue. Across the avenue is an apartment complex. The Chief Joe Middle School is located to the southwest.

Physical Features: The site was formerly developed with an apartment complex, but those buildings were removed from the site years ago. There is a single building on site presently: a one-story metal building is located in the northeast corner of the site. The site is flat, containing scatter Russian Olive Trees and a row of evergreen trees are growing along the western and northern boundaries of the site, forming a partial screen from the adjacent rights-of-way.

Comprehensive Plan: The comprehensive plan designates the site as suitable for commercial development.

Zoning: The site is zoned C-1 Neighborhood Retail. This zone is intended for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. Uses permitted within this zone include a broad range of indoor, smaller scale retail uses and professional services. Building height is limited to 30 feet and building must be setback 45 feet from the front property line and 15 feet from any property line that abuts a residential use.

State Environmental Policy Act (SEPA): The applicants filed an environmental checklist as required under the State Environmental Policy Act. The checklist addresses the environmental issues associated with the division of the property. At this point, how the property will ultimately develop is not known. Therefore, the information provided in the checklist is very general. Additional environmental review will be conducted as individual projects are proposed for each lot. The City issued a determination of non-significance on the proposed binding site plan on November 14, 2014.

ANALYSIS

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

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

In this case, much of the infrastructure is already in place. No new public streets are needed and existing water and sewer mains are present to serve future uses. In fact, there are existing private sewer mains that remain in the ground that previously served the apartment units that were formerly on-site. Many of these lines will ultimately be abandoned when development of the property occurs.

The one area of concern with this project concerns the location of future access driveways onto Jadwin Avenue. The applicants propose a 30 foot access and utility easement along the southerly boundary of the project site. This access drive would conflict with the existing driveway that serves the apartment complex located on the west side of Jadwin Avenue. By shifting the driveway to the north boundary of the proposed Lot 4, this conflict would be avoided.

CONCLUSION

The proposed layout of the binding site plan is consistent with the City development regulations pertaining to the division of property in the C-1 Neighborhood Retail zone, subject to the conditions set forth in the Technical Advisory Committee Report.

EXHIBIT (2)

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (BSP2014-101)
NOVEMBER 26, 2014**

APPLICANT: WASHINGTON SECURITIES AND INVESTMENT

REQUEST: BINDING SITE PLAN TO DIVIDE 4.87 ACRES INTO 5
COMMERCIAL LOTS

LOCATION: SOUTHEAST CORNER OF THE INTERSECTION OF
JADWIN AVENUE AND MCMURRAY STREET

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

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

General Conditions:

1. A copy of these conditions shall be recorded along with the proposed binding site plan. All line types shall be clearly identified and all proposed utilities and symbols clearly labeled. Given that the internal, proposed "property lines" are not officially created by this document, it may help to show the future property lines with a different line weight or line type to help delineate them from the actual property lines that surround the property.
2. The binding site plan and the master utility plan sheets shall all be recorded together on the same size mylar sheets, in accordance with Richland Municipal Code.
3. A note shall be placed on the BSP stating: "This record of survey for a binding site plan is a conceptual plan for future property division. This record of survey creates no lots, blocks, roads or easements. Future divisions of blocks or lots that meet the requirements of said binding site plan shall be approved by the City of Richland. Prior to the sale of any parcel within the boundaries of the Binding Site Plan, a record survey must be provided with the property corners set, and the record of survey filed with the County Auditor. The record survey shall show property lines with accurate bearing, dimensions, and relationship to overall binding site plan boundaries and adjoining street Rights of Way. The record survey shall be submitted for review and approval by the City of Richland Binding Site Plan

Administrator. Future easements and access roads serving said binding site plan shall be recorded by a separate document.”

4. All future final plans for public utility improvements shall be submitted on a 24” x 36” format and in electronic format consistent with the City’s standard CAD software. Addendums are not allowed, all information shall be supplied in 24 x 36 format. When the construction is substantially complete a paper set of “record drawings” shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document “RECORD DRAWING REQUIREMENTS & PROCEDURES” for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City’s standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and/or release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of occupancy. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for occupancy.
6. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way permit prior to construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) shall be submitted along with the final submittal.
7. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
8. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24” x 36” drawing format to a scale which shall not be less than 1”= 40’.
9. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
10. All construction plan sheets shall include the note “CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or “811”).” Or: <http://www.call811.com/>

11. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.

Design Standards:

12. Public improvement design shall follow the following general format:
 - A. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - B. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - C. Watermains larger than 8-inches in diameter shall be ductile iron.
 - D. Watermains installed outside of City Right of Way shall be ductile iron and may need restrained joints.
 - E. All watermains outside areas zoned R1 shall be ductile iron.
 - F. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - G. Valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
 - H. In accordance with Municipal Code, all utilities shall be extended to the adjacent property (properties) at the time of construction.
 - I. A composite utility plan shall be included in the submitted plan set, if the project is phased.
 - J. A detailed grading plan shall be included in the submitted plan set.
 - K. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
 - L. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - M. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - N. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
 - O. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).
 - P. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

13. As per City of Richland municipal code, all utilities installed by future development within this binding site plan shall be stubbed to adjoining properties.

14. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.

15. SURVEY MONUMENT DESTRUCTION:

All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (RCW 58.09.130).

B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).

C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

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

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

Traffic & Streets:

16. Access from Jadwin Avenue onto Lots 1, 4 and 5 shall be restricted in the following manner:

A. No driveway access shall be permitted onto Jadwin Avenue within 120 feet of the southerly boundary of the binding site plan;

B. No driveway access shall be permitted onto Jadwin Avenue within 150 feet of the McMurray Street intersection;

- C. Access to Lot 5 from Jadwin Avenue shall be a shared access with Lot 1 and/or with Lot 4; so that there are a maximum of only two access driveways from the binding site plan property onto Jadwin Avenue;
 - D. Notes on the final binding site plan document shall specifically identify the access restrictions outlined in items a – c listed above.
17. The proposed private access driveways within this development shall be constructed to accommodate fire trucks and solid waste collection vehicles and account for their turning radii.

Domestic Water:

18. The developer will be required to demonstrate that water mains serving all lots within the binding site plan are capable of delivering adequate fire flows prior to construction plans being accepted for review. This requirement and City standards may require looping of the watermain from off-site locations.
19. The fire hydrant layout shall be approved by the City Fire Marshal.

Storm Water:

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

23. If any existing storm drainage or ground water seepage empties onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.

BSP Recording Requirements:

24. Any public access and utility easements, such as water, sewer, electrical etc., must be provided prior to final acceptance by the City. As development proceeds, easements must be dedicated by appropriate instrument.
25. A copy of the approved Master Utility Plan for this project shall be recorded along with the Binding Site Plan. All line types shall be clearly identified and all proposed utilities and symbols clearly labeled.
26. The recorded Binding Site Plan shall include notes identifying all common parking/access areas, and acknowledging the ownership and maintenance responsibility of said areas.
27. All landscaped areas within the binding site plan that are in the public Right of Way shall be completed and maintained by the site owners.
28. The street names and addresses shall be finalized at time record surveys are completed prior to lot sale. Addressing shall be in conformance to RMC Chapter 12.01. The following note shall be placed on the final plat(s): **“Address numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance.”**

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EXHIBIT (3)

VICINITY MAP — Commercial Binding Site Plan, File No.'s EA21-2014, SEPA & BSP2014-101, Binding Site Plan

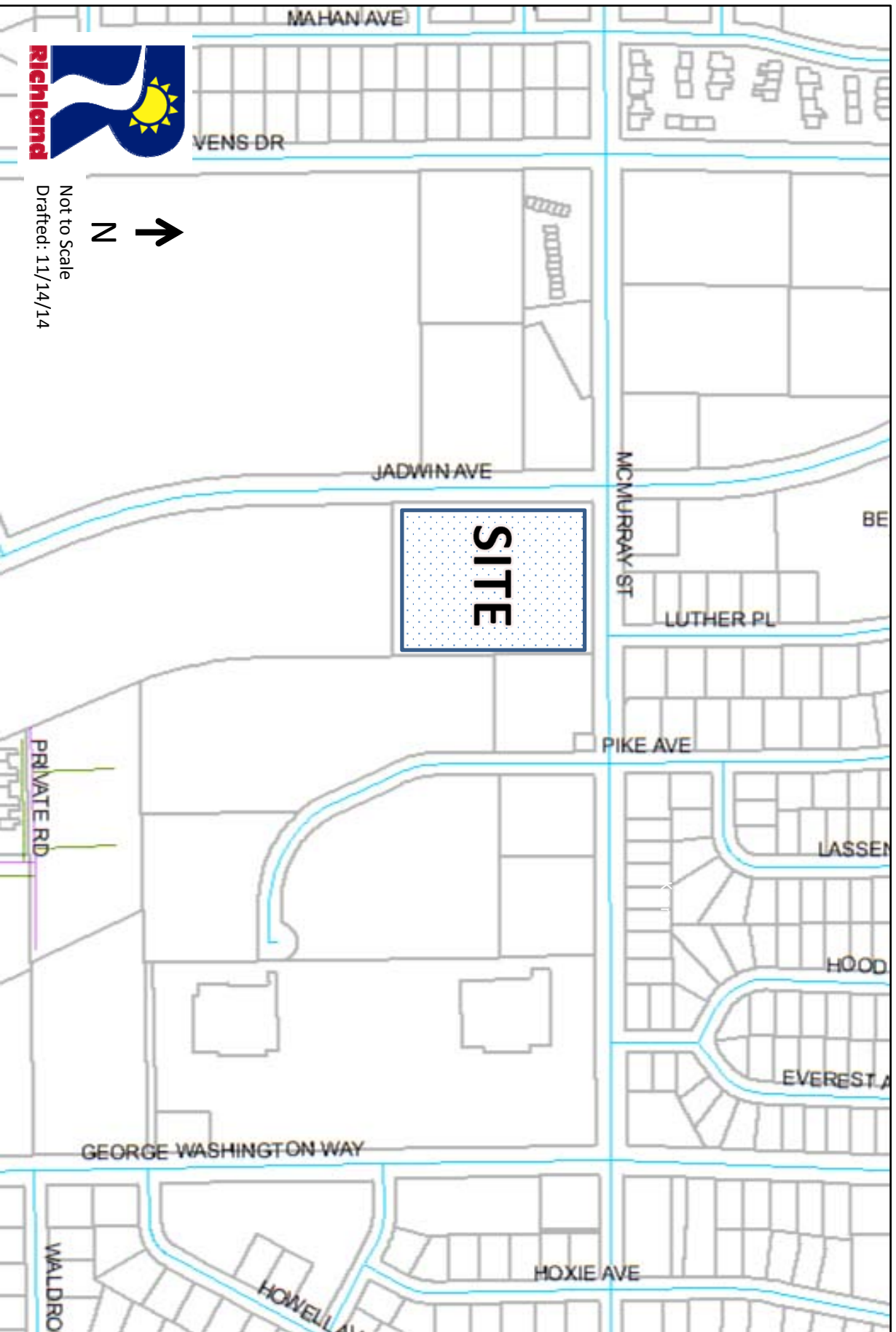


EXHIBIT (4)



CITY OF RICHLAND

NOTICE OF PUBLIC HEARING

(BSP2014-101)

Notice is hereby given that the Washington Securities and Investment Corporation has submitted a Binding Site Plan for the division of a 4.87 acre undeveloped property into five commercial lots. The project is located at the southeast corner of Jadwin Avenue and McMurray Street.

The Richland Planning Commission, on Wednesday, December 3, 2014, will conduct a public hearing and review of the application at 7:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Aaron Lambert, Senior Planner, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to alambert@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Tuesday, November 25, 2014 to be incorporated into the Staff Report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Division Office, and at the Richland Public Library beginning Wednesday, November 26, 2014.

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

AARON LAMBERT,
SENIOR PLANNER

EXHIBIT (5)

FILE NO. BSP2014-101

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

BINDING SITE PLAN APPLICATION

Applicant's Section			
Applicant/Sponsor/Contact <u>PERMIT SURVEYING, INC. - CHRISTOPHER C. AMMANN, PLS</u>			
Address <u>2245 ROBERTSON DR</u>		City <u>RICHLAND</u>	State <u>WA</u>
Zip <u>99354</u>			
Phone Number <u>509-375-4123</u>	Fax Number <u>509-371-0999</u>	E-mail <u>CHRIS@PERMITSURVEYING.COM</u>	
Name of Land Surveyor <u>CHRISTOPHER C. AMMANN, PLS</u>			
Address <u>2245 ROBERTSON DR</u>		City <u>RICHLAND</u>	State <u>WA</u>
Zip <u>99354</u>			
Phone Number <u>509-375-4123</u>	Fax Number <u>509-371-0999</u>	E-mail <u>CHRIS@PERMITSURVEYING.COM</u>	
General Location of Site <u>JADWIN / McMURRAY</u>			
Is the Proposed Lot(s) within the Boundary of a Previously Approved General Binding Site Plan ☐ Yes ☒ No			
If Yes, list name of Approved Binding Site Plan:			
Total Acreage of Site <u>4.88</u>		Number of Lots <u>5</u>	
Binding Site Plan Proposed to be Served by:			
Water	City System ☒	Well ☐	Private System ☐
Sewer	City Sewer ☒	Septic System ☐	
Power	City of Richland ☒	Other (Specify)	
Telephone	GTE ☒	Other (Specify)	
Natural Gas - Yes ☒ No ☐		If yes, list name of utility <u>CASCADE</u>	
Existing Improvements (i.e., power lines, septic systems, structures, roads, water, or sewer lines): <u>SEE ATTACHED PRELIMINARY BINDING SITE PLAN</u>			

CITY OF RICHLAND
BUILDING CODES REVIEW
APPROVED

SEP - 8 2014

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


Applicant's Signature

08 OCT 2014
Date

Submit the following with application:

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

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

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

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EXHIBIT (6)

Planning & Development Services Division • Current Planning Section
840 Northgate Drive • Richland, WA 99352 • 509/942-7598 • FAX 509/942-7764
State Environmental Policy Act Checklist

File Number: EA21-2014

Purpose of Checklist

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

Applicant Instructions

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

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answers, 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 any 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 reasonable related to determining if there may be significant adverse impact.

Use of Checklist for Nonproject Proposals

Complete this checklist for nonproject proposals, even though questions may be answered *does not apply*. In addition, complete the **Supplemental Sheet for Nonproject Actions (Part D)**.

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

Part A • Background			
Name of proposed project, if applicable: <u>McMURRAY/JADWIN BINDING SITE PLAN</u>			
Applicant's Name/Contact Person <u>PERMIT SURVEYING, INC. - CHRISTOPHER C. AMMANN, PLS</u>			Phone <u>509-375-4123</u>
Address <u>2245 ROBERTSON DR</u>	City <u>RICHLAND</u>	State <u>WA</u>	Zip <u>99354</u>
Date Checklist Prepared <u>13 NOV 2014</u>		Agency Requesting Checklist <u>CITY OF RICHLAND-DEVELOPMENT SERVICES</u>	
Proposed timing or schedule (including phasing, if applicable) <u>IMMEDIATE SALE OF LOT 1 FOR DEVELOPMENT IN 2015.</u> <u>NO PLANS FOR DEVELOPMENT OF LOTS 2-5 AT THIS TIME.</u>			

If you have future plans for additions, expansion, or further activity related to or connected with this proposal, please explain: NO PLANS FOR DEVELOPING LOTS 2-5 AT THIS TIME.

List any environmental information you know about that has been prepared, directly related to this proposal: NONE.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Yes ☐ No ☒ If yes, please explain:

Are you aware of any government approval or permits that will be needed for your proposal? Yes ☒ No ☐
If known, please explain: CITY OF RICHLAND BINDING SITE PLAN APPROVAL.

CITY File #: BSP2014-101

Give a brief description of your proposal, including the proposed uses and size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal, you need not list them now. DIVIDE AN EXISTING 4.88 ACRE PARCEL INTO 5 PARCELS TO SELL/LEASE + DEVELOP LOT 1 (0.93 ACRES) FOR RETAIL BUSINESS AND THE REMAINING LOTS FOR RETAIL/COMMERCIAL BUSINESSES IN THE NEXT 2 TO 3 YEARS. THIS CHECKLIST IS FOR DIVIDING THE PARCEL AND NOT FOR CONSTRUCTION.

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, section, township, and range, if known. If a proposal will 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 available. While you should submit any plans required by the agency, you are required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. PLEASE SEE ATTACHED PRELIMINARY BINDING SITE PLAN.

TO BE COMPLETED BY APPLICANT	For Agency Use Only
Part B • Environmental Elements	
Earth	
General description of the site (check one): Flat ☒ Hilly ☐ Mountainous ☐ Rolling ☐ Steep Slopes ☐ Other:	
What is the steepest slope on the site (approximate percent slope)? 0-2%	
What general types of soils are found on the site (for example, clay, gravel, muck, peat, sand)? SANDY LOAM W/SILT + COBBLE	
If you know the classification of agricultural soils, specify them and note any prime farmland: N/A	
Are there surface indications or history of unstable soils in the immediate vicinity? Yes ☐ No ☒ If so, describe:	
Describe the purpose, types, and approximate quantities of any filling or grading proposed, and indicate source of fill: NO PROPOSED GRADING FOR THE BINDING SITE PLAN AT THIS TIME.	
Could erosion occur as a result of clearing, construction, or use? Yes ☐ No ☒ If so, generally describe:	
Could erosion occur as a result of clearing, construction, or use? Yes ☐ No ☒ If so, generally describe:	
About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? NO CONSTRUCTION PLANS PREPARED AT THIS TIME.	Single Metal storage building at 2,400 sq ft on the site. ✓

Air	For Agency Use Only
Check the types of emissions to the air that would result from the proposal during construction and when the project is completed: Automobile ☐ Dust ☐ Industrial Wood Smoke ☐ Odors ☐ If any, generally describe and give approximate quantities, if known. <i>NONE</i>	
Are there any off-site sources of emissions or odor that may affect your proposal? Yes ☐ No ☒ If so, generally describe:	
Proposed measures to reduce or control emissions or other impacts to air, if any: <i>NONE</i>	
Water	
Surface	
Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? Yes ☐ No ☒ If yes, describe type and provide names:	
If appropriate, state what stream or river it flows into: <i>N/A</i>	
Will the project require any work over, in, or adjacent to (within 200-feet) of the described waters? Yes ☐ No ☒ If yes, please describe and attach available plans:	
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, indicating the source of fill materials: <i>NONE</i>	
Will the proposal require surface water withdrawals or diversions? Yes ☐ No ☒ Give general description, purpose, and approximate quantities if known:	

Does the proposal lie within a 100-year floodplain? Yes ☐ No ☒ If so, note the location on the site plan.	For Agency Use Only	
Does the proposal involve any discharges of waste materials to surface waters? Yes ☐ No ☒ If so, describe the type of waste and anticipated volume of discharge		
Ground		
Will ground water be withdrawn, or will water be discharged to ground water? NO Give general description, purpose, and approximate quantities, if known. NONE		
Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage, industrial, containing the following chemicals.....: agricultural, etc.). NONE.		
Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve: NONE.		
Water Runoff (including storm water)		
Describe the source of runoff (including storm water), and method of collection and disposal, if any (including quantities, if known). NONE		
Will this water flow into other waters? Yes ☐ No ☒ If so, generally describe:		
Could waste materials enter ground or surface waters? Yes ☐ No ☒ If so, generally describe:		

Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: NONE .	For Agency Use Only 
Plants	
Check the types of vegetation found on the site: Deciduous tree: alder ☒ aspen ☐ maple ☐ other ☒ (list) RUSSIAN OLIVE	
Evergreen tree: cedar ☐ fir ☒ pine ☐ other ☐ (list)	
Shrubs ☐ grass ☒ pasture ☐ crop or grain ☐	
Wet soil plants: bulrush ☐ buttercup ☐ cattail ☐ skunk cabbage ☐ other ☐ NONE (list)	
Water plants: eelgrass ☐ milfoil ☐ water lily ☐ other types of vegetation ☐ (list) NONE	
What kind and amount of vegetation will be removed or altered: NONE .	
List threatened or endangered species known to be on or near the site: NONE .	
Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: NONE .	
Animals	
Check any birds and animals which have been observed on or near the site or are known to be on or near the site: Birds: eagle ☐ hawk ☐ heron ☒ songbirds ☐ other ☐ (list)	
Mammals: bear ☐ beaver ☐ deer ☐ elk ☐ other ☐ (list) NONE .	
Fish: bass ☐ herring ☐ salmon ☐ shellfish ☐ trout ☐ other ☐ (list) NONE .	
List any threatened or endangered species known to be on or near the site: NONE .	
Is the site part of a migration route? Yes ☐ No ☒ If so, explain:	
Proposed measures to preserve or enhance wildlife, if any: NONE	

What type(s) of energy will be used to meet the completed project's energy needs: Electrical ☐ Natural Gas ☐ Oil ☐ Solar ☐ Wood Stove ☐ Describe whether it will be used for heating, manufacturing, etc. <i>NONE</i>.	
Would your project affect the potential use of solar energy by adjacent properties? Yes ☐ No ☒ If so, generally describe:	
What kind(s) of energy conservation features are included in the plans of this proposal? <i>NONE</i>.	
List other proposed measures to reduce or control energy impacts, if any: <i>NONE</i>.	
Environmental Health	
Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? Yes ☐ No ☒ If yes, describe:	
Describe special emergency services that may be required: <i>NONE</i>	
Proposed measures to reduce or control environmental health hazards, if any: <i>NONE</i>	
Noise	
What types of noise exist in the area that may affect your project (for example: traffic, equipment, operations, other?): <i>ARTERIAL CITY TRAFFIC</i>.	

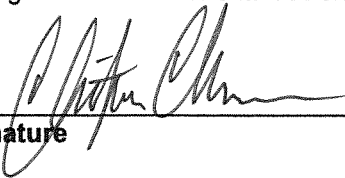
Light and Glare	For Agency Use Only	
What type of light or glare will the proposal produce? <i>NONE</i>		
What time of day would it mainly occur? <i>N/A</i>		
Could light or glare from the finished project be a safety hazard or interfere with views? Yes ☐ No ☒		
What existing off-site sources of light or glare may affect your proposal? <i>NONE</i>		
Proposed measures to reduce or control light and glare impacts, if any: <i>NONE</i>		
Recreation		
What designated and informal recreational opportunities are in the immediate vicinity? <i>NONE</i>		
Would the proposed project displace any existing recreational uses? Yes ☐ No ☒ If so, describe:		
Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: <i>NONE</i>		
Historic and Cultural Preservation		
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? Yes ☐ No ☒ If so, generally describe:		
Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site: <i>NONE</i>		
Proposed measure to reduce or control impacts, if any: <i>NONE</i>		

Transportation	For Agency Use Only
Identify public streets and highways serving the site: McMURRAY STREET AND JADWIN AVENUE.	See Vicinity Map
Describe proposed access to the exiting street system. Show on site plans, if any. NO PROPOSED ACCESS AT THIS TIME. TWO ENTRANCES, ONE ON JADWIN, ONE ON McMURRAY, PROPOSED FOR LOT 1 IN 2015.	
Is site currently served by public transit? Yes ☒ No ☐ If no, what is the approximate distance to the nearest transit stop?	
How many parking spaces would the completed project have? NONE.	
How many parking spaces would the project eliminate? NONE.	
Will the proposal require any new roads, streets, or improvements to existing roads or streets, not including driveways? Yes ☐ No ☒ If so, generally describe :	
Will the new roads, streets, or improvements to existing roads or streets, not including driveways be: Public ☐ Private ☒	
Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? Yes ☐ No ☒ If so, generally describe:	
How many vehicle trips, per day, would be generated by the completed project? NONE.	
If known, indicate when peak volumes would occur: N/A	
Proposed measures to reduce or control transportation impacts, if any: NONE	

Public Services	For Agency Use Only
Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, or other)? Yes ☐ No ☒ If so, generally describe:	
Proposed measures to reduce or control direct impacts on public services, if any: NONE.	
Utilities	
Check utilities currently available at the site: Electricity ☒ Gas ☒ Other ☐ Phone ☒ Refuse Service ☐ Sanitary Sewer ☒ Septic System ☐ Water ☒	
Check the utilities that are proposed for the project, and list the utility providing the service: NONE	
Electricity ☐	
Gas ☐	
Other ☐	
Phone ☐	
Refuse Service ☐	
Sanitary Sewer ☐	
Septic System ☐	
Water ☐	
Describe the general construction activities on the site or in the immediate vicinity which may be needed: NONE.	

Part 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

13 NOV 2014
Date Submitted

Part D • SUPPLEMENTAL SHEET FOR NONPROJECT ACTION

(Do not use these sheets for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise?

NONE

Proposed measures to avoid or reduce such increases are:

NONE

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

NONE

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

NONE

3. How would the proposal be likely to deplete energy or natural resources?

NONE

Proposed measures to protect or conserve energy and natural resources are:

NONE

4. How would the proposal be likely to use or affect environmentally sensitive area or areas designated (or eligible or under study) for government protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural site, wetlands, floodplains, or prime farmlands?

NONE

Proposed measures to protect such resources or to avoid or reduce impacts are:

NONE

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

NONE

Proposed measures to protect such resources or to avoid or reduce impacts are:

NONE

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

NONE

Proposed measures to reduce or respond to such demands are:

NONE

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

NONE

EXHIBIT (7)



CITY OF RICHLAND
Determination of Non-Significance

File No. EA21-2014

Description of Proposal: Commercial Binding Site Plan application to divide the 5 acre parcel zoned C-1 neighborhood retail business into 5 lots

Proponent: Permit Surveying, Inc.

Location of Proposal: 671 McMurray Street (SE corner of Jadwin Avenue and McMurray Street).

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 before the 14 day comment day period expires. Due to the Holidays comments must be submitted by December 1, 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: November 14, 2014

Signature _____

EXHIBIT (8)



Not to Scale

Source:
Google
Street View

View looking NE from Jadwin Avenue



Not to Scale

Source:
Google
Street View

View from Jadwin/McMurray Intersection looking SE



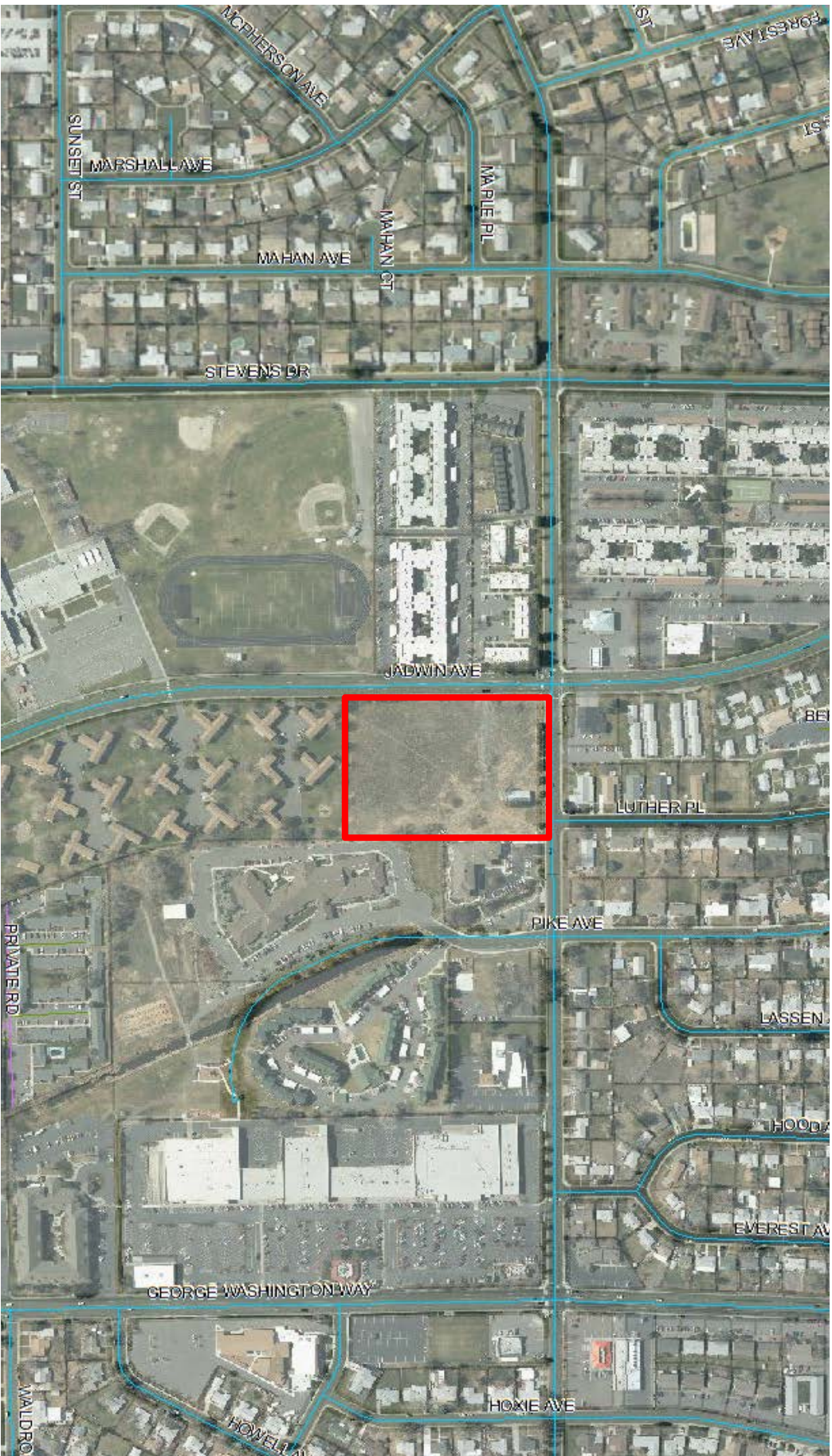


Not to Scale

Source:
Google
Street View

View from McMurray Street looking W



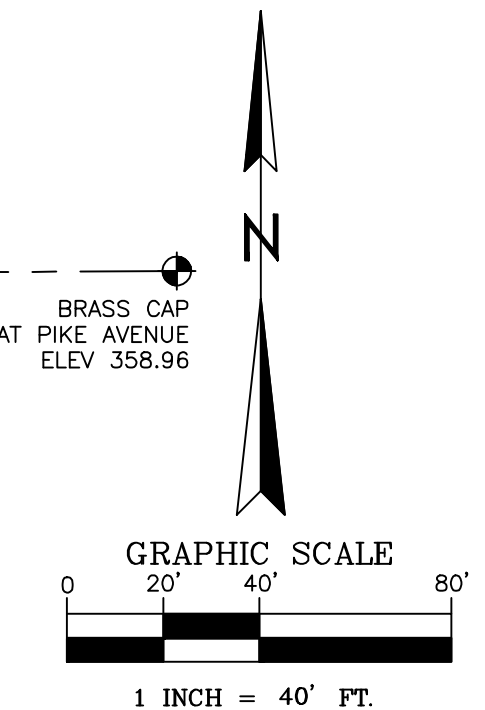
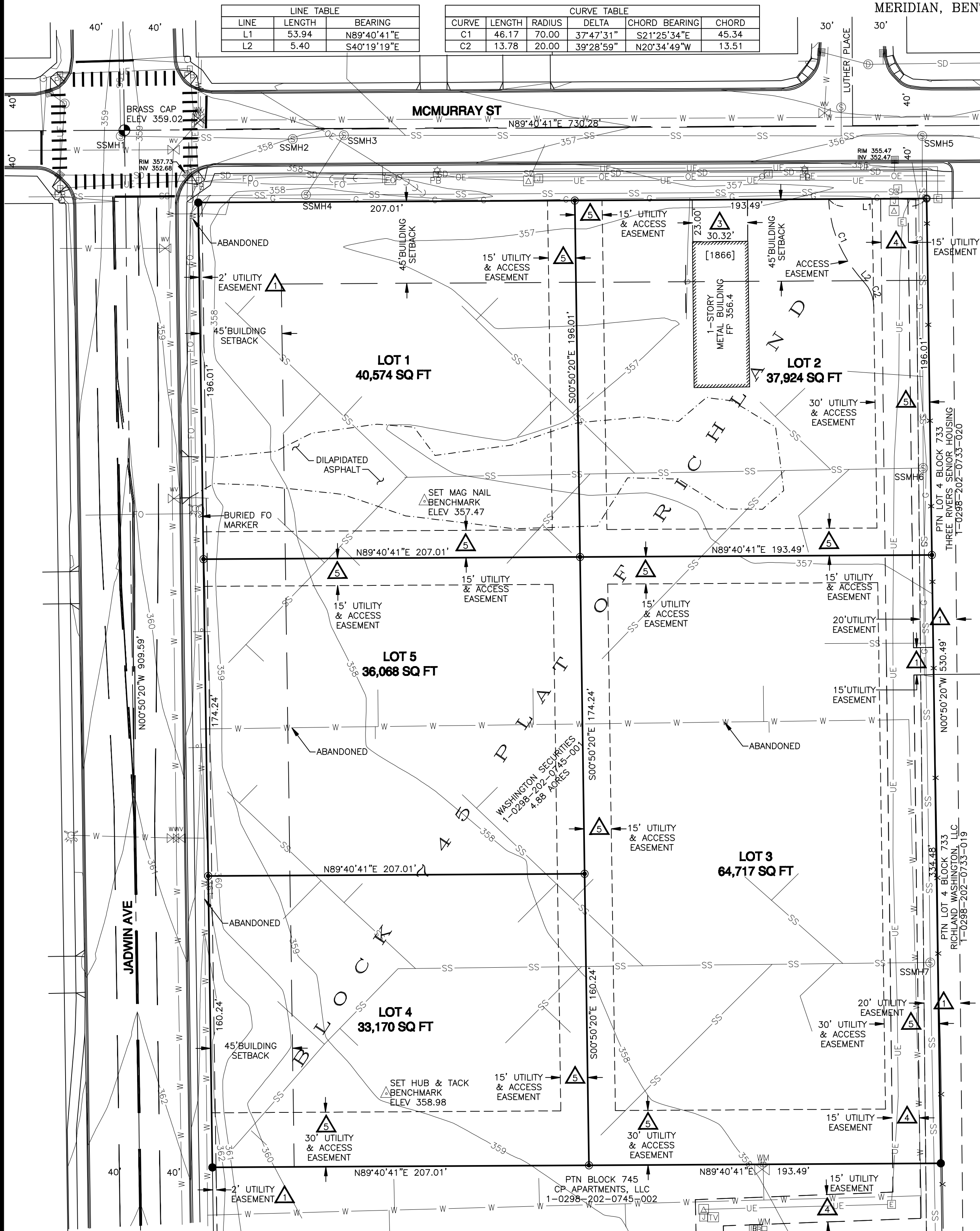


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EXHIBIT (9)

RECORD OF SURVEY NO. _____

PORTION OF THE NE 1/4 OF THE SE 1/4, SECTION 5,
TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE
MERIDIAN, BENTON COUNTY, WASHINGTON



LEGEND

- FOUND 3" BRASS CAP IN MONUMENT CASE
- FOUND 5/8" REBAR & CAP "STRATTON LS 14120"
- FOUND 1/2" REBAR
- SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"
- CONTROL POINT/BENCHMARK
- CATCH BASIN
- STORM DRAIN MANHOLE
- IRRIGATION VALVE
- IRRIGATION CONTROL BOX
- WATER METER
- WATER VALVE
- HYDRANT
- SANITARY SEWER MANHOLE
- LIGHT POLE
- POWER POLE
- GUY ANCHOR
- TRANSFORMER
- ELECTRIC VAULT
- ELECTRIC PULL-BOX
- JUNCTION BOX-TELEPHONE RISER
- FIBER-OPTIC RISER
- CABLE TELEVISION RISER
- SIGN
- TRAFFIC SIGNAL POLE
- FENCE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIBER OPTIC LINE

SEWER MANHOLE TABLE

SSMH 1	RIM: 359.41
	INV IN: 345.51
	INV OUT: 345.41
SSMH 2	RIM: 357.99
	INV IN: 344.97
	INV OUT: 344.87
SSMH 3	RIM: 357.95
	INV IN: 344.80
	INV OUT: 344.74
SSMH 4	RIM: 357.78
	INV IN W: 352.36
	INV OUT NE: 349.50
SSMH 5	RIM: 355.97
	INV IN: 344.55
	INV OUT: 344.45
SSMH 6	RIM: 356.76
	INV IN W: 349.54
	INV IN S: 347.07
	INV OUT N: 346.69
SSMH 7	RIM: 356.75
	INV IN W: 350.19
	INV IN S: 347.45
	INV OUT N: 347.34

EASEMENTS

- EASEMENT PER PLAT OF RICHLAND, VOLUME 6 & 7 OF PLATS.
- BLANKET CABLE TV EASEMENT AFN:85-12075.
- ELECTRONIC SURVEYING AREA EASEMENT AFN:89-14026.
- ELECTRIC UTILITY EASEMENT AFN:89-19248.
- NON-EXCLUSIVE INGRESS/EGRESS AND UTILITY EASEMENT BENEFITING ALL LOTS DEDICATED HEREON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2014 A.D. AT _____ M.,
AND RECORDED IN VOLUME _____ OF SURVEY'S, PAGE _____ AT THE REQUEST OF
CHRISTOPHER C. AMMANN.
BENTON COUNTY AUDITOR _____
FEE NO. _____
SURVEY RECORD NO. _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF WASHINGTON SECURITIES AND INVESTMENT CORPORATION IN MAY 2014.



2245 Robertson Drive
Richland, Washington 99354
OFFICE 509-375-4123
FAX 509-371-0999

DATE: 10/07/14
SCALE: 1"=40'
DRAWN BY: CCA
APPROVED BY: CCA

14056

RICHLAND

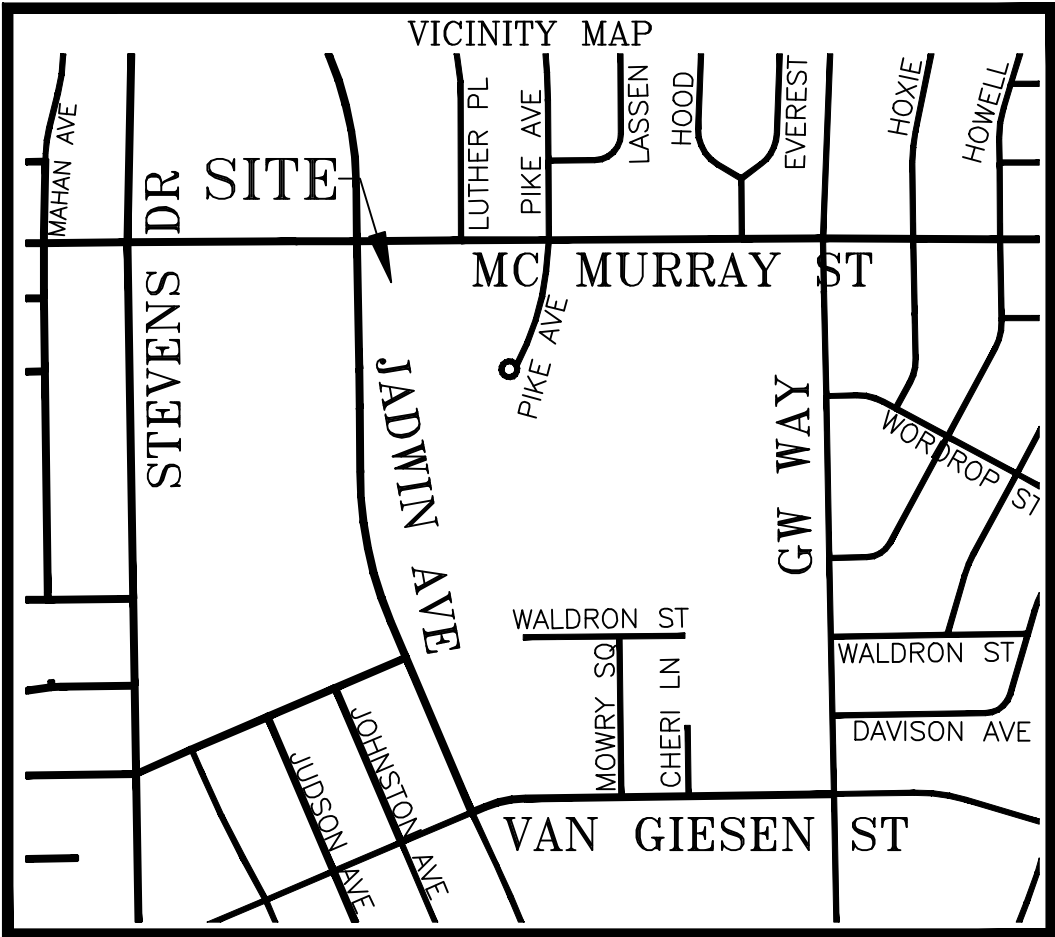
BINDING SITE PLAN
WASHINGTON SECURITIES & INVESTMENT CORPORATION

WASHINGTON

SHEET 1 OF 2

RECORD OF SURVEY NO. _____

PORTION OF THE NE 1/4 OF THE SE 1/4, SECTION 5,
TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE
MERIDIAN, BENTON COUNTY, WASHINGTON



SURVEYOR'S NOTES

1. DATE OF SURVEY: MAY 30 THROUGH JUNE 24, 2014.
2. BASIS OF BEARING: N89°40'41"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, ALSO BEING THE RIGHT-OF-WAY CENTERLINE OF MCMURRAY STREET.
3. UNITS OF MEASURE: US SURVEY FEET GROUND DISTANCES.
4. VERTICAL DATUM: NAVD88 CITY OF RICHLAND DATUM.
5. CONTOUR INTERVAL: 1 FOOT.
6. EQUIPMENT: TOPCON HIPER GNSS, RTK METHOD AND TOPCON GTS 225 TOTAL STATION CONVENTIONAL RADIAL METHOD.
7. PRECISION: LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
8. (R1) REFERENCE SURVEY: SHEET 25, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.
9. (R2) REFERENCE SURVEY: RECORD OF SURVEY, VOLUME 1 OF SURVEYS, PAGE 3322, RECORDS OF BENTON COUNTY, WASHINGTON.
10. THE SURVEYED PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) ON FEMA FIRM NO. 535533 0010 E, REVISED MARCH 1, 1984.
11. THIS BINDING SITE PLAN WAS PREPARED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ALTA STANDARD OWNER POLICY FILE NO. NCS-665486-CO, EFFECTIVE APRIL 22, 2014.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACTS OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID TRACTS OF LAND TO BE DIVIDED AS SHOWN WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES AND THAT THE EASEMENTS ARE HEREBY GRANTED FOR THE USES SHOWN HEREON.

GREGORY S. MARKEL, PRESIDENT
WASHINGTON SECURITIES AND INVESTMENT CORPORATION

DATE

BANK OF WHITMAN TITLE

DATE

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF BENTON }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE ABOVE NAMED COUNTY AND STATE, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME GREGORY S. MARKEL, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED BY WASHINGTON SECURITIES & INVESTMENT CORPORATION TO EXECUTE THIS INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF BENTON }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE ABOVE NAMED COUNTY AND STATE, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, ON OATH STATED THAT HE/SHE IS AUTHORIZED BY BANK OF WHITMAN TO EXECUTE THIS INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

APPROVALS

THIS BINDING SITE PLAN IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, WASHINGTON.

BINDING SITE PLAN ADMINISTRATOR

DATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____.

BENTON COUNTY TREASURER

DATE

EXISTING LEGAL DESCRIPTION

THE NORTHERLY 530.46 FEET OF BLOCK 745, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

NEW LEGAL DESCRIPTIONS

LOT 1

THE NORTHERLY 196.00 FEET OF THE WESTERLY 207.00 FEET OF BLOCK 745, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

LOT 2

THE NORTHERLY 196.00 FEET OF BLOCK 745, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

EXCEPT THE WESTERLY 207.00 FEET THEREOF.

LOT 3

BLOCK 745, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

EXCEPT THE NORTHERLY 196.00 FEET AND WESTERLY 207.00 FEET THEREOF.

LOT 4

THE SOUTHERLY 160.24 FEET OF THE WESTERLY 207.00 FEET OF BLOCK 745, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

LOT 5

WESTERLY 207.00 FEET OF BLOCK 745, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

EXCEPT THE NORTHERLY 196.00 FEET AND THE SOUTHERLY 160.24 FEET THEREOF.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2014 A.D. AT _____ M.,
AND RECORDED IN VOLUME _____ OF SURVEY'S, PAGE _____ AT THE REQUEST OF
CHRISTOPHER C. AMMANN.
BENTON COUNTY AUDITOR _____
FEE NO. _____
SURVEY RECORD NO. _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF WASHINGTON SECURITIES AND INVESTMENT CORPORATION IN MAY 2014.



2245 Robertson Drive
Richland, Washington 99354
OFFICE 509-375-4123
FAX 509-371-0999

DATE: 10/07/14
SCALE: 1"=40'
DRAWN BY: CCA
APPROVED BY: CCA

14056

BINDING SITE PLAN
WASHINGTON SECURITIES &
INVESTMENT CORPORATION

RICHLAND

WASHINGTON

SHEET 2 OF 2

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STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: SUP2014-102

PREPARED BY: AARON LAMBERT
MEETING DATE: DECEMBER 3, 2014

GENERAL INFORMATION:

APPLICANT: RICHLAND MOBILE HOME PARK

REQUEST: AUTHORIZATION TO ALLOW THE ADDITION OF ELEVEN MORE UNITS TO THE PARK.

LOCATION: 35 APOLLO BOULEVARD (Office Location)

REASON FOR REQUEST

The Applicant is requesting to convert 9 lots/spaces developed for mobile homes into 20 spaces for recreational vehicles representing a net increase of 11 units to the park. The Applicant has stated that recreational vehicles fill a need for housing that is not currently represented in the park.

PROPOSED DEVELOPMENT

The subject area is located in the extreme southwest portion of the Richland Mobile Home Park, see vicinity map, exhibit 1. The area proposed for the additional units was historically a secured outdoor storage area for residents of the parks with trailers, boats and similar items. Recently, services including water, sewer and power were installed along with the required driveway pads to support nine manufactured homes. Prior to the installation of the homes, a site plan was developed that determined the infrastructure could be redesigned to allow for a total of 20 recreational vehicles in the footprint of the 9 manufactured home sites.

SPECIFIC CODE REQUIREMENTS

Manufactured home parks are permitted in the R-3 multiple family residential subject to the issuance of a Special Use Permit (SUP). The application standards and requirements for manufactured home parks are set forth in RMC 23.42.130-140, see exhibit 10

The existing park is a permitted. No land use permits were found that would have determined the overall permitted number of units under an initial permit. It is uncertain that a land use approval permit was ever issued given the age of the park. Therefore the processing of a SUP is the required procedure to increase the number of units. Additionally, as no record exists documenting the approval of the 9 spaces proposed to be modified, the request is being reviewed as an addition of 20 new units to the park.

SITE DATA

Physical features: The site is graded flat and pad sites exist for 9 manufactured homes with a parking apron provided for each site which is access from Argon Lane, a private street, see site photos, exhibit 3. All utility services including water, sewer and power are in place for 9 manufactured homes. Note that Richland Mobile Home Park is responsible for their water & sewer infrastructure within the park boundaries. If the SUP is approved, these utilities will be reconstructed to support an additional 11 units for a total of 20 units as proposed on the site plan, see exhibit 4.

SURROUNDING ZONING AND LAND USE

NORTH & EAST:	R-3 Multiple Family Residential zoning and a continuation of the Richland Mobile Home Park developed with manufactured homes.
SOUTH:	R-1-10, Single Family Residential zoning developed with single family homes across Snyder Street.
WEST:	PPF Parks and Public Facilities zoning developed with a public trail parallel to the Bonneville Power Administration transmission lines both located on City owned property.

ANALYSIS

Historically recreational vehicles would only be permitted in a recreational vehicle park. However an amendment to Washington State law limits the authority of cities and counties regarding manufactured/mobile home communities with respect to the siting of recreational vehicles within these communities. Under Executive House Bill 1227, cities and counties may not have an ordinance that prevents the entry or requires the removal of a recreational vehicle used as a primary residence in manufactured/mobile home communities. However, cities and counties may enact requirements that utility hookups in manufactured/mobile home communities meet state and federal building code standards for these communities and that a recreational vehicle contain both an internal toilet and an internal shower (unless the manufactured/mobile home community provides toilets and showers). See [RCW 35.21.684\(3\)](#), [RCW 35A.21.312\(3\)](#), and [RCW 36.01.225\(3\)](#).

The maximum gross density for manufactured home parks is not to exceed 10 units per gross acre per code. The park is 46.2 acres in area and would be permitted 462 total units. The park currently contains 336 units therefore with the addition of the requested 20 units the park is still below the maximum density by 106 units.

The applicant is requesting a reduction in the width of the spaces to 22.5 feet from the 34 feet required for manufactured home parks as found in RMC 23.42.140(B)(4)(a). Staff is recommending

approval of the reduction as the proposed width accommodates recreational vehicles which are narrower than manufactured homes. Staff acknowledges that the reduction of the space width will also result in a smaller area dedicated to each RV than required by the same RMC citation.

Direct access to the site is from the recently developed direct access to Snyder Street to the south.

Fire hydrants are provided as required by the City of Richland requirements.

SUMMARY

The request as conditioned would comply with the criteria for approving a special use permit in the R-3 Multiple Family zoning district.

FINDINGS AND CONCLUSIONS

Staff has completed their review of the application for special use permit approval (SUP2014-102) and submits that:

1. The Comprehensive Plan designates the subject site as High Density Residential.
2. The zoning district for the site is R-3, Multiple Family Residential.
3. Manufactured home parks are permitted in the R-3 zoning district subject to the issuance of a Special Use Permit (SUP) per RMC Section 23.46.
4. The Planning Commission is empowered to consider the request for special use permit pursuant to RMC Section 23.46.025(A)(6), see exhibit 9.
5. RMC Chapter 23.46 sets forth the procedural and legal provisions for review of requests for special use permits.
6. Beyond the general provisions for granting of special use permits found in RMC Chapter 23.46, RMC Sections 23.42.130-140 sets forth the application procedure, specific standards and requirements applicable to the development of manufactured home parks, see exhibit 10.
7. As required by State law and City Code, the applicant has submitted a State Environmental Policy Act (SEPA) environmental checklist prepared September 17, 2014, see exhibit 6.
8. The City reviewed the submitted checklist and considered the proposal in light of the submitted information and determined that approval of the request to install improvements

in support of a total of 20 recreational vehicles in this location would not have significant adverse environmental impacts.

9. On November 14, 2014, the City issued a Determination of Non-Significance for the proposal, see exhibit 7.
10. Based on the above findings and conclusions, approval of the request for a special use permit would be in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth in Staff Report (SUP2014-102) and approve the request for a special use permit to allow for the addition of 20 recreational vehicles to the Richland Mobile Home Park addressed at 35 Apollo Drive subject to the following conditions:

1. All requirements found in RMC sections 23.42.130 and 23.42.140 shall be applied to the subject development excluding the minimum space width and square footage required by RMC 23.42.140(B)(4)(a).
2. The recreational vehicles spaces shall be developed in accordance with the site plan, see exhibit 4.
3. New units shall be assigned addresses by the City of Richland Building Department.

EXHIBITS

1. Vicinity Map
2. Aerial Photo
3. Site Photos
4. Site Plan
5. Application
6. SEPA Checklist
7. SEPA Determination of Non-Significance
8. Notice of Application & Hearing
9. RMC 23.46 Special Use Permits
10. RMC 23.42.130-140, Manufactured Home Parks Application Procedure and Standards and Requirements

EXHIBIT (1)

VICINITY MAP — Special Use Permit, Richland Mobile Home Park, File No.'s EA22-2014, SEPA & SUP2014-102, Special Use Permit

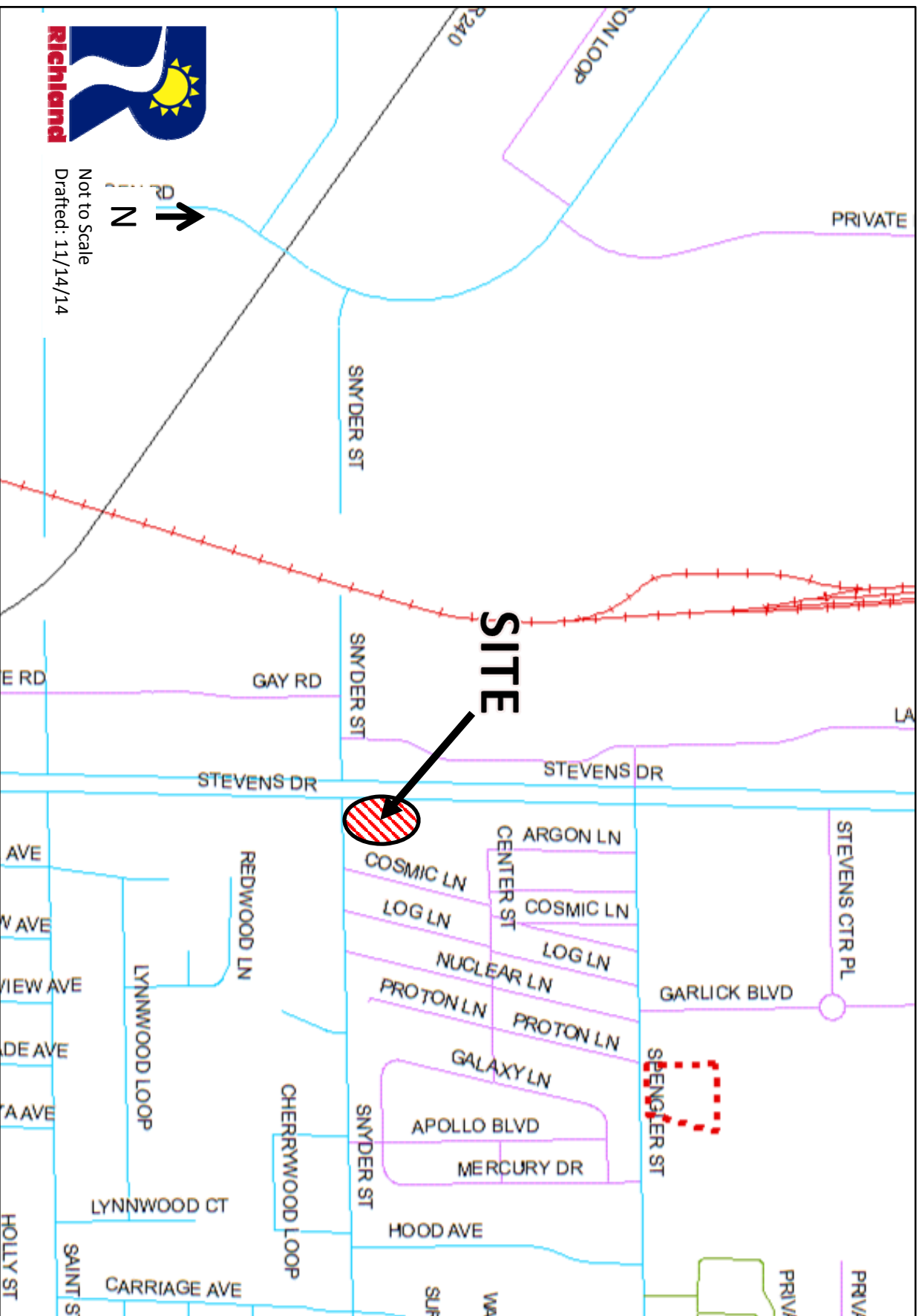


EXHIBIT (2)



Source: City of Richland 2014 Aerial Photography



EXHIBIT (3)

Richland Mobile Home Park (1 of 3)



Source: Applicant, 11/10/14

VIEW LOOKING SOUTH TO NORTH

Richland Mobile Home Park (2 of 3)



Source: Applicant, 11/10/14

VIEW LOOKING NORTH TO SOUTH

Richland Mobile Home Park (3 of 3)



Source: Applicant, 11/10/14

VIEW LOOKING WEST TO EAST

EXHIBIT (4)

EXHIBIT (5)



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

P.O. Box 190 Richland, WA 99352
www.ci.richland.wa.us

SPECIAL USE PERMIT APPLICATION

Applicant's Section

Applicant Richland Mobile Home Park

Address 35 Apollo Blvd

City Richland

State WA

Zip 99354

Phone Number 509-375-3064

Fax Number

Other

Address and/or Location of Property 16,18,20,22,24,26,28,30,20 Argon Ln Richland Wa, 99354

Legal Description (including lot, block, and plat)

Present Zoning

Request to use the above-described property for the following purpose (use this space to identify the intended use involved). Also include the title and section of the Richland Municipal Code under which the special use is sought.

Explanation of use. Please complete the information below, selecting the items that apply to the proposed use, in order that the Physical Planning Commission and City Council may ascertain whether the intended use on the proposed site would conform to the stated purposes of Title 23, Zoning, Richland Municipal Code, and be compatible with the permitted uses in the zone.

What are the products resulting from the operations?

Converting 9 Mobile Home lots to approximately 20 RV lots

What supplies and materials are to be kept or used on the premises? Raw materials:

N/A

Finished products:

20 RV Lots/sited

What are the type, amount, and location of storage to be provided?

N/A

If any of the materials used and stored in connection with this activity are hazardous, what is the nature of the hazard? What precautionary means will be employed to provide safety both to employees, customers, and adjoining properties?

How many people will be employed?	8	In the manufacture of the product?	N/A
In the sale of the product?	N/A	In any other capacity?	N/A

What do you estimate will be the greatest number of persons on the premises at any one time, excluding employees?

40

What type of volume of trucking is involved? N/A

What are the hours of peak loading and unloading? N/A

What other type and volume of traffic would be generated? Minimal

Would the activity normally attract the public to the premises? Yes ☐ No ☒

Number of visitors daily? 10 Number of patrons daily? 0

Will this activity be carried on outside of daylight working hours? If so, what are the hours?

What type of power would be employed? Electric ☒ Gas ☐ Oil ☐ Steam ☐
or Internal Combustion Engine ☐

What type and volume of noise results from operations on premises? N/A

Have you any evidence of the decibel rating of sound emanating from this or similar operations? If so, what is it?
N/A

What odors, fumes, smoke, or dust result from the operations?

N/A

Is there any sewage from the processes involved that would sterilize or overload existing wastewater (sewer) facilities?

Yes ☐ No ☒ What are they?

What are the demands of this activity upon available public facilities and utilities?

Electricity

Water

Wastewater (Sewer) Disposal

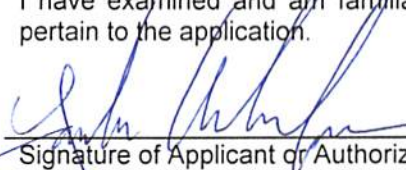
Refuse Disposal

Transportation (railroad and streets)

Explain in detail why this particular site is especially suited, if it is, for the intended purpose:

Describe how the proposed use and improvements are designed and arranged to fit into the development of adjacent property and the neighborhood:

I have examined and am familiar with the regulations covered in Title 23 of the Richland Municipal Code, as they pertain to the application.



Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

I have read and consent to the filing of this application as the owner of record of the property for which the Special Use Permit is being requested.

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

Owner's Name

Owner's Name

Address

Address

City

City

State

Zip

State

Zip

Phone No.

Other No.

Phone No.

Other No.

Owner's Signature

Owner's Signature

EXHIBIT (6)

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. BACKGROUND

1. Name of proposed project, if applicable:
2. Name of applicant: **Richland Mobile Home Park**
3. Address and phone number of applicant and contact person: **35 Apollo Blvd, Richland Wa, 99354**
John Abolofia (509)375-3064
4. Date checklist prepared: **9/24/2014**
5. Agency requesting checklist: - **City of Richland**

6. Proposed timing or schedule (including phasing, if applicable): **November 2014**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **N/A**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **N/A**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **None**
10. List any government approvals or permits that will be needed for your proposal, if known.
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.) **Convert 6 Mobile home lots to 12 RV lots. We are requesting a variance for 6 lots which are 22.5 ft wide.**
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.

Special
Use Permit
request is
for 11 more
units.

NE corner of Snider and Stevens Drive. Richland Wa

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other **Flat**
- b. What is the steepest slope on the site (approximate percent slope)? **N/A – Flat**

COR
Confirmed

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

Sand

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **none**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **N/A**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **N/A**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **75% Gravel -**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **N/A**

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **N/A**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **N/A**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **N/A**

3. Water

- a. Surface Water: **N/A**
- 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. **NO**

COR
Confirmed

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. **NO**

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. **N/A**

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

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

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. **N/A**

b. Ground Water:

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

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. **Discharging to city Sewer system**

c. Water runoff (including stormwater):

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

3) Could waste materials enter ground or surface waters? If so, generally describe. **N/A**

4) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **NO**

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

COR
Confirmed

4. Plants

a. Check the types of vegetation found on the site: NO

☐ N/A deciduous tree: alder, maple, aspen, other

☐ N/A evergreen tree: fir, cedar, pine, other

☐ N/A shrubs

☒ grass

☐ N/A pasture

☐ N/A crop or grain

☐ N/A Orchards, vineyards or other permanent crops.

☐ N/A wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ N/A water plants: water lily, eelgrass, milfoil, other

☐ N/A other types of vegetation

b. What kind and amount of vegetation will be removed or altered? **N/A**

c. List threatened and endangered species known to be on or near the site. **N/A**

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

e. List all noxious weeds and invasive species known to be on or near the site. **N/A**

5. Animals NO

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

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

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

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

b. List any threatened and endangered species known to be on or near the site. **N/A**

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

d. Proposed measures to preserve or enhance wildlife, if any: **N/A**

e. List any invasive animal species known to be on or near the site. **N/A**

6. Energy and natural resources NO

COR
Confirmed

- 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. **N/A**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **NO**
- 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: **N/A**

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **N/A**
- 1) Describe any known or possible contamination at the site from present or past uses.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
 - 4) Describe special emergency services that might be required.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **n/a**
- 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. **Truck, backhoe between 9am and 5pm**
- 3) Proposed measures to reduce or control noise impacts, if any: **Residents will abide by all locale noise ordinances**

COR
Confirmed

8. Land and shoreline use

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

Residential

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

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

- c. Describe any structures on the site. **N/A**

- d. Will any structures be demolished? If so, what? **NO**

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

- f. What is the current comprehensive plan designation of the site? **Residential (Ask Aaron)**

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

High
Density
Residential,
10.1+ units/
acre

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **NO**

- i. Approximately how many people would reside or work in the completed project? **20**

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

- k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Submitted - Special Use Permit, variance request**

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

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **8 Additional lots - RV - Middle income**

COR
Confirmed

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

c. Proposed measures to reduce or control housing impacts, if any: **N/A**

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? **Under 13ft**

b. What views in the immediate vicinity would be altered or obstructed? **N/A**

c. Proposed measures to reduce or control aesthetic impacts, if any: **N/A**

11. Light and glare

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

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

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

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

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Pool, play area, community center, showers, bathrooms

b. Would the proposed project displace any existing recreational uses? If so, describe.
NO

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

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation

registers located on or near the site? If so, specifically describe. **NO**

COR
Confirmed

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

N/A

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

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

14. Transportation

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

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **NO**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **12**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **NO**

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **NO**

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

30 trips per day. 7-8am, 5-6pm. ITE Trip generator reference.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **N/A**

h. Proposed measures to reduce or control transportation impacts, if any: **N/A**

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **Increase in water, sewer and electric utilities.**

b. Proposed measures to reduce or control direct impacts on public services, if any. **N/A**

16. Utilities

a. Circle utilities currently available at the site: **Water, electricity, sewer,** 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. Add additional sewer, electric meters to account for the added homes.

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: _____

Original Signature on File

Name of signee _____ John Abolofia _____

Position and Agency/Organization _____ Property Manager _____

Date Submitted: _____

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EXHIBIT (7)



CITY OF RICHLAND
Determination of Non-Significance

File No. EA22-2014

Description of Proposal: Addition of 11 trailer spaces to allow for the installation of new recreational vehicles and/or park model RV trailers.

Proponent: Richland Mobile Home Park, c/o John Abolofia

Location of Proposal: 35 Apollo Drive. Generally found on the NE corner of Stevens Drive and Snyder Street.

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 before the 14 day comment day period expires. Due to the Holidays comments must be submitted by December 1, 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: November 14, 2014

Signature  _____

EXHIBIT (8)



CITY OF RICHLAND **NOTICE OF APPLICATION** **AND PUBLIC HEARING (SUP2014-102)**

Notice is hereby given that application has been submitted for a Special Use Permit to add 11 units to the Richland Mobile Home Park located at 35 Apollo Blvd. The units will be sited in the undeveloped southwest corner of the park, see vicinity map.

The Richland Planning Commission, on Wednesday, December 3, 2014, will conduct a public hearing and review of the applications at 7:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

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

Copies of the staff report and recommendation will be available on the Development Services website beginning on Wednesday, November 26, 2014.

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

AARON LAMBERT,
SENIOR PLANNER

EXHIBIT (9)

Chapter 23.46 SPECIAL USE PERMITS

Sections:

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

23.46.010 Purpose.

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

23.46.020 Applications.

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

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

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

B. A plot plan showing the following:

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

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

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

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

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

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

23.46.025 Hearing body.

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

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

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

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

23.46.030 Notice of hearing.

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

23.46.040 Hearings – Findings – Conditions.

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

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

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

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

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

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

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

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

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

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

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

23.46.050 Notification of action.

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

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

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

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

23.46.060 Commission or board action.

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

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

23.46.070 Appeals.

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

23.46.075 Modification of special use permits.

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

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

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

23.46.080 Resubmission of application.

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

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

23.46.090 Change of property ownership.

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

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

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

23.46.100 Existing conditional uses.

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

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

23.46.110 Rights conferred.

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

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EXHIBIT (10)



23.42.130 Manufactured home parks – Application procedure.

When allowed in a specific use district, any development, alteration or extension of a manufactured home park shall require a special use permit. Application shall be submitted to the hearing body in accordance with the procedures set forth in Chapter [23.46](#) RMC. In addition to the requirements specified in RMC [23.46.020](#), the application/development plan shall include design specifics of the manufactured home park, as set forth and required in RMC [23.42.140](#), including, but not limited to, the location and dimensions of each manufactured home lot; the location of each manufactured home stand (so that setbacks, yards and other open spaces and utility connections may be determined); the location of street lighting; the method for drainage and the location of all catch basins and storm sewers; and the manufactured home park landscaping plan.

The hearing body, in determining whether the location contemplated will create special problems in relation to site design and compatibility with other developments established as of right within the particular zone, may establish conditions of the special use permit as deemed necessary or may deny the permit. [Ord. 28-05 § 1.02].

23.42.140 Manufactured home parks – Standards and requirements.

The following standards, requirements and any other specific conditions recommended by the technical advisory committee and approved by the hearing body shall also be included as conditions of the special use permit:

A. Permitted Uses. No building, structure, or land within the boundaries of a manufactured home park shall be used for any purpose, except as follows, and specified on the approved special use permit development plan:

1. Manufactured home used for dwelling purposes with their customary accessory uses.
2. Buildings and structures necessary for the operation and maintenance of the manufactured home park, or providing customary accessory uses of manufactured home parks, including laundry facilities, park office and equipment storage buildings.
3. Buildings and structures necessary for the operation of a public utility, subject to the requirement of RMC [23.42.200](#).
4. Community recreation facilities, for residents of the manufactured home park and their guests, including swimming pools subject to the requirements of RMC [23.42.300](#) and [23.42.310](#).

5. Residences for the use of a manager and/or caretaker responsible for maintaining or operating the manufactured home park which may be either a conventional one-family dwelling or a manufactured home.
6. Home occupations subject to the conditions of RMC [23.42.090](#).
7. Rental of rooms to not more than four persons in addition to the family occupying the manufactured home, provided there is compliance with all applicable city ordinances.
8. Family day care homes and mini-day care centers subject to the requirements of RMC [23.42.080](#).
9. One convenience store per manufactured home park which provides retail products such as foods, household products, newspapers and magazines, cosmetics and pharmaceuticals for the convenience of the residents of the manufactured home park may be permitted as a secondary use if sufficient need for such a store is demonstrated to the satisfaction of the hearing body. The size of the store shall be commensurate with the number of manufactured home lots in the park. The location of the store shall be oriented inwardly and no sign advertising the store shall be visible from any public right-of-way or property abutting the manufactured home park.

B. Development Standards.

1. Minimum Park Size. The minimum area for a manufactured home park shall be five acres.
2. Maximum Gross Density. Maximum gross density shall not exceed 10 manufactured home lots per acre. Density for each specific manufactured home park shall be similar to, or compatible with, surrounding residential areas and shall be determined on a case-by-case basis.
3. Public Access. Public access not less than 36 feet in width shall be required from the manufactured home park to an arterial or collector street. The hearing body shall determine on a case-by-case basis whether a secondary access shall be required. Secondary access, if provided, shall enter the public street system at least 150 feet from the primary access.
4. Minimum Lot Requirements.
 - a. The minimum area for a manufactured home lot designed to accommodate a manufactured home not exceeding 14 feet in width shall be 3,500 square feet. The minimum lot dimension shall be 34 feet.
 - b. The minimum area for a manufactured home lot designed to accommodate a manufactured home exceeding 14 feet in width shall be 4,500 square feet. The minimum lot dimension shall be 50 feet.
5. Minimum Building Setback Requirements.

- a. Twenty-five feet from a public right-of-way.
- b. Ten feet from the manufactured home lot line abutting on an interior access street.
- c. Fifteen feet from any park boundary (excluding public rights-of-way).

6. Separation Requirements. No manufactured home shall be located closer than 15 feet from any other manufactured home unit or permanent park building. An attached accessory building shall be considered part of the manufactured home for separation purposes. If not attached to the manufactured home, an accessory structure shall not be located closer than five feet from such manufactured home (unless an intervening fire wall is provided), or from any other manufactured home or permanent building.

7. Occupied Area. The cumulative occupied area of the manufactured home and its accessory buildings on a manufactured home lot shall not exceed two-thirds of the respective lot area.

8. Accessory Structures and Buildings. Accessory structures and buildings shall be subject to all applicable building and construction provisions of the Richland Municipal Code.

9. Parkland Dedication/Recreation Areas. Mandatory parkland dedication or payment of fees in lieu of dedication shall be required in accordance with Chapter [22.12](#) RMC for all manufactured home park developments. Dedicated parkland shall not be designated within the boundaries of a manufactured home park unless specifically approved or required by the hearing body; however, certain recreational facilities and areas provided within the park for its residents which are determined by the hearing body to satisfy the intent of the mandatory parkland provision may be eligible for credit towards the required dedication or fee.

- a. Development and maintenance of recreational facilities and area(s) within the manufactured home park boundaries are the responsibility of the park owner and/or developer.

10. Interior Park Accessways. Streets, driveways and other accessways within a manufactured home park shall be constructed and maintained by the owner and/or developer of the park in accordance with the standards provided by the public works director. Interior park accessways shall not be dedicated as a public right-of-way unless otherwise approved or required by the hearing body.

Interior park streets shall observe the following minimums:

- a. One-way traffic streets shall be a minimum of 28 feet in width. Reduction of this standard to a minimum of 20 feet may be allowed when on-street parking is prohibited subject to the approval of the public works director.

b. Two-way traffic streets shall be a minimum of 36 feet in width. Reduction of this standard to a minimum of 28 feet may be allowed when on-street parking is prohibited subject to the approval of the public works director.

c. Parking lanes shall be eight feet wide where provided.

d. Cul-de-sac streets and streets designed to have one end permanently closed (“Y” or “T”) should have a minimum turning radius of 50 feet, or otherwise be adequately designed to permit ease of turning.

11. Parking Requirements.

a. A minimum of two off-street parking spaces shall be provided adjacent to, or conveniently near, each manufactured home lot. Parking may be in tandem.

b. One parking space per each four manufactured home lots shall be required to accommodate the contemplated guest parking loads and shall be evenly distributed throughout the manufactured home park. Parking lanes may provide up to 50 percent of this requirement. The remainder of the guest parking spaces shall be group separate off-street parking areas. The design and construction of parking facilities shall be in accordance with RMC [23.54.010](#) through [23.54.150](#).

12. Manufactured Home Stand. Every manufactured home lot shall be provided with a manufactured home stand to accommodate the placement of the manufactured home and its attached accessory structures. The material used for the manufactured home stand foundation base shall be durable and capable of supporting a manufactured home without shifting, heaving or uneven settling regardless of weather conditions and other forces acting on the unit.

Provisions shall be made at the manufactured home stand for utility connections and appropriate locations and adequate surface drainage specified and approved by the public works director.

13. Pedestrian Walkways. A common walkway system shall be provided and maintained between locations where pedestrian traffic is expected to be concentrated and might interfere with automobile traffic. Such common walks shall be constructed in accordance with standards provided by the public works director.

14. Street Lighting. Adequate street lighting shall be provided to illuminate streets, driveways, walkways and buildings for the safe movement of pedestrians and vehicles and for the safe nighttime use of such facilities. Installation of all street lighting shall be in accordance with standards provided by the public works director.

15. Landscaping, Buffering and Screening.

- a. Manufactured home parks shall be enclosed on all sides with permanently maintained natural or artificial barriers, such as a sight-obscuring wall, or continuous buffer of trees or shrubs, not less than six feet in height, except for those sides abutting public rights-of-way.
- b. Sides which abut public rights-of-way shall be buffered with a perimeter landscape strip not less than 10 feet wide within the required setback. Such landscape strip shall be planted or installed with a permanently maintained natural or artificial barrier not less than four feet in height. If an artificial barrier is installed, the remainder of the landscape strip shall be landscaped with ground cover or other approved landscape treatment excluding pavement.

The hearing body may waive all or part of the perimeter landscaping requirements if, due to the nature of the existing topography or other existing conditions, it is unreasonable to require a wall, fence or screen.

- c. A specific landscaping plan, including irrigation system design, for the manufactured home park shall be submitted as part of the special use permit application. Landscaping materials shall conform to, and be installed in accordance with, the approved development plan prior to occupancy of any manufactured home lot.

16. Storage Facilities. No manufactured home lot shall be occupied unless or until adequate storage facilities as provided for herein are properly installed or developed. It shall be the responsibility of the park management to provide the required storage facilities and adequate security thereof.

- a. A private storage facility having a floor area of at least 48 square feet and a minimum height of six feet shall be provided on or conveniently near each manufactured home lot for inside storage of such items. The storage structure shall be anchored to a concrete footing as approved by the building official.
- b. A bulk storage and parking area shall be set aside for storage of boats, campers, trailers, and other similar items. A minimum of 300 square feet of space, exclusive of driveways, shall be provided within the manufactured home park for every five mobile home lots. This storage area shall be located so as to avoid conflict with adjoining residential properties and shall be screened from view with appropriate landscaping and/or screening as indicated on the approved landscaping plan.

17. Utilities and Other Services. The construction and maintenance of all water, sewer, electrical, communication and miscellaneous (gas, television cable, etc.) service lines shall be under the supervision of the department or utility agency having jurisdiction in accordance with all applicable state and local codes, policies and regulations.

The location of all underground utility and service lines shall be indicated by an aboveground sign (or signs) identifying the proximity of the lines to the manufactured home stand to facilitate service connection and to avoid damage to such underground services by the use of ground anchors, installation of skirting, etc.

- a. Water Supply and Distribution System. Each manufactured home park shall be connected to a public water system, with the appropriate backflow preventative device installed, and its supply shall be used exclusively. Individual water service connection shall be provided for each manufactured home lot.
- b. Sewage Disposal. Adequate and safe sewage disposal shall be provided for all manufactured home lots. Whenever feasible, connection shall be made to public sewer system.
- c. Electrical Distribution System. Each manufactured home park shall be provided with an underground electrical distribution system in accordance with the policies and specifications for installation and maintenance of the electrical utility having jurisdiction.
- d. Solid Waste Disposal System. Solid waste collection stands shall be provided for all waste containers in accordance with specifications for design and location as provided by the solid waste division supervisor. Solid waste collection stands, whether individual or grouped, shall be screened from view with appropriate landscaping and/or screening as indicated on the approved landscaping plans.

18. Signs identifying the manufactured home park shall be in conformance with applicable sign regulations of RMC Title [27](#).

C. Required Permits and Licenses.

1. Manufactured home parks are subject to all applicable building and construction provisions of the Richland Municipal Code, which includes issuance of building permits and authorized inspections of all phases of construction and development.
2. No building permits shall be issued and no construction of any kind to create, alter, or extend any manufactured home park may be initiated until a special use permit has been granted by the hearing body in accordance with the procedure specified in Chapter [23.42](#) RMC and subject to the applicable regulations and standards set forth in this section.
3. No manufactured home lot may be rented or occupied until a business license for operation of the manufactured home park has been obtained pursuant to Chapter [5.04](#) RMC, Licensing and Taxation. A

business license shall not be issued until all required building, fire and life safety inspections have been conducted.

Construction or development of all of the improvements indicated on the approved development plan shall also be required prior to issuance of a business license; provided, however, that the administrative official may waive this requirement if sufficient need can be shown. A performance bond or other acceptable securities shall be required by the administrative official in order to ensure development as per the special use permit, for any improvements that are not completed prior to issuance of the business license. Such improvements shall be completed within a reasonable time, not to exceed six months.

Prior to renewal of the business license, the building official shall inspect the manufactured home park to check continued compliance with all conditions of the special use permit and shall submit to the park owner a written report stating whether or not the park is in compliance. The owner must take action to effect compliance with any conditions that are in violation before the business license shall be renewed.

4. A violation of any of the licensing provisions of this section shall be subject to the penalties set forth in RMC [5.04.520](#) through [5.04.610](#).

D. Park Administration.

1. It shall be the responsibility of the park owner and/or manager to assure that the provisions of this section, including installation of manufactured homes and construction of accessory structures on individual manufactured home lots, and any additional conditions of the special use permit are observed and maintained within the manufactured home park.

2. The park shall be kept free of any brush, leaves, and weeds and all landscaped areas shall be continually maintained.

3. Failure to comply with any of the requirements for administering a manufactured home park shall be a violation subject to penalties set forth in RMC [23.70.270](#).

4. Each manufactured home shall have the space between the bottom of the unit and the ground completely enclosed with a compatible skirting material or installed at terrain level, with adequate provisions for access, ventilation, clearance and shoring/retention of perimeter earthen banks, as approved by the building official.

5. Construction of accessory structures shall be subject to the applicable building and construction provisions of the Richland Municipal Code. [Ord. 28-05 § 1.02; amended during 2011 recodification].

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STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: SM2-2014

MEETING DATE: DECEMBER 3, 2014
PREPARED BY: AARON LAMBERT

GENERAL INFORMATION

APPLICANT: BRUCE NAPIER AND JUDITH BAMBERGER

REQUEST: APPROVAL OF A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT AUTHORIZING THE REMOVAL AND REPLACEMENT OF THE EXISTING STAIRS AND DOCK ON THE COLUMBIA RIVER SHORELINE AND WITHIN THE WATERWAY AT THE SUBJECT SITE.

LOCATION: SHORELINE OF THE COLUMBIA RIVER AT 2608 HARRIS AVE., SEE VICINITY MAP.

REASON FOR REQUEST

The SEPA checklist along with the Joint Aquatic Resources Permit Application (JARPA) outlines in detail the reason for the requested Shoreline Substantial Development Permit, see exhibit 4. While the existing stairs, floating ramp and dock sections constructed in 1991 are usable; the dock is located in shallow water and during low flows the floats ground out and boats are not able to moor safely. The existing dock is not compliant with current Corps standards for construction standards and the protection of species identified under the Endangered Species Act. The proposed dock will be located further away from the shoreline and allow more light to enter the water which is preferred for the benefit of the near shore aquatic species and is in compliance with the 2012 McNary Shoreline Management Plan developed by the Army Corps of Engineers.

A Joint Aquatic Resources Permit Application (JARPA) has been completed as required by the Army Corps of Engineers (Corps) and was submitted to the Corps in late October of this year.. The project will undergo review by the Corps as well as the Washington State Department of Fish and Wildlife and Washington State Department of Ecology. 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 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 Single Family Residential (R-1-12) and Parks and Public Facilities (PPF) with the former the Applicant's home and the latter the Army Corps of Engineers (Corps) property the improvements will be located on. The Comprehensive Plan map designates the site as Low Density Residential (0 – 5 dwellings/acre) and Developed 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 26.17.010 permits piers and docks in the Urban Environment subject to use activity and environmental regulations;
6. RMC Chapter 26.21.180 sets forth requirements for piers and docks proposed in shore land areas;
7. The proposed development plan for ramp, pier and dock system as submitted is in general conformance with the policies and regulations of the State Shoreline Management Act;
8. The existing stairs, ramp and dock system are not in compliance with current shoreline development best practices according to the Corps;
8. The development plan was informally reviewed by the Corps prior to the JARPA submittal and determined to be in compliance with the 2012 McNary Shoreline Management Plan. Of note is the current Richland Shoreline Master Program dates to 1979 and many of the protections found in the Endangered Species Act (ESA) are not incorporated into the program. The McNary Shoreline Management Plan provides the most current guidance and requirements for shoreline development along this portion of the Columbia River. The development plan as proposed will

eliminate the grounding of the docks and boats in low water as well as provide grated docks and gangplanks and finally will minimize structure built on the shoreline slope;

9. As conditioned, the project demonstrates compliance with the City's Shoreline Master Program, its adopted Comprehensive Plan, zoning regulations and sensitive area regulations;
10. 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 (SM2-2014) and approve a shoreline substantial development permit authorizing the replacement of the existing shoreline improvements at 2608 Harris Avenue with aluminum gangways, a pier and floating dock as requested in the application subject to the conditions of approval included in Exhibit 1.

EXHIBITS

- 1 – Supplemental Information and recommended conditions of approval
- 2 – Vicinity Map
- 3 – Aerial Photos
- 4 – Application Materials incl. SEPA Checklist and JARPA
- 5 – SEPA DNS
- 6 – Public Notice

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EXHIBIT (1)

SUPPLEMENTAL INFORMATION

PROJECT DESCRIPTION

The SEPA checklist and JARPA application explain the project in great detail. Refer to exhibit 4.

PHYSICAL FEATURES

The subject property maintains a frontage of 150 lineal feet along the shoreline however the land from what is generally the top of slope to the ordinary high water mark (OHWM) is owned by the Army Corps of Engineers (Corps). The Corps through the JARPA process approves the private use leasing of their lands as well as the improvement upon said land and on navigable rivers under their jurisdiction. The footprint of the proposed gangway landward of the OHWM is only 4 feet in nature and was designed to be elevated above the grade of the slope. The first concrete abutment anchoring the 44 foot long gangway is located on the Applicants property with a second abutment located on the Corps property above the OHWM. The Corps is considering the second abutment that anchors the 55 foot long gangway approach to the dock to be a part of the dock system. The design minimizes the direct impact to the Corps land and will remove the existing railroad tie stairs on the face of the bank. The property under Corps ownership is occupied by invasive low growing plant species. Minor erosion and sloughing of the bank is found at the OHWM, see pictures included in the application.

SURROUNDING ZONING AND LAND USES

The properties adjacent to the site maintain consistent zoning as the subject site and Corps property as described in the staff report.

Single family homes are found to the north, south and west of the site. The Corps property to the west between the top of slope and OHWM is undeveloped aside from the existing stairs and dock proposed for replacement.

COMPREHENSIVE PLAN

The Comprehensive Plan map designates the site as Low Density Residential (LDR) and Developed Open Space (OSD). The Applicant's legal property is the portion designated LDR which includes single-family residential uses with an average density of 3.5 dwelling units per acre.

The Corps property is designated OSD which includes land such as golf courses, federal power transmission and irrigation wasteway easements, private open space, riverfront parks, undeveloped parks, and parks intended for long-term open space.

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*

Land Use Goal 7, Policy 5 – *The City will identify and encourage the preservation of lands, sites and structures that have historical or archeological significance.*

Land Use Goal 9, Policy 3 – *The City will strive for the timely, fair and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.*

The proposal will remove a floating walkway and dock that are not in compliance with current pier and dock structures for this portion of the Columbia River. The proposed replacement is an improvement compared to the existing dock system. Through the JARPA process, prior to excavating for the new abutment on the Corps land archeological review will occur as required by the Corps. The City relies on the technical expertise of the Corps and Washington State Department of Fish and Wildlife to review the environmental impacts of projects proposed in the shoreline zone. Additionally, the City will review a building permit and engineering plans for the installation of the dock system.

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 uses permitted in the Urban Environment include docks and piers as outlined in the use chart found in RMC 26.21.010, see below.

26.21.010 Use chart.

The following use activity-shoreline environment compatibility chart shall be consulted as a general guide to determine permitted uses in the various shoreline environments. Use activities permitted or requiring a special use permit must be developed in accordance with all policies and regulations of the shoreline program.

Use Activity	Environment			
	Natural	Conservancy	Rural	Urban
PIERS AND DOCKS		S	P	P

The development standards for piers and docks are found in RMC 26.21.180, see below. Two of the development standards relating to the size of the proposed dock replacement and the number of piers proposed are not in compliance with the development standards. Staff is recommending approval of the application as submitted regardless of the conflict as the proposal meets the requirements of the Army Corps of Engineers McNary Shoreline Management Plan which represents the current best practices for the development of piers and docks in this portion of the Columbia River. The Shoreline Master Program was last updated in 1979 and does not consider the protections of endangered species or preferred construction methods such as a single additional pier that will help to ensure the dock does not break loose.

26.21.180 Piers and docks.

Piers and docks are over-water structures designed and intended for the landing and moorage of watercraft and for recreational activities. The size, location and frequency of occurrence of piers and docks greatly impacts shoreline and water uses and aesthetics.

A. All recreational piers and docks constructed along Richland shorelines shall be floating structures, except that a maximum of two pilings may be used to secure a floating dock, and open piling piers may be approved where it can be shown that:

1. Sand movement patterns will be adversely affected by construction of floating piers or docks; or
2. Conflicts with recreational users are likely to result from construction of floating piers or docks; or
3. Open piers are necessary to carry out development theme or otherwise recognize or commemorate a significant historical or cultural event.

B. In approving a development plan for residential developments involving two or more dwelling units or nonresidential developments where multiple uses are anticipated, the physical planning commission shall require that where piers or docks are permitted and proposed, they shall be constructed in a manner to cooperatively serve the entire development, utilizing a minimum amount of shoreline and water frontage.

C. Shoreline and water areas which are found to be incapable of absorbing waste discharges or fuel spillage shall not be used for the development of piers and docks.

D. The location, spacing and dimensions of community piers and docks intended for cooperative use or any pier or dock intended for industrial uses shall be determined by the administrator. Single-purpose private piers and docks shall be subject to the following regulations:

1. No pier or dock shall extend more than 50 feet from the average high water line into the water body.
2. No pier or dock shall exceed 300 square feet in surface area.

E. In no case shall a pier or dock be allowed to encroach on established navigable channels or water areas where their construction would pose a threat to the safety of water recreational users.

F. Regulations applicable to piers and docks 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 is in keeping with the draft SMP as it reduces the impact to the shoreline, endangered species as detailed in the application material.

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 November 14, 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.

RECOMMENDED CONDITION(S)

- 1) The shoreline development permit number SM2-2014 shall be valid for two years to allow for the installation of the dock and gangways 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) Ground disturbed on the Corps property shall be reseeded with native grasses and maintained/watered until such time as the seeds establish themselves and native cover is established on the disturbed areas.

- 3) 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. With the above conditions Planning Staff is recommending approval of the project as proposed.

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EXHIBIT (2)

VICINITY MAP — SM2-2014, 2608 Harris Ave., Dock Replacement

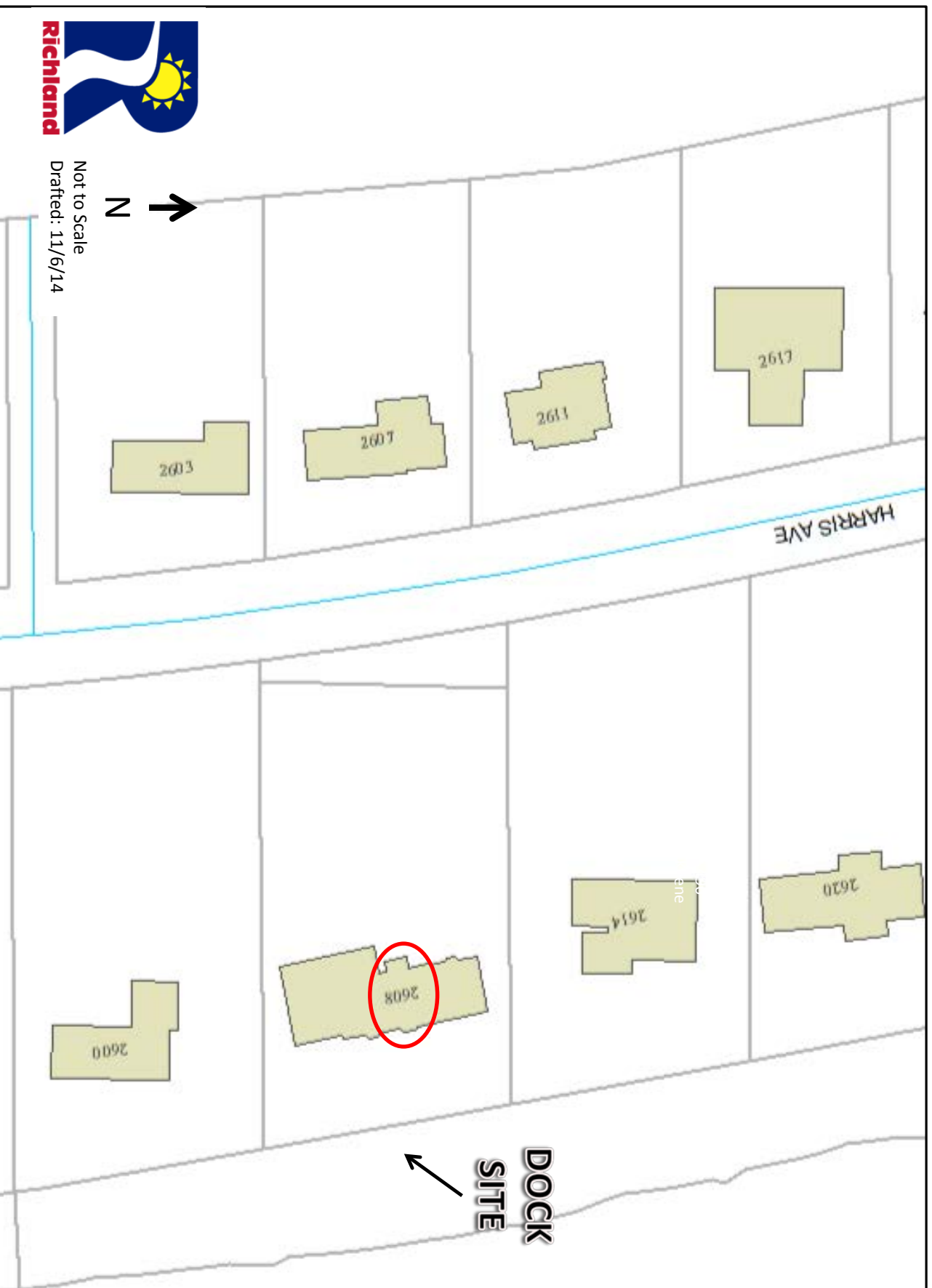


EXHIBIT (3)



Not to Scale
Drafted:
11/26/14





Richland



N

Not to Scale
Drafted:
11/26/14

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EXHIBIT (4)



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

P.O. Box 190 Richland, WA 99352
www.ci.richland.wa.us

SPECIAL USE PERMIT APPLICATION

Applicant's Section			
Applicant: Bruce Napier and Judith Bamberger			
Address 2608 Harris Ave		City Richland	State WA Zip 99354
Phone Number 509.375.6240	Fax Number	Other	
Address and/or Location of Property 2608 Harris Ave Richland, WA. 99354			
Legal Description (including lot, block, and plat) 125082000001000; part of Government Lot 2; Sec25, Twn 10, Range 28		Present Zoning R-1-10 and PPF	
Request to use the above-described property for the following purpose (use this space to identify the intended use involved). Also include the title and section of the Richland Municipal Code under which the special use is sought.			
The proposed project would replace the existing stairs and dock on the Corps property immediately waterward of the applicant's property. The construction of a dock is an allowable use within this portion of the shoreline, per the City of Richland Shoreline Master Program.			
The proposed project will not change the existing use of the property.			

Explanation of use. Please complete the information below, selecting the items that apply to the proposed use, in order that the Physical Planning Commission and City Council may ascertain whether the intended use on the proposed site would conform to the stated purposes of Title 23, Zoning, Richland Municipal Code, and be compatible with the permitted uses in the zone.

What are the products resulting from the operations?

The proposed project will not result in any products, rather the project will replace the existing stairs and dock

What supplies and materials are to be kept or used on the premises? Raw materials:

No supplies, materials, or raw materials will be kept on the premises.

Finished products:

No finished products will be kept on the property. The project will replace the existing stairs and dock.

What are the type, amount, and location of storage to be provided?

No storage will be provided

If any of the materials used and stored in connection with this activity are hazardous, what is the nature of the hazard? What precautionary means will be employed to provide safety both to employees, customers, and adjoining properties?

No material will be used or stored, so no precautionary measures are required.

How many people will be employed?

N/A

In the manufacture of the product?

N/A

In the sale of the product?

N/A

In any other capacity?

N/A

What do you estimate will be the greatest number of persons on the premises at any one time, excluding employees?

N/A

What type of volume of trucking is involved?

N/A

What are the hours of peak loading and unloading?

N/A

What other type and volume of traffic would be generated?

N/A

Would the activity normally attract the public to the premises?

Yes ☐

No ☒

Number of visitors daily?

N/A

Number of patrons daily?

N/A

Will this activity be carried on outside of daylight working hours? If so, what are the hours?

No

What type of power would be employed?

Electric ☐

Gas ☐

Oil ☐

Steam ☐

or Internal Combustion Engine ☐

What type and volume of noise results from operations on premises?

No noise will result from project

Have you any evidence of the decibel rating of sound emanating from this or similar operations? If so, what is it?

No noise will be generated

What odors, fumes, smoke, or dust result from the operations?

No odors, fumes, smoke, or dust will result from the operations.

Is there any sewage from the processes involved that would sterilize or overload existing wastewater (sewer) facilities?

Yes ☐

No ☒

What are they?

No sewage will result from the project.

What are the demands of this activity upon available public facilities and utilities?

Electricity

No demands required

Water

No demands required

Wastewater (Sewer) Disposal

No demands required

Refuse Disposal

No demands required

Transportation (railroad and streets)

No demands required

Explain in detail why this particular site is especially suited, if it is, for the intended purpose:

The proposed project would replace the existing stairs and dock and will provide safe access to the Columbia River. The proposed project must occur at this location as it is a water dependent use that needs to be on the river.

Describe how the proposed use and improvements are designed and arranged to fit into the development of adjacent property and the neighborhood:

The proposed project will replace the existing stairs and dock, which is a similar use to the improvements on the adjacent properties.

I have examined and am familiar with the regulations covered in Title 23 of the Richland Municipal Code, as they pertain to the application.

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

I have read and consent to the filing of this application as the owner of record of the property for which the Special Use Permit is being requested.

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

U.S. Army Corps of Engineers; Kye Carpenter

Owner's Name

2329 Monument Dr

Address

Burbank

City

WA **99323**

State

Zip

509.543.6062

Phone No.

Other No.

Owner's Signature

Bruce Napier and Judith Bamberger

Owner's Name

2608 Harris Ave

Address

Richland

City

WA **99354**

State

Zip

509.375.6240

Phone No.

Other No.

Owner's Signature

**SEPA ENVIRONMENTAL CHECKLIST
WAC 197-11-960**

A. BACKGROUND**1. Name of proposed project, if applicable:**

Napier/Bamberger Single-Use Dock Replacement

2. Name of applicant:

Bruce Napier and Judith Bamberger

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

Bruce Napier/Judith Bamberger
2608 Harris Ave
Richland, WA. 99354
509.375.3898/509.3896/509.375.6240
bruce.napier@pnnl.gov
judith.bamberger@pnnl.gov

Authorized Agent
Larry Lehman; Grette Associates
151 S Worthen St Suite 101
Wenatchee, WA. 98801
509.663.6300
larryl@gretteassociates.com

4. Date checklist prepared:

September 26, 2014

5. Agency requesting checklist:

City of Richland

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

Upon receipt of permits and within the USACE and WDFW construction timing windows, which is anticipated to be between November 1 to February 28.

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

No

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

McNary Shoreline Management Plan
Finding of No Significant Impacts for the Shoreline Management Plan Update

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.

No

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

Joint Aquatic Resource Permit Application (JARPA)
Hydraulic Project Approval (HPA) (WDFW)

Shoreline Substantial Development Permit (City of Richland)
USACE Section 10 Permit/SPIF (USACE)

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

The applicant proposes to replace the applicant's existing set of stairs and dock providing access to the Columbia River. The proposed stairs and dock replacement will occur on the Corps property located immediately waterward of the applicants property (between the applicants property and the river). The proposed project will occur at 2608 Harris Ave (Sheets 1-4).

There is an existing dock and stairs on the property that will be removed prior to the construction of the proposed stairs and dock. The existing stairs are approximately 4 ft wide and extend from a concrete abutment at the top of the bank waterward to the toe of the slope. The stairs are approximately 50 ft long and consist of railroad ties placed on the slope. The existing steps and handrail will be completely removed by hand, and will either be disposed of outside of the shoreline zone or used for landscaping purposes on the applicant's property. Following the removal of the stairs, the disturbed area within the stair footprint will be seeded with a native grass mixture. The existing dock consists of an approximately 4 ft by 12 ft wooden ramp and two floats (approximately 4 ft by 10 ft and approximately 8 ft by 25 ft). The existing floats are anchored to a concrete anchored post above the OHWM. The existing dock is usable and serviceable; however, the dock is located in too shallow of water and during low flows the floats ground out and boats are not able to safely moor at the dock. The existing dock is also not compliant with the current dock standards developed by the Corps for the protection of ESA species. Specifically, the dock does not meet the standards for depth, grating, float size, framing, floatation, and distance from shore. The replacement of the existing dock will result in full compliance to the current Corps standards. The removal of the existing dock will entail disassembling the existing dock by hand (removal of brackets) and placing the dock pieces on the work barge. (Note: the upland anchor post is currently used by the Washington State environmental monitoring program to hold a thermoluminescent dosimeter and may not be removed.) The pieces of the dock will be transported to the nearest boat launch and removed from the river. The parts will then be loaded onto a truck and disposed of at an appropriate upland disposal site. Care will be taken to ensure that debris from the removal of the dock will not enter the river. Since the existing dock is still in good structural shape, there potential for the dock to fall apart is extremely low. Once the existing dock and stairs are removed the new dock and stairs will be installed. The removal of the existing dock will result in the removal of approximately 246 sq ft of overwater coverage.

Proposed Stairs

The applicants propose to construct a permanent set of stairs from the top of the bank (applicant's property) down to the single-use dock. The existing bank is extremely steep and the stairs are needed to provide safe access to the dock. The proposed stairs will consist of a 4 ft by 44 ft aluminum gangway with steps. The aluminum gangway with steps will also have railings on both sides for safety (see Photograph 7 for example). The gangway will be manufactured off site and delivered to the shoreline through the uplands. The gangway will be lifted into place using a land based excavator. The landward end of the gangway will be anchored to a 4 ft by 4 ft by 4 ft concrete abutment that will replace the existing 4 ft by 4 ft by 2 ft concrete slab on the applicant's property. The existing slab will be removed using an excavator and disposed of outside of the shoreline zone. The new concrete abutment will require minor excavation (excavator) above the top of the bank on the applicant's property to set concrete forms. The concrete will be delivered to the site via the upland property and pumped to the abutment location from the driveway. Once the concrete is cured, the gangway will be attached using hand tools. The waterward end of the gangway will be anchored to another 4 ft by 4 ft by 4 ft concrete abutment, which will also anchor the landward end of the dock. The concrete abutment at the toe of the slope will be constructed in a similar manner as the abutment at the top of the bank. The abutment will be located approximately 24 ft landward of the OHWM and approximately 7-8 ft above the OHWM. The concrete abutment will be constructed using either an excavator to dig a hole and set forms or by using an auger and sonatubes. Regardless of which method will be used the concrete will be pumped down the slope from the top of the bank and cast in place. Overall, the proposed stairs will entail the installation of two concrete abutments and an aluminum gangway with steps. This will provide the applicants with a safe and permanent access down the slope to the proposed dock

Proposed Dock

The applicants proposal to replace the existing dock consists of three sections: a 4 ft x 20 ft fixed pier, a 4 ft x 55 ft grated gangway, and a 160 sq ft L-shaped float (Sheets 1-4). The dock will extend approximately 59 ft waterward of the OHWM, with the landward end of the float located approximately 45 ft waterward of the OHWM, at a depth of approximately 7 ft at the landward edge of the float (Sheets 1-4). The entire dock will be anchored using five (5) piles, two of which will be located above the OHWM (Sheets 2 and 3). The design of the proposed dock is based on the current Corps requirements for docks in along the McNary shoreline

The fixed pier will be 4 ft wide by 20 ft long and constructed out of aluminum. Due to the height of the pier above the ground, the pier will be fitted with handrails on both sides. The decking of the pier will be 100 percent grated with at least 50 percent open area. The pier will be constructed offsite and delivered to the site via a work barge. The fixed pier section will be anchored on its landward side by a concrete shore abutment described above and anchored by two steel piles at the waterward end. The concrete abutment will be located approximately 24 ft landward of the OHWM and the pile will be located 4 ft landward of the OHWM. The pile will be 8 inch in diameter and installed using a vibratory hammer. The pier will be attached to the pile using hand tools. The shoreline where the pier will be installed consist of upland grasses and weedy species. The existing vegetation will not be impacted due to the fact that the pier will be elevated above the existing grade.

The 4 ft x 55 ft gangway ramp will be anchored to the waterward end of the fixed pier approximately 8 ft above the OHWM. The ramp will be 100 percent ambient light grid with greater than 50 percent open area. The ramp will be constructed off-site and transported to the project site via work barge. For safety the gangway will have handrails on both sides. Wheels on the waterward end of the gangway will sit on the float allowing the ramp to articulate as the water depth raises and lowers (Sheet 3). The float section of the dock will consist of two floats connected to form an L-shape. The first float will be a 6 ft by 10 ft float and the second will be a 4 ft by 25 ft float. The floats will be framed with walers, stringers, sleepers and end caps, and trimmed with fascia (Sheet 5). Float framing will be either non-treated timber or aluminum. The decking will be 100 percent fully ambient light grid (aluminum or molded fiberglass) with greater than 50 percent open area and floatation will be achieved using three (3) 2 ft by 24 ft by 1 ft and one (1) 2 ft by 6 ft by 2 ft ACE tubs (Sheet 3). A total of three (3) 8-inch steel pipe piles will be installed to anchor the floats. The pipe piles will be driven into the substrate to 10 ft or bearing with a pneumatic (vibratory) pile driver (Sheets 2 and 3). All piles will be fitted with anti-perching caps to discourage use by piscivorous birds.

Total Impacts

In total, the proposed project would result in no net loss to habitat functions and values at the property. The proposed stairs will be installed in the same location of the existing stairs and will not result in any additional impacts to the shoreline or riparian habitats. Additionally, the existing stairs will be removed and the area will be reseeded with native grass species, which will restore the vegetation on the slope. The proposed stairs will be elevated off of the slope and will not result in the disturbance of vegetation and will not result in obstructions to wildlife use of the shoreline. The existing dock will result in the removal of approximately 246 sq ft of overwater coverage and the proposed dock will result in the installation of approximately 342 sq ft of overwater coverage. Overall, the proposed project will result in an increase of approximately 96 sq ft of overwater coverage. The existing dock is not compliant with the current dock regulations and is currently resulting in a high level of impact to the nearshore aquatic habitat. The proposed dock will be completely compliant with the current dock standards, which were developed to minimize the impacts of overwater structures on ESA species. With the installation of an ESA compliant dock, the proposed project will not result in a net loss of habitat functions and values. Because of this the proposed project will not result in the need for compensatory mitigation.

Future Boating Use

The proposed project will have no impact on the current or future boating use on the river, as there is already an existing dock on the property that is utilized by the applicant. The proposed project will simply replace the existing dock with a safer, ESA compliant dock. The existing dock is located in a shallower portion of the river and the existing use at the property consists primarily of boat moorage. Since boat use currently occurs at the property, the proposed dock will not represent an increase in recreational boating activity on the reservoir.

The proposed dock will provide moorage for up to two recreational boats or up to five personal watercrafts. This is based on the average size of personal watercraft and the average size of vessels that utilize the reservoir. Typical boats are less than 24 ft and there is space for one boat on either side of the dock. Personal watercraft are up to 8 ft long, which will allow for the moorage of up to two watercraft on each side and one on the upriver edge. Boats will be moored at the dock over longer periods and the proposed dock will be used primarily between the middle of June

through the middle of September. Use will be limited during the other portions of the year based on weather and temperatures (air and water). Minimal use will occur during the period between middle of September and middle of June. The use during the summer months will primarily be fishing, water skiing and pleasure boating, while the use during the fall and spring will primarily be fishing. The Project is not expected to change the periods of typical boating in the area or the total use of the reservoir. Boating will occur primarily in waters deeper than 25 ft as there are shallow areas within the river that are hazards to navigation. These areas are more frequent along the sides of the reservoir and in shallower water. The primary boating use of the entire reservoir occurs towards the center of the river, in deeper water (greater than 25 ft). The Project is not expected to change the zone of typical use.

Boats and watercraft that utilize the dock will be removed from the water for fueling and maintenance. No fueling or maintenance activities will occur at the dock.

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

The property is located on the bank of the Columbia River within the northern portion of the City of Richland. The applicant's property is located at 2608 Harris Ave (Parcel 125082000001000). The dock will be installed on the Corps property immediately waterward of the applicant's property. The Corps property is 125082008888888 and the dock will be installed at Latitude 46.326197, Longitude -119.260427; Township 25 N, Range 10 E, Section 28 (Sheets 1 and 2).

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The applicant's property is flat and is located above the top of the bank. The Corps property located immediately waterward of the applicants property is steeply sloped.

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

The steepest slope on the site is approximately 60%.

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

The soil on the site consists of BIA Burbank loamy fine sand, gravelly substratum. The excavation for the concrete abutments would result in the removal of approximately 9 cubic yards of substrate. There is no long term commercial significance

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

No surface indications of unstable soils are apparent.

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

No filling or grading will occur.

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

Erosion is not expected to occur.

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

The dock and stairs will consist of grated surfaces, which will allow natural light, rain, snow, etc. to pass through. Only very minimal impervious surfaces will be used for the dock. The percentage of the site that will be covered with impervious surfaces after the project is complete is considered negligible.

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

Since no erosion is expected to occur with this project, no control measures have been 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, describe and give approximate quantities if known.**

Minimal, short-term emissions will occur as a result of gas-powered construction machinery used to construct the dock. Long-term, the project would increase emissions from the boat motors; however, quantities of these emissions would be minimal.

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

No.

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

None proposed.

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 property is located on the Columbia River.

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

Yes. The proposed dock will be installed on the Columbia River (Sheets 1-4). The fixed pier, concrete abutments and stairs will be constructed within 200 ft of the OHWM. See A.11 for description.

- 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.**

Fill and dredge material are not proposed.

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

No.

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

Yes. The project will be adjacent to and on the Columbia River.

- 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.

No waste material will be discharged.

b. Ground Water

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

No to both.

- 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.

No waste material will be discharged.

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.

No surface water runoff management will be required as a result of this project.

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

No waste materials will enter ground or surface waters.

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

No.

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

None proposed.

4. Plants

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

☒ deciduous tree: alder, maple, aspen, other

☐ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops

..... ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, mil foil, other

☐ other types of vegetation

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

The propose removal of the existing stairs will remove the wood ties and will not impact any vegetation. The concrete abutment at the top of the bank will occur where an existing concrete slab existing and will not disturb any vegetation. The installation of the concrete abutment at the toe of the slope will result in the disturbance of approximately 25 sq ft of upland grasses and weedy species. No trees or shrubs will be removed.

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

Threatened - Ute ladies' tresses (*Spiranthes diluvialis*)

Candidate –Umatanum desert buckwheat (*Eriogonum codium*) plant and White Bluff's bladderpod (*Physaria tuplashensis*) plant.

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

The proposed project will replace the existing stairs and dock and will not result in the removal of any native vegetation. The concrete abutment at the toe of the slope will result in the disturbance of less than 25 sq ft of the shoreline. Vegetation at this location consists of upland grasses and weedy species. Following the removal of the existing stairs the proposed project will reseed the disturbed area with a native grass mixture. Overall, the proposed project will have no impact on existing habitat conditions and will not require mitigation. The project will conserve vegetation by replacing the existing dock and not increasing the area of disturbance.

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

Reed canarygrass, black locust and Siberian elm.

5. Animals**a. Circle any birds and animals which has been observed on or near the site or are known to be on or near the site:**

☒ **x** **Birds:** hawk, heron, eagle, songbirds, other: _____

☒ **x** **Mammals:** deer, bear, elk, beaver, other: _____

☒ **x** **Fish:** bass, salmon, trout, herring, shellfish, other: _____

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

Endangered - Upper Columbia River chinook salmon (*Oncorhynchus tshawytscha*), Snake River sockeye salmon (*O. nerka*), Upper Columbia River steelhead (*O. mykiss*), and Pygmy rabbit (*Brachylagus idahoensis*) Columbia River distinct population segment.

Threatened - Middle Columbia River steelhead, Snake River steelhead, Snake River fall Chinook salmon, Snake River spring/summer Chinook salmon, bull trout (*Salvelinus confluentus*) Columbia River distinct population segment, and Canada lynx (*Lynx canadensis*).

Candidate – Columbia spotted frog (*Rana luteiventris*), Greater sage grouse (*Centrocercus urophasianus*) Columbia Basin Distinct Population Segment, Yellow-billed cuckoo (*Coccyzus americanus*), and Washington ground squirrel (*Urocitellus [Spermophilus] washingtoni*).

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

Yes. In addition to a number of salmonids, including the federally listed species described above, the area is also used as a migration route by migratory waterfowl

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

The proposed dock has been designed following the mitigation sequence set forth by the Corps, WDFW, and local

jurisdiction. Specifically, a project must first avoid and minimize impacts to habitat and species to the extent practicable prior to proposing compensatory mitigation for impacts. The dock has been designed to minimize adverse impacts of the Project to the extent practicable while still providing safe moorage and foot access. The proposed dock has been designed so that it will meet all of the current Corps requirements for the maintenance, modification and construction of residential overwater structures on the McNary Shoreline Management Plan.

Specifically, the proposed dock's pier and ramp will be 4 ft wide, which will minimize the size of the shadow cast on the river. The float will be 160 sq ft and consist of a 6 ft by 10 ft and 4 ft by 25 ft floats. Adhering to the dimensional specifications from the Corps greatly minimizes the width and intensity of the shadow cast by the dock, and thus reduces any potential risk of impediment to migrating juvenile salmonids. Additionally, the small dimensions of the dock limits the effects of the dock on productivity and potential predation effects. These effects are further discussed below, under "materials minimization measures".

The proposed location has been selected and the dock has been designed to minimize the impacts associated with location/elevation. Specifically, the dock will replace the existing dock that is currently resulting in a greater level of impacts. The concrete abutment will be located approximately 24 ft landward of the OHWM and no in-water fill is proposed. The pier will be located landward of the OHWM and elevated between 3 ft and 7 ft above the existing grade. The gangway is anchored approximately 4 ft landward of the OHWM and elevated approximately 7.5 ft above the OHWM at the landward end. This height above the plane of the OHWM will minimize the intensity of the shadow cast by the ramp by elevating it above the surface of the water. The float will be located approximately 45 ft from the OHWM, where the minimum requirement is 40 ft. The float will be positioned with its landward edge at a depth of approximately 7 ft, which will provide safe moorage for the vessels and will keep the dock from grounding out (which is currently does). These measures are intended to ensure that the shadow cast by the structures will be offshore in deeper water than juvenile salmonids typically utilize.

The proposed dock will be constructed of materials intended to minimize impacts to aquatic habitat such as shading and contaminants. The entire surface (1000 percent) of the pier, ramp and float will be decked with grated decking with a grid that has at least 50% open area. The float surface will consist of at least 50% functional grating, i.e. light-transmitting float surface that is not impeded by float tubs or the float structure. The floats will not be used to store light-impeding materials. These measures will further minimize the intensity of the shadow produced by the dock, as discussed above. This will also minimize the potential for the shading to affect light-driven primary and secondary productivity under the dock. Due to the minimization measures discussed above, ample light is anticipated to reach the river bottom. Less than four (4) 8 inch steel piles will be used to anchor the float below the OHWM and will be installed using a vibratory hammer. Piles will not be located within 18 ft of each other on the same side of the float and they will be fitted with devices to prevent perching by piscivorous birds. Finally, the proposed dock will be constructed with materials that do not contribute contaminants to the water. No treated piles will be used, any paint, stain or preservative will be applied and will be completely dried prior to putting the dock in the water, and the float tubs will be completely enclosed to prevent break-up.

The construction methods have been selected to avoid and minimize impacts to the extent possible. Specifically, the number of piles proposed on the dock has been minimized, which also minimizes the duration of pile driving and associated underwater noise levels. All work will occur within the approved in-water work window for the protection of migrating juvenile salmonids (currently November 1 through February 28).

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

No invasive species known.

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.

No energy will be required.

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

No.

- 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:**

N/A

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.**

No environmental health hazards are associated with this project.

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

None known. The historic use of the property is not known. Current use is residential with no known or possible contamination.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity**

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project**

None.

- 4) Describe special emergency services that might be required.**

None required.

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

No wood preservatives or paints and only approved construction materials will be used in construction of this project.

b. Noise

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

No noise exists in the surrounding area that would affect the project.

- 2) What types and levels of noise could 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.**

There will be short-term noise associated with construction of this project. However, this noise will typically occur only between the hours of 7:00 AM and 6:00 PM Monday through Saturday, and should not exceed 7 days. Long-term, noise associated with the recreational use of the property would increase (boat noise).

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

No measures to reduce or control noise impacts are proposed.

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

Residential and recreational use. The proposed project will not affect the current land use on nearby or adjacent properties.

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

It is not known if the applicant's property was ever used as working farmlands. The Corps property has not been used as working farmlands.

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

The proposal will not affect the surrounding properties.

c. Describe any structures on the site.

The Corps property is a large parcel that extends along a long stretch of shoreline. There are numerous private docks (serving the upland property owners) on the Corps property. There is an existing set of stairs and dock on the Corps property landward of the applicant's property. The stairs consist of railroad ties laid onto the steep bank. The existing dock consists of a float and wooden gangway. The purpose of the existing stairs and dock is to provide access to the river.

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

Yes. The existing stairs will be removed and the existing dock will be demolished.

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

The applicant's property is R-1-10 Single Family Residence and the Corps property is PPF.

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

The applicant's property is low density residential and the Corps property is developed open space.

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

The applicant's property is Residential and the Corps property is Recreational Conservancy.

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

Some riparian vegetation is present along the shoreline of the properties, which is considered environmentally sensitive. The dock has been positioned so as to eliminate impacts to riparian vegetation and minimize impacts to riparian habitat.

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

None

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

None

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

None proposed.

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

Approval for this project will be obtained from all Federal, State, and County agencies with jurisdiction.

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

None proposed.

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

None.

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

None.

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?**

The fixed pier would be approximately 8 ft above existing grade and the stairs would be less than 10 ft above existing grade. Both will be constructed of aluminum. No views will be obstructed as the gangway and pier will be located

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

No views in the immediate vicinity will be altered or obstructed as a result of the proposed project.

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

None proposed.

11. Light and Glare**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

No lighting is planned in association with this project.

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

No.

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

No off-site sources of light that will affect the proposal currently exist.

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

None proposed.

12. Recreation

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

Informal recreational opportunities in the immediate vicinity include fishing, boating, water skiing, and other typical water sports.

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

No.

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

No measures to reduce or control impacts on recreation are proposed.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

No.

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

No. As part of the USACE process, the dock will go through a Section 106 consultation, which will require a cultural resources survey. The cultural resource survey is currently being coordinated and will be completed prior to the issuance of the Corps permit. The report will be submitted to the tribes and DAHP.

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

As part of the cultural resources survey, the surveyor will coordinate with the tribes to develop a sampling plan. The survey will also coordinate with Corps archaeologists and will include review of maps and GIS information.

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

It is not expected that cultural resources will be present at the site. The survey will provide that information and if needed will outline proposed measures to avoid, minimize or compensate for impacts. Contractors and workers will be

informed to immediately stop work if artifacts of historical or cultural importance are found. If any are found, the Washington State Historic Preservation Office will be consulted for guidance.

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:**

The property is accessed off of Harris Ave. From Interstate 182/US 12, take north WA 240 (George Washington Way; Exit 5B). Head north and turn right on Sprout Rd then take first right onto Harris Ave. Project location is on the left. See Sheet 1 for map.

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

There is public transit in the City of Richland; the nearest transit stop is across the street. The proposed project will not require public transportation or increase the use of public transportation.

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

None; none.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No new roads or road improvements will be required for the construction of the dock.

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

The primary access to the site will be by road. Upon completion, the site will also be accessible by boat from the Columbia River.

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

No vehicular trips would be generated by the completed project. The completed project may reduce vehicle trips by allowing onsite boat moorage, thus reducing the applicants' trips to the boat launch.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No.

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

No measures are 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 proposed project should not result in an increased need for public services.

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

No measures are 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 proposed or required for this 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: Original signature on file
Bruce Napier

Date: _____

Signature: Original signature on file
Judith Bamberger

Date: _____



2014

US Army Corps
of Engineers®
Seattle District

WASHINGTON STATE

Joint Aquatic Resources Permit Application (JARPA) Form^{1,2}

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

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) [\[help\]](#)

Napier/Bamberger Single-Use Dock Replacement

Part 2–Applicant

The person and/or organization responsible for the project. [\[help\]](#)**2a.** Name (Last, First, Middle)

Napier, Bruce A and Bamberger, Judith A

2b. Organization (If applicable)**2c.** Mailing Address (Street or PO Box)

2608 Harris Ave

2d. City, State, Zip

Richland, WA 99354

2e. Phone (work)509.375.3898 /
509.375.3896**2f.** Phone (home)

509.375.6240

2g. Fax**2h.** E-mailBruce.napier@pnsl.gov /
Judith.bamberger@pnsl.gov

¹Additional 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/Missions/CivilWorks/Regulatory/PermitGuidebook/EndangeredSpecies.aspx>.
- 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.

²To 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.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or 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.) [\[help\]](#)

3a. Name (Last, First, Middle)			
Larry Lehman			
3b. Organization (If applicable)			
Grette Associates, LLC			
3c. Mailing Address (Street or PO Box)			
151 S Worthen St Suite 101			
3d. City, State, Zip			
Wenatchee, WA. 98801			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail
509.663.6300		509.664.1882	larryl@gretteassociates.com

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.

4a. Name (Last, First, Middle)			
Contact: Carpenter, Kye			
4b. Organization (If applicable)			
U.S. Army Corps of Engineers; McNary Shoreline			
4c. Mailing Address (Street or PO Box)			
2329 Monument Dr			
4d. City, State, Zip			
Burbank, WA. 99323			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail
509.543.6062	509.492.6278	509.543.6076	Kye.s.carpenter@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.

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]			
☐ Private			
☒ Federal			
☐ Publicly owned (state, county, city, special districts like schools, ports, etc.)			
☐ Tribal			
☐ Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)			
5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]			
4608 Harris Ave (dock will be installed waterward of this address)			
5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]			
Richland, WA. 99354			
5d. County [help]			
Benton County			
5e. Provide the section, township, and range for the project location. [help]			
¼ Section	Section	Township	Range
	25	10	28
5f. Provide the latitude and longitude of the project location. [help]			
Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)			
46.326197 Latitude -119.260427 longitude			
5g. List the tax parcel number(s) for the project location. [help]			
The local county assessor's office can provide this information.			
Project will be installed on parcel number 125082008888888, which is the Corps property located between the applicant and the river. The dock replacement will serve the applicants parcel 125082000001000, which is located immediately landward of the existing dock.			
5h. Contact information for all adjoining property owners. (If you need more space, use JARPA Attachment C.) [help]			
Name	Mailing Address		Tax Parcel # (if known)
John and Kathryn Fox	2614 Harris Ave Richland, WA 99354		126081020000001
Rhoda Lewis	2600 Harris Ave Richland, WA 99354		125082000002000
5i. List all wetlands on or adjacent to the project location. [help]			
No wetlands are present on or adjacent to the project location.			
5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]			
The proposed project will occur on the Columbia River.			

5k. Is any part of the project area within a 100-year floodplain? [help]
☒ Yes ☐ No ☐ Don't know
5l. Briefly describe the vegetation and habitat conditions on the property. [help]
The property is located within the City of Richland, adjacent to the Columbia River. The applicant's property is located above the top of the bank and is completely developed with lawngrass and landscaping. The Corps owns the property between the applicant's property and the river. This strip of property is approximately 65 ft wide. The majority of the Corps shoreline is steeply sloped from the top of the bank to the toe of the slope, which is located approximately 15-20 landward of the OHWM. Vegetation on the slope is dominated by upland grasses and weedy species and is nearly devoid of native vegetation. Based on the slope and the lack of trees and shrubs on the slope this portion of the shoreline is providing a low level of habitat functions and values. Below the toe of the slope, the shoreline is gradually sloped to a short vertical bank immediately landward of the OHWM. Vegetation within the gradually sloped portion is dominated by upland grass and weedy species and is virtually devoid of native riparian species. There are some mature trees on both the upriver and downriver ends of the site. Tree species present are dominated by black locust and Siberian elm. Due to the lack mature trees and shrubs overhanging the OHWM, this portion of the property is also providing a low level of habitat functions and values. Overall, the existing conditions are providing little if any habitat functions and values due to the lack of mature trees and shrubs.
5m. Describe how the property is currently used. [help]
The Corps property is currently used for recreational uses. The properties landward of the Corps property, which the dock will serve, are currently in in residential and recreational use.
5n. Describe how the adjacent properties are currently used. [help]
The adjacent upland properties are currently in residential and recreational use.
5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]
The Corps property is a large parcel that extends along a long stretch of shoreline. There are numerous private docks (serving the upland property owners) on the Corps property. There is an existing set of stairs and dock on the Corps property landward of the applicant's property. The stairs consist of railroad ties dug into the steep bank. The existing dock consists of a float and wooden gangway. The purpose of the existing stairs and dock is to provide access to the river.
5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]
From Interstate 182/US 12, take north WA 240 (George Washington Way; Exit 5B). Head north and turn right on Sprout Rd then take first right onto Harris Ave. project location is on the left. See Sheet 1 for map.

Part 6–Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [help]
The applicant proposes to replace the applicants existing set of stairs and dock providing access to the Columbia River. The proposed stairs and dock replacement will occur on the Corps property located immediately waterward of the applicants property (between the applicants property and the river). The proposed project will occur at 2608 Harris Ave (Sheets 1-4). There is an existing dock and stairs on the property will be removed prior to the construction of the proposed stairs and dock. The existing stairs are approximately 4 ft wide and extend from a concrete abutment at the top of the bank waterward to the toe of the slope. The stairs are approximately 50 ft long and consist of railroad ties either dug into or placed on the slope. The existing steps and handrail will be completely removed by hand, and will either be disposed of outside of the shoreline zone or used for landscaping purposes on the applicant's property. Following the removal of the stairs, the disturbed area within the stair footprint will be seeded with a

native grass mixture. The existing dock consists of an approximately 4 ft by 12 ft wooden ramp and two floats (approximately 4 ft by 10 ft and approximately 8 ft by 25 ft). The existing dock is usable and serviceable; however, the dock is located in too shallow of water and during low flows the floats ground out and boats are not able to safely moor at the dock. The existing dock is also not compliant with the current dock standards developed by the Corps for the protection of ESA species. Specifically, the dock does not meet the standards for depth, grating, float size, framing, floatation, and distance from shore. The replacement of the existing dock will result in full compliance to the current Corps standards. The removal of the existing dock will entail disassembling the existing dock by hand (removal of brackets) and placing the dock pieces on the work barge. The pieces of the dock will be transported to the nearest boat launch and removed from the river. The parts will then be loaded onto a truck and disposed of at an appropriate upland disposal site. Care will be taken to ensure that debris from the removal of the dock will enter the river. Since the existing dock is still in good structural shape, there potential for the dock to fall apart is extremely low. Once the existing dock and stairs are removed the new dock and stairs will be installed. The removal of the existing dock will result in the removal of approximately 246 sq ft of overwater coverage.

Proposed Stairs

The applicants propose to construct a permanent set of stairs from the top of the bank (applicant's property) down to the single-use dock. The existing bank is extremely steep and the stairs are needed to provide safe access to the dock. The proposed stairs will consist of a 4 ft by 44 ft aluminum gangway with steps. The aluminum gangway with steps will also have railings on both sides for safety (see Photograph 7 for example). The gangway will be manufactured off site and delivered to the shoreline through the uplands. The gangway will be lifted into place using a land based excavator. The landward end of the gangway will be anchored to a 4 ft by 4 ft by 4 ft concrete abutment that will replace the existing 4 ft by 4 ft by 2 ft concrete slab located on the applicant's property. The existing slab (on the applicant's property) will be removed using an excavator and disposed of outside of the shoreline zone. The new concrete abutment will require minor excavation (excavator) above the top of the bank to set concrete forms (on the applicant's property). The concrete will be delivered to the site via the upland property and pumped to the abutment location from the driveway. Once the concrete is cured, the gangway will be attached using hand tools. The waterward end of the gangway will be anchored to another 4 ft by 4 ft by 4 ft concrete abutment, which will also anchor the landward end of the dock. The concrete abutment at the toe of the slope will be constructed in a similar manner as the abutment at the top of the bank. The abutment will be located approximately 24 ft landward of the OHWM and approximately 7-8 ft above the OHWM. The concrete abutment will be constructed using either an excavator to dig a hole and set forms or by using an auger and sonatubes. Regardless of which method will be used the concrete will be pumped down the slope from the top of the bank and cast in place. Overall, the proposed stairs will entail the installation of two concrete abutments (one on the applicant's property) and an aluminum gangway with steps. This will provide the applicants with a safe and permanent access down the slope to the proposed dock

Proposed Dock

The applicants' proposal to replace the existing dock consists of three sections: a 4 ft x 20 ft fixed pier, a 4 ft x 55 ft grated gangway, and a 160 sq ft L-shaped float (Sheets 1-4). The dock will extend approximately 59 ft waterward of the OHWM, with the landward end of the float located approximately 45 ft waterward of the OHWM, at a depth of approximately 7 ft at the landward edge of the float (Sheets 1-4). The entire dock will be anchored using five (5) piles, two of which will be located above the OHWM (Sheets 2 and 3). The design of the proposed dock is based on the current Corps requirements for docks in along the McNary shoreline

The fixed pier will be 4 ft wide by 20 ft long and constructed out of aluminum. Due to the height of the pier above the ground, the pier will be fitted with handrails on both sides. The decking of the pier will be 100 percent grated with at least 50 percent open area. The pier will be constructed offsite and delivered to the site via a work barge. The fixed pier section will be anchored on its landward side by a concrete shore abutment described above and anchored by two steel piles at the waterward end. The concrete abutment will be located approximately 24 ft landward of the OHWM and the pile will be located 4 ft landward of the OHWM. The pile will be 8 inch in diameter and installed using a vibratory hammer. The pier will be attached to the pile using hand tools. The shoreline where the pier will be installed consists of upland grasses and weedy species. The existing vegetation will not be impacted due to the fact that the pier will be elevated above the existing grade.

The 4 ft x 55 ft gangway ramp will be anchored to the waterward end of the fixed pier approximately 8 ft above the OHWM. The ramp will be 100 percent ambient light grid with greater than 50 percent open area. The ramp

will be constructed off-site and transported to the project site via work barge. For safety the gangway will have handrails on both sides. Wheels on the waterward end of the gangway will sit on the float allowing the ramp to articulate as the water depth raises and lowers (Sheet 3). The float section of the dock will consist of two floats connected to form an I-shape. The first float will be a 6 ft by 10 ft float and the second will be a 4 ft by 25 ft float. The floats will be framed with whalers, stringers, sleepers and end caps, and trimmed with fascia (Sheet 5). Float framing will be either non-treated timber or aluminum. The decking will be 100 percent fully ambient light grid (aluminum or molded fiberglass) with greater than 50 percent open area and floatation will be achieved using three (3) 2 ft by 24 ft by 1 ft and one (1) 2 ft by 6 ft by 2 ft ACE tubs (Sheet 3). A total of three (3) 8-inch steel pipe piles will be installed to anchor the floats. The pipe piles will be driven into the substrate to 10 ft or bearing with a pneumatic (vibratory) pile driver (Sheets 2 and 3). All piles will be fitted with anti-perching caps to discourage use by piscivorous birds.

Total Impacts

In total, the proposed project would result in no net loss to habitat functions and values at the property. The proposed stairs will be installed in the same location of the existing stairs and will not result in any additional impacts to the shoreline or riparian habitats. Additionally, the existing stairs will be removed and the area will be reseeded with native grass species, which will restore the vegetation on the slope. The proposed stairs will be elevated off of the slope and will not result in the disturbance of vegetation and will not result in obstructions to wildlife use of the shoreline. The existing dock will result in the removal of approximately 246 sq ft of overwater coverage and the proposed dock will result in the installation of approximately 342 sq ft of overwater coverage. Overall, the proposed project will result in an increase of approximately 96 sq ft of overwater coverage. The existing dock is not compliant with the current dock regulations and is currently resulting in a high level of impact to the nearshore aquatic habitat. The proposed dock will be completely compliant with the current dock standards, which were developed to minimize the impacts of overwater structures on ESA species. With the installation of an ESA compliant dock, the proposed project will not result in a net loss of habitat functions and values. Because of this the proposed project will not result in the need for compensatory mitigation.

Future Boating Use

The proposed project will have no impact on the current or future boating use on the river, as there is already an existing dock on the property that is utilized by the applicant. The proposed project will simply replace the existing dock with a safer, ESA compliant dock. The existing dock is located in a shallower portion of the river and the existing use at the property consists primarily of boat moorage. Since boat use currently occurs at the property, the proposed dock will not represent an increase in recreational boating activity on the reservoir.

The proposed dock will provide moorage for up to two recreational boats or up to five personal watercrafts. This is based on the average size of personal watercraft and the average size of vessels that utilize the reservoir. Typical boats are less than 24 ft and there is space for one boat on either side of the dock. Personal watercraft are up to 8 ft long, which will allow for the moorage of up to two watercraft on each side and one on the upriver edge. Boats will be moored at the dock over longer periods and the proposed dock will be used primarily between the middle of June through the middle of September. Use will be limited during the other portions of the year based on weather and temperatures (air and water). Minimal use will occur during the period between middle of September and middle of June. The use during the summer months will primarily be fishing, water skiing and pleasure boating, while the use during the fall and spring will primarily be fishing. The Project is not expected to change the periods of typical boating in the area or the total use of the reservoir. Boating will occur primarily in waters deeper than 25 ft as there are shallow areas within the river that are hazards to navigation. These areas are more frequent along the sides of the reservoir and in shallower water. The primary boating use of the entire reservoir occurs towards the center of the river, in deeper water (greater than 25 ft). The Project is not expected to change the zone of typical use.

Boats and watercraft that utilize the dock will be removed from the water for fueling and maintenance. No fueling or maintenance activities will occur at the dock.

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

The proposed project will replace the existing stairs and dock in order to provide private joint-use boat moorage for the applicants' property. Currently, the existing dock is in shallow water and the dock grounds out during low water level, which does not allow for boat moorage. The proposed project will replace the existing stairs and dock with structures that are compliant with current standards that will provide safe access and use of the river. The current dock is not compliant with the current ESA regulations; however, the replacement dock will be compliant with current ESA standards.

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) [\[help\]](#)

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

☐ Other:

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.

The existing stairs will be removed by hand and carried to the top of the bank or loaded onto the work barge. The existing dock will be disassembled using hand tools and loaded onto the work barge using a barge mounted excavator. The parts will then be transported to the nearest boat launch and loaded onto a truck for disposal outside of the shoreline zone.

The proposed stairs will be delivered to the site through the uplands and lifted into place using a land based excavator. The land based excavator will be operated within the lawngrass above the top of the bank. The gangway will be anchored at both ends to the constructed concrete abutments. The concrete abutments will each be 4 ft by 4 ft by 4 ft and will be cast in place. Excavation for the concrete abutments will be completed using a land based excavator. Once excavated, the abutment will be formed with rebar. Concrete will then be delivered to forms using a pump truck located above the top of the bank. The fixed pier will be anchored at the landward end to the concrete abutment and the waterward end to a pair of piles. The fixed pier will be constructed offsite and installed using either a barge mounted or land based excavator. The fixed pier will be connected to the anchors by hand tools. The gangway ramp will be attached to the fixed pier and float, using galvanized transition plates. Wheels on the waterward end of the ramp will sit on the float allowing the ramp to articulate as the water depth raises and lowers. The float will be constructed off-site and transported to the site from the launch ramp nearest to the site. The float will be framed with either non-treated timber or aluminum. The decking will be 100% fully ambient light grid (aluminum or molded fiberglass) and floatation will be achieved using ACE tubs. The pier and float will be anchored using five (5) 8-inch steel piles. The pipe piles will be driven into the substrate to 10 ft or bearing with a vibratory pile driver. The dock will be anchored on its landward side by a concrete shore abutment. The ramp will be constructed off-site and transported to the

project site. The ramp will be placed by excavator (barge-mounted or land based) and installed and attached to the pier using hand-held power tools and galvanized transition plates.

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: January 2015 End date: February 2016 ☐ See JARPA Attachment D
Upon receipt of permits and within USACE, WDFW construction timing windows.

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

\$50,000.00

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

7b. Will the project impact wetlands? [\[help\]](#)

☐ Yes ☒ No ☐ Don't know

7c. Will the project impact wetland buffers? [\[help\]](#)

☐ Yes ☒ No ☐ Don't know

7d. Has a wetland delineation report been prepared? [\[help\]](#)

- If **Yes**, submit the report, including data sheets, with the JARPA package.

☐ Yes ☒ No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [\[help\]](#)

- If **Yes**, submit the wetland rating forms and figures with the JARPA package.

☐ Yes ☒ No ☐ Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [\[help\]](#)

- If **Yes**, submit the plan with the JARPA package and answer 7g.
- If **No**, or **Not applicable**, explain below why a mitigation plan should not be required.

☐ Yes ☒ No ☐ Not applicable

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)

7h. 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. [\[help\]](#)

Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)

¹ 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.

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

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

⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

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. [\[help\]](#)

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 proposed dock has been designed following the mitigation sequence set forth by the Corps, WDFW, and local jurisdiction. Specifically, a project must first avoid and minimize impacts to habitat and species to the extent practicable prior to proposing compensatory mitigation for impacts. The dock has been designed to minimize adverse impacts of the Project to the extent practicable while still providing safe moorage and foot access. The proposed dock has been designed so that it will meet all of the current Corps requirements for the maintenance, modification and construction of residential overwater structures on the McNary Shoreline Management Plan.

Specifically, the proposed dock's pier and ramp will be 4 ft wide, which will minimize the size of the shadow cast on the river. The float will be 160 sq ft and consist of a 6 ft by 10 ft and 4 ft by 25 ft floats. Adhering to the dimensional specifications from the Corps greatly minimizes the width and intensity of the shadow cast by the dock, and thus reduces any potential risk of impediment to migrating juvenile salmonids. Additionally, the small dimensions of the dock limits the effects of the dock on productivity and potential predation effects. These effects are further discussed below, under "materials minimization measures".

The proposed location has been selected and the dock has been designed to minimize the impacts associated with location/elevation. Specifically, the dock will replace the existing dock that is currently resulting in a greater level of impacts. The concrete abutment will be located approximately 24 ft landward of the OHWM and no in-water fill is proposed. The pier will be located landward of the OHWM and elevated between 3 ft and 7 ft above the existing grade. The gangway is anchored approximately 4 ft landward of the OHWM and elevated approximately 7.5 ft above the OHWM at the landward end. This height above the plane of the OHWM will minimize the intensity of the shadow cast by the ramp by elevating it above the surface of the water. The float will be located approximately 45 ft from the OHWM, where the minimum requirement is 40 ft. The float will be positioned with its landward edge at a depth of approximately 7 ft, which will provide safe moorage for the

vessels and will keep the dock from grounding out (which is currently does). These measures are intended to ensure that the shadow cast by the structures will be offshore in deeper water than juvenile salmonids typically utilize.

The proposed dock will be constructed of materials intended to minimize impacts to aquatic habitat such as shading and contaminants. The entire surface (100 percent) of the pier, ramp and float will be decked with grated decking with a grid that has at least 50% open area. The float surface will consist of at least 50% functional grating, i.e. light-transmitting float surface that is not impeded by float tubs or the float structure. The floats will not be used to store light-impeding materials. These measures will further minimize the intensity of the shadow produced by the dock, as discussed above. This will also minimize the potential for the shading to affect light-driven primary and secondary productivity under the dock. Due to the minimization measures discussed above, ample light is anticipated to reach the river bottom. Less than four (4) 8 inch steel piles will be used to anchor the float below the OHWM and will be installed using a vibratory hammer. Piles will not be located within 18 ft of each other on the same side of the float and they will be fitted with devices to prevent perching by piscivorous birds. Finally, the proposed dock will be constructed with materials that do not contribute contaminants to the water. No treated piles will be used, any paint, stain or preservative will be applied and will be completely dried prior to putting the dock in the water, and the float tubs will be completely enclosed to prevent break-up.

The construction methods have been selected to avoid and minimize impacts to the extent possible. Specifically, the number of piles proposed for the dock has been minimized, which also minimizes the duration of pile driving and associated underwater noise levels. All work will occur within the approved in-water work window for the protection of migrating juvenile salmonids (currently November 1 through February 28).

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

The proposed dock will result in approximately 342 sq ft of new overwater coverage, although the coverage will be grated surfaces that allow a high level of light transference. Mitigation for the increase in overwater coverage will be provided by the removal of the existing dock (246 sq ft) and the adherence to the current dock standards in the McNary Shoreline Management Plan. The replacement of the existing dock will result in an overall reduction in impacts to the shoreline based on the configuration and construction of the existing dock. The existing dock is located within 20 ft of the OHWM and currently grounds out during low water levels, which results in continual disturbance to the riverbed. The surface of the existing dock consists of dimensional lumber that does not allow any light transmittance within the nearshore shallow water habitat. The removal of these structures and construction of a dock that is compliant with the dock standards in the McNary Shoreline Management Plan is expected to result in no net loss of habitat functions and values from the existing conditions. It is likely that the proposed replacement of the existing dock will result in a net increase in habitat functions and values at the site due to the measures discussed above. Based on the fact that the proposed dock replacement will not result in a net loss of habitat functions and values, the project does not require compensatory mitigation.

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 ¹	Impact location ²	Duration of impact ³	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected
Dock overwater coverage	Columbia River	Over water	Permanent	None	342 sq ft
Three 8-inch diameter piles	Columbia River	River Bottom	Permanent	None	~4 sq ft
Remove existing dock	Columbia River	Over water	Permanent	N/A	246 sq ft (overwater coverage removed)
¹ 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. ² 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. ³ 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]					
N/A					
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]					
N/A					

Part 9–Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [help]			
Agency Name	Contact Name	Phone	Most Recent Date of Contact
U.S. Army Corps of Engineers	Kye Carpenter	509.543.6062	September 2014
9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [help] • If Yes, list the parameter(s) below. • If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: http://www.ecy.wa.gov/programs/wq/303d/.			
☐ Yes ☒ No			
9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [help] • Go to http://cfpub.epa.gov/surf/locate/index.cfm to help identify the HUC.			
Upper Columbia-Priest Rapids Watershed - 17020016			
9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [help] • Go to http://www.ecy.wa.gov/services/gis/maps/wria/wria.htm to find the WRIA #.			
40			

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help] Go to http://www.ecy.wa.gov/programs/wq/swqs/criteria.html for the standards. ☒ Yes ☐ No ☐ Not applicable
9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help] - If you don't know, contact the local planning department. - For more information, go to: http://www.ecy.wa.gov/programs/sea/sma/laws_rules/173-26/211_designations.html. ☐ Rural ☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☒ Other <u>Applicants property – Residential and Corps property Recreational Conservancy</u>
9g. What is the Washington Department of Natural Resources Water Type? [help] Go to http://www.dnr.wa.gov/BusinessPermits/Topics/ForestPracticesApplications/Pages/fp_watertyping.aspx for the Forest Practices Water Typing System. ☒ Shoreline ☐ Fish ☐ Non-Fish Perennial ☐ Non-Fish Seasonal
9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help] If No, provide the name of the manual your project is designed to meet. ☐ Yes ☒ No Name of manual:
9i. Does the project site have known contaminated sediment? [help] If Yes, please describe below. ☐ Yes ☒ No
9j. If you know what the property was used for in the past, describe below. [help] It is not known what the property was formally used for in the past.
9k. Has a cultural resource (archaeological) survey been performed on the project area? [help] If Yes, attach it to your JARPA package. ☐ Yes ☒ No A cultural resource survey is currently being performed and will be submitted when complete.
9l. 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. [help] <u>Endangered</u> - Upper Columbia River chinook salmon (<i>Oncorhynchus tshawytscha</i>), Snake River sockeye salmon (<i>O. nerka</i>), Upper Columbia River steelhead (<i>O. mykiss</i>), and Pygmy rabbit (<i>Brachylagus idahoensis</i>) Columbia River distinct population segment. <u>Threatened</u> - Middle Columbia River steelhead, Snake River steelhead, Snake River fall Chinook salmon, Snake River spring/summer Chinook salmon, bull trout (<i>Salvelinus confluentus</i>) Columbia River distinct population segment, Ute ladies' tresses (<i>Spiranthes diluvialis</i>), and Canada lynx (<i>Lynx canadensis</i>). <u>Candidate</u> – Columbia spotted frog (<i>Rana luteiventris</i>), Greater sage grouse (<i>Centrocercus urophasianus</i>) Columbia Basin Distinct Population Segment, Yellow-billed cuckoo (<i>Coccyzus americanus</i>), Umatanum desert buckwheat (<i>Eriogonum codium</i>) plant, Washington ground squirrel (<i>Urocitellus [Spermophilus] washingtoni</i>), White Bluff's bladderpod (<i>Physaria tuplashensis</i>) plant.

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. [\[help\]](#)

Ferruginous hawk, Great blue heron, Long billed curlew, Great egret, Waterfowl concentration, Canada Goose

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 for Regulatory Innovation and Assistance at (800) 917-0043 or 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.

☐ 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 Fall 2014.

☐ 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:

- ☐ 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) _____ (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) _____ (initial)

Napier, Bruce A

Applicant Printed Name

Applicant Signature

Date

Bamberger, Judith Ann

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.

Larry Lehman

Authorized Agent Printed Name

[Signature]

Authorized Agent Signature

10-20-14

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 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-019-09 rev. 08/2013



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



US Army Corps
of Engineers®
Seattle District

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

AGENCY USE ONLY

Date received: _____

Agency reference #: _____

Tax Parcel #(s): _____

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

Project Name: _____

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.

1. Name (Last, First, Middle) and Organization (if applicable)			
Kye Carpenter; U.S. Army Corps of Engineers			
2. Mailing Address (Street or PO Box)			
2329 Monument Dr.			
3. City, State, Zip			
Burbank, WA. 99323			
4. Phone (1)	5. Phone (2)	6. Fax	7. E-mail
509.543.6062	509.492.6278	509.543.6076	Kye.s.carpenter@usace.army.mil
Address or tax parcel number of property you own:			
Immediately waterward of 2608 Harris Ave; Parcel #125082008888888			
Signature of Property Owner			
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.			
Kye Carpenter		_____	
Printed Name		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



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



US Army Corps
of Engineers®
Seattle District

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

AGENCY USE ONLY

Date received: _____

Agency reference #: _____

Tax Parcel #(s): _____

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

Project Name: _____

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.

1. Name (Last, First, Middle) and Organization (if applicable)			
Napier, Bruce A and Bamberger, Judith Ann			
2. Mailing Address (Street or PO Box)			
2608 Harris Ave			
3. City, State, Zip			
Richland, WA 99354			
4. Phone (1)	5. Phone (2)	6. Fax	7. E-mail
509.375.3898 / 509.375.3896	509.375.6240		Bruce.napier@pnnl.gov / Judith.bamberger@pnnl.gov
Address or tax parcel number of property you own:			
2608 Harris Ave; Parcel #125082000001000			
Signature of Property Owner			
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.			
Napier, Bruce A and Bamberger, Judith Ann		_____	
Printed Name		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



Photograph 1. Existing dock and stairs to be replaced.



Photograph 2. Existing dock and stairs to be replaced.



Photograph 3. Existing stairs to be removed and replaced.



Photograph 4. Existing shoreline conditions at the project site; upriver of the proposed project.



Photograph 5. Existing shoreline conditions at the project site; downriver of the proposed project.

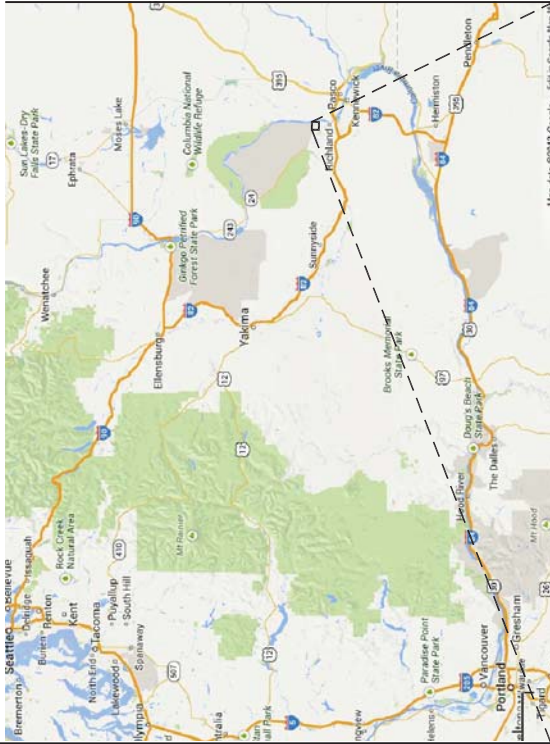


Photograph 6. Existing dock to be removed and replaced.



Photograph 7. Example of the proposed gangway with stairs that will be installed on the property.

BRUCE NAPIER & JUDITH BAMBERGER SINGLE USE DOCK REPLACEMENT



VICINITY MAP
(NOT TO SCALE; GOOGLE 2013)



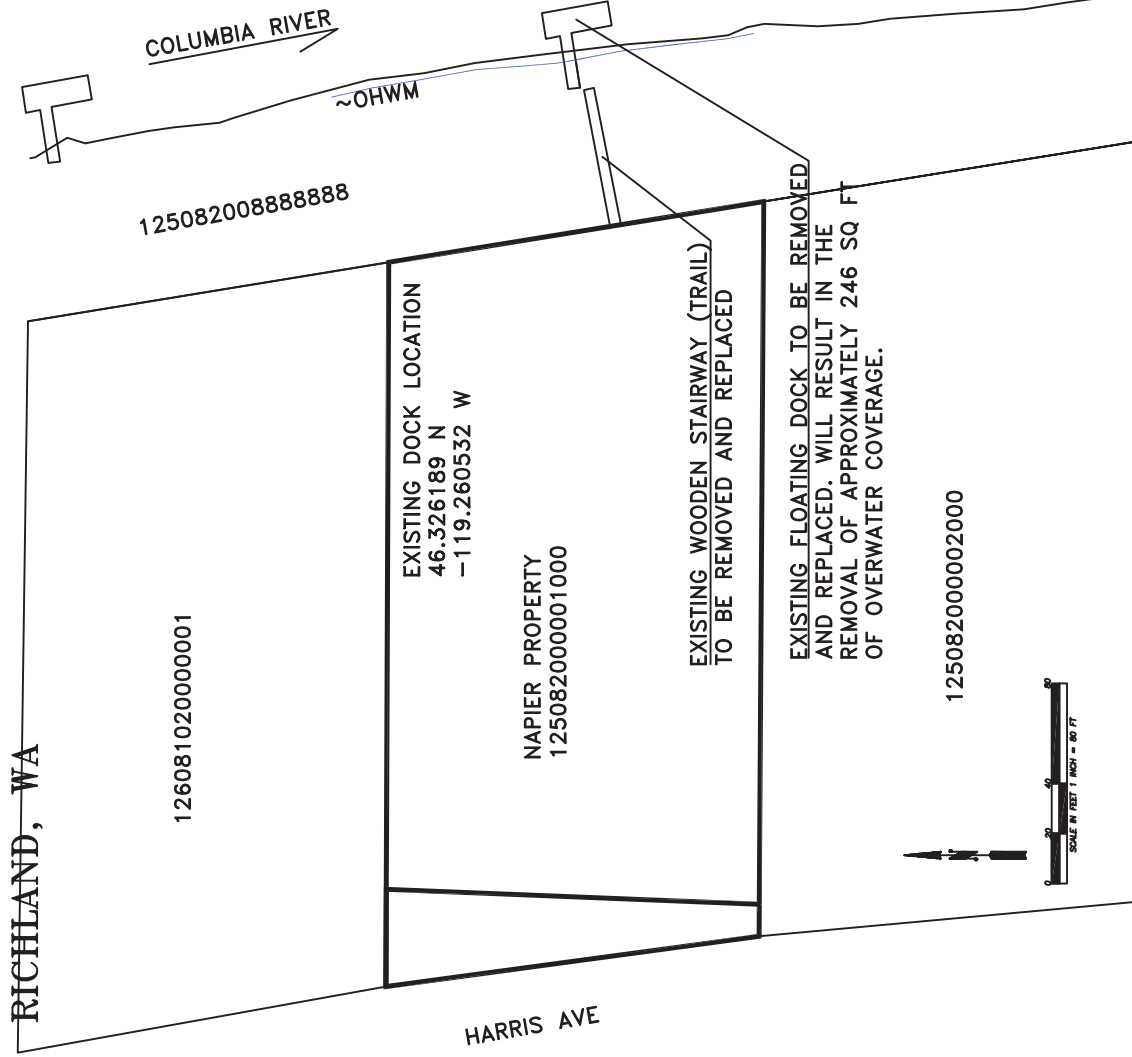
PURPOSE: REPLACE THE EXISTING SINGLE USE DOCK

ADJACENT PROPERTY OWNERS

JOHN AND KATHRYN FOX
2614 HARRIS AVE
RICHLAND, WA. 99354
PARCEL #126081020000001

RHODA LEWIS
2600 HARRIS AVE
RICHLAND, WA. 99354
PARCEL #1250820000002000

US ARMY CORPS OF ENGINEERS
PARCEL #125082008888888



VICINITY MAP EXISTING CONDITIONS

Grette Associates LLC
ENVIRONMENTAL CONSULTANTS
151 South Worthen, Suite 101
Wenatchee, WA 98801
(509) 663-4300 | www.gretteassociates.com

NAPIER/BAMBERGER SINGLE USE DOCK REPLACEMENT

IN: COLUMBIA RIVER
AT: 4608 HARRIS AVE
RICHLAND, WA. 99354
PARCEL #1250820000001000

COUNTY OF: BENTON
STATE: WA
APPLICATION BY BRUCE NAPIER AND JUDITH BAMBERGER
SHEET NO. 1 OF 4 DATE: 07/24/14

125082008888888

126081020000001

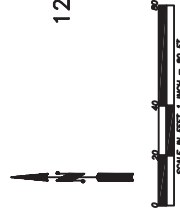
EXISTING DOCK LOCATION
46.326189 N
-119.260532 W

NAPIER PROPERTY
1250820000001000

EXISTING WOODEN STAIRWAY (TRAIL)
TO BE REMOVED AND REPLACED

EXISTING FLOATING DOCK TO BE REMOVED
AND REPLACED. WILL RESULT IN THE
REMOVAL OF APPROXIMATELY 246 SQ FT
OF OVERWATER COVERAGE.

1250820000002000



HARRIS AVE

PROPOSED DOCK LOCATION
(SLIGHTLY DOWNRIVER OF EXISTING DOCK)
46.326180 N
-119.260515 W

~4'x44' ALUMINUM GANGWAY WITH STAIRS
TO PROVIDE SAFE ACCESS FROM NAPIER
PROPERTY (TOP OF BANK) TO THE DOCK

4'x4' CONCRETE ABUTMENT TO
ALLOW FOR SAFER ACCESS FROM
TRAIL GANGWAY

4'x20' FIXED PIER:
100 % GRATED DECKING WITH
AT LEAST 50% OPEN AREA

8' STEEL PILE W/ GALV STEEL PILE:
TOTAL OF 2 ABOVE THE OHWM

4'x55' ALUMINUM GANGWAY;
100% GRATED DECKING WITH
AT LEAST 50% OPEN AREA

8' STEEL PILE W/ GALV
STEEL PILE CONNECTOR: THREE
TOTAL PILE BELOW
THE OHWM

100% GRATED DECKING,
AT LEAST 50% OPEN AREA

2-PIECE REMOVABLE SWIM LADDER

OHWM 344'

COLUMBIA RIVER

INCREASE IN OVERWATER COVERAGE ASSOCIATED
WITH THE PROPOSED PROJECT IS 96 SQ FT;
OVERWATER COVERAGE OF PROPOSED DOCK MINUS
THE REMOVAL OF EXISTING DOCK (342 SQ FT -
246 SQ FT = 96 SQ FT). THIS INCREASE IN
OVERWATER COVERAGE WILL BE MITIGATED FOR BY
THE REMOVAL OF THE EXISTING UNGRATED
STRUCTURE AND INSTALLATION OF A FULLY GRATED
STRUCTURE.

- NOTES:
- DOCK HAS BEEN DESIGNED TO COMPLY WITH THE McNARY SHORELINE MANAGEMENT PLAN
 - FLOTATION HAS BEEN DESIGNED TO COVER LESS THAN 50% OF THE DOCK AREA.
 - THE BOTTOM OF THE LANDWARD EDGE OF THE RAMP SHALL BE ELEVATED AT LEAST 2 FEET ABOVE THE PLANE OF THE OHWM.
 - GRATING IS PROPOSED TO COVER THE ENTIRE SURFACE AREA (100%) OF THE RAMP AND FLOAT. THE OPEN AREA OF GRATING SHALL BE AT LEAST 50% AS RATED BY THE MANUFACTURER.
 - FUNCTIONAL GRATING COVERS OVER 50% OF THE FLOAT AREA.
 - NO SKIRTING SHALL BE PLACED ON THE RAMP OR FLOATS. PROTECTIVE BUMPER MATERIAL MAY BE USED BUT WILL NOT EXTEND BELOW THE BOTTOM EDGE OF THE FLOAT FRAME OR INHIBIT LIGHT PENETRATION.
 - THE CONCRETE ANCHOR HAS BEEN PLACED ~24 FT LANDWARD OF THE OHWM, AND IS 4 FT BY 4 FT.
 - DOCK SHALL BE BUILT WITH MATERIALS THAT DO NOT LEACH PRESERVATIVES OR OTHER MATERIALS.
 - NO TREATED WOOD OF ANY KIND SHALL BE USED ON ANY OVERWATER STRUCTURE.
 - NO PAINT, STAIN, OR PRESERVATIVE SHALL BE APPLIED TO THE OVERWATER STRUCTURE.
 - THE PILING ARE MAXIMUM 8 INCHES DIAMETER.
 - LESS THAN 4 PILES ARE PROPOSED BELOW THE OHWM.
 - ALL PILES WILL BE FITTED WITH DEVICES TO PREVENT PERCHING BY PISCIVOROUS BIRDS.
 - NO IN-WATER FILL IS PROPOSED.
 - THE FLOAT IS 160 SQ FT.
 - FLOTATION MATERIALS WILL BE PERMANENTLY ENCAPSULATED TO PREVENT BREAK-UP.
 - FLOATS WILL NOT BE USED TO STORE LIGHT-IMPEDING MATERIALS
 - FLOATS ARE LOCATED IN WATER DEEP ENOUGH TO PREVENT GROUNDING OUT.
 - THE FLOATS ARE LOCATED GREATER THAN 40 FT WATERWARD OF OHWM AT THEIR LANDWARD SIDE.

PURPOSE: REPLACE THE EXISTING SINGLE USE DOCK

ADJACENT PROPERTY OWNERS

JOHN AND KATHRYN FOX
2614 HARRIS AVE
RICHLAND, WA. 99354
PARCEL #126081020000001

RHODA LEWIS
2600 HARRIS AVE
RICHLAND, WA. 99354
PARCEL #1250820000002000

US ARMY CORPS OF ENGINEERS
PARCEL #125082008888888

DOCK PLAN

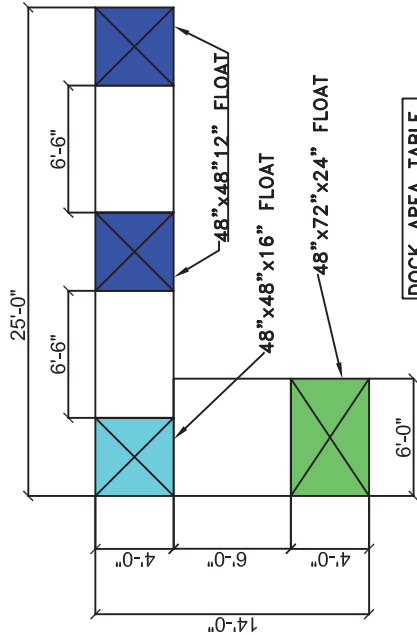
 **Grette Associates** LLC
ENVIRONMENTAL CONSULTANTS

151 South Worthen, Suite 101
Wenatchee, WA 98801
(509) 663-6300 | www.gretteassociates.com

NAPIER/BAMBERGER SINGLE USE DOCK REPLACEMENT

IN: COLUMBIA RIVER
AT: 4608 HARRIS AVE
RICHLAND, WA. 99354
PARCEL #125082000001000

COUNTY OF: BENTON
STATE: WA
APPLICATION BY BRUCE NAPIER JUDITH BAMBERGER
SHEET NO. 2 OF 4 DATE: 07/24/14

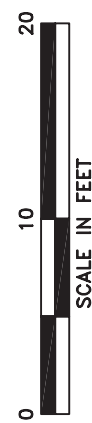
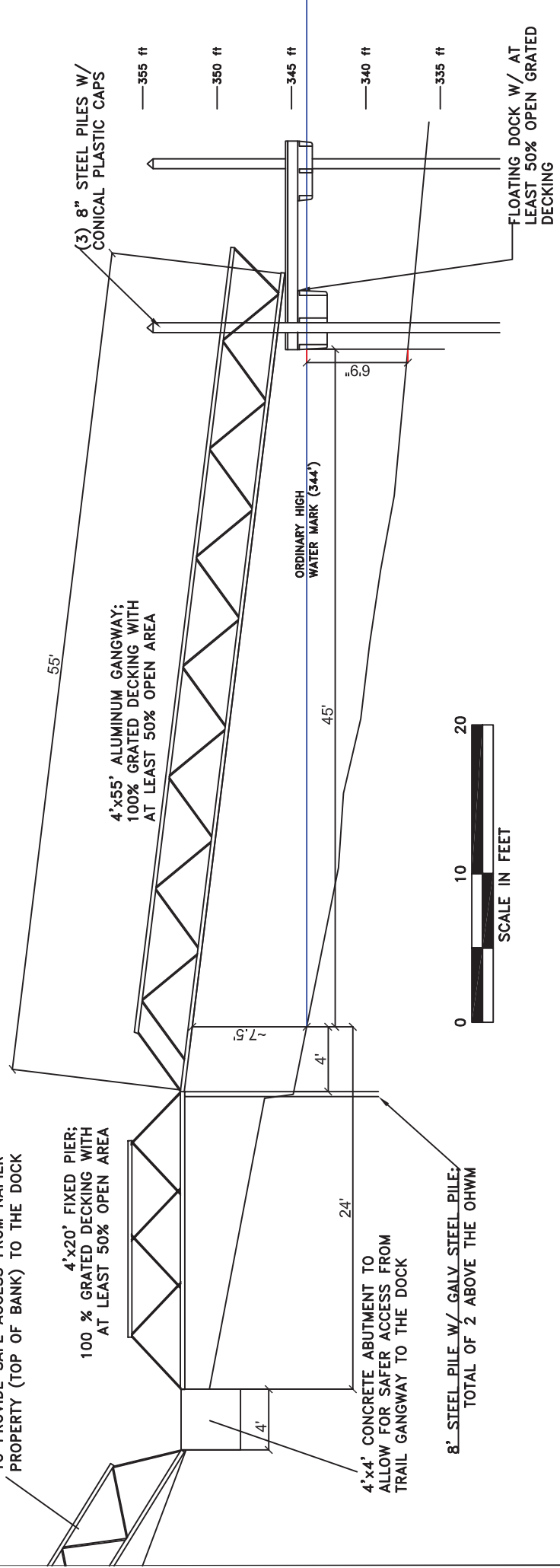


~4'x44' ALUMINUM GANGWAY WITH STAIRS TO PROVIDE SAFE ACCESS FROM NAPIER PROPERTY (TOP OF BANK) TO THE DOCK

4'x20' FIXED PIER; 100 % GRATED DECKING WITH AT LEAST 50% OPEN AREA

4'x4' CONCRETE ABUTMENT TO ALLOW FOR SAFER ACCESS FROM TRAIL GANGWAY TO THE DOCK

8' STEEL PILE W/ GALV STEEL PILE: TOTAL OF 2 ABOVE THE OHWM



PURPOSE: REPLACE THE EXISTING SINGLE USE DOCK

ADJACENT PROPERTY OWNERS
JOHN AND KATHRYN FOX
2614 HARRIS AVE
RICHLAND, WA. 99354
PARCEL #126081020000001

RHODA LEWIS
2600 HARRIS AVE
RICHLAND, WA. 99354
PARCEL #1250820000002000

FLOAT PLAN & ELEVATION

Grette Associates LLC
ENVIRONMENTAL CONSULTANTS
151 South Worthen, Suite 101
Wenatchee, WA 98801
(509) 663-4300 | www.gretteassociates.com

NAPIER/BAMBERGER SINGLE USE DOCK REPLACEMENT
IN: COLUMBIA RIVER
AT: 4608 HARRIS AVE
RICHLAND, WA. 99354
PARCEL #125082000001000
COUNTY OF: BENTON
STATE: WA
APPLICATION BY BRUCE NAPIER AND JUDITH BAMBERGER
SHEET NO. 3 OF 4 DATE: 07/24/14

IN ORDER TO AVOID INSTALLING THE PROPOSED CONCRETE ABUTMENT ON THE CORPS PROPERTY THE PROPOSED ABUTMENT WOULD REPLACE THE EXISTING CONCRETE ABUTMENT THAT IS LOCATED ON THE NAPIER PROPERTY. CORPS PROPERTY IS WATERWARD OF EXISTING CONCRETE SLAB.

~4'x44' ALUMINUM GANGWAY WITH STAIRS TO PROVIDE SAFE ACCESS FROM NAPIER PROPERTY (TOP OF BANK) TO THE DOCK

APPROXIMATE CORPS PROPERTY

EXISTING CONCRETE SLAB TO BE REMOVED AND REPLACED WITH PROPOSED 4'x4' CONCRETE ABUTMENT TO ANCHOR THE GANGWAY. INSTALLED ON THE NAPIER PROPERTY.

EXISTING CHAIN LINK FENCE

4'x4' CONCRETE ABUTMENT TO ALLOW FOR SAFER ACCESS FROM TRAIL GANGWAY

20'

4'x20' FIXED PIER, 100 % GRATED DECKING WITH AT LEAST 50% OPEN AREA

~24'

4'x55' ALUMINUM GANGWAY; 100% GRATED DECKING WITH AT LEAST 50% OPEN AREA

PROPOSED DOCK LOCATION (SLIGHTLY DOWNRIVER OF EXISTING DOCK)
46.326180 N
-119.260515 W

OHWM 344'

COLUMBIA RIVER



IN ORDER TO AVOID INSTALLING THE PROPOSED CONCRETE ABUTMENT ON THE CORPS PROPERTY THE PROPOSED ABUTMENT WOULD REPLACE THE EXISTING CONCRETE ABUTMENT THAT IS LOCATED ON THE NAPIER PROPERTY. CORPS PROPERTY IS WATERWARD OF EXISTING CONCRETE SLAB.

APPROXIMATE CORPS PROPERTY

EXISTING CONCRETE SLAB TO BE REMOVED AND REPLACED WITH PROPOSED 4'x4' CONCRETE ABUTMENT TO ANCHOR THE GANGWAY. INSTALLED ON THE NAPIER PROPERTY.

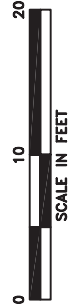
PROPOSED CONCRETE ABUTMENT LOCATION
46.32615 N
-119.26074 W

~4'x44' ALUMINUM GANGWAY WITH STAIRS TO PROVIDE SAFE ACCESS FROM NAPIER PROPERTY (TOP OF BANK) TO THE DOCK

4'x20' FIXED PIER; 100 % GRATED DECKING WITH AT LEAST 50% OPEN AREA

EXISTING WOODEN STAIRS WILL BE COMPLETELY REMOVED AND THE PROPOSED GANGWAY WILL BE INSTALLED AT THE SAME LOCATION.

4'x4' CONCRETE ABUTMENT TO ALLOW FOR SAFER ACCESS FROM TRAIL GANGWAY TO THE DOCK



4'x55' ALUMINUM GANGWAY; 100% GRATED DECKING WITH AT LEAST 50% OPEN AREA

55'

ORDINARY HIGH WATER MARK (344')

FLOATING DOCK W/ AT LEAST 50% OPEN GRATED DECKING

335 ft
350 ft
345 ft
340 ft
335 ft

PURPOSE: REPLACE THE EXISTING SINGLE USE DOCK

ADJACENT PROPERTY OWNERS

JOHN AND KATHRYN FOX

2614 HARRIS AVE

RICHLAND, WA. 99354

PARCEL #126081020000001

RHODA LEWIS

2600 HARRIS AVE

RICHLAND, WA. 99354

PARCEL #125082000002000

US ARMY CORPS OF ENGINEERS

PARCEL #12508200888888

ACCESS PLAN & ELEVATION



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NAPIER/BAMBERGER SINGLE USE DOCK REPLACEMENT

IN: COLUMBIA RIVER

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COUNTY OF: BENTON

STATE: WA

APPLICATION BY BRUCE NAPIER AND JUDITH BAMBERGER

SHEET NO. 4 OF 4 DATE: 07/24/14

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EXHIBIT (5)



CITY OF RICHLAND
Determination of Non-Significance

File No. EA23-2014

Description of Proposal: Shoreline Management Permit to replace the stairs and dock on the Columbia River for a single family residence.

Proponent: Grette Associates, c/o Larry Lehman

Location of Proposal: 2608 Harris Avenue.

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 before the 14 day comment day period expires. Due to the Holidays comments must be submitted by December 1, 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: November 14, 2014

Signature _____

EXHIBIT (6)



CITY OF RICHLAND **NOTICE OF APPLICATION** **AND PUBLIC HEARING (SM2-2014)**

Notice is hereby given that the **Richland Planning Commission** will conduct a public hearing on Wednesday, December 3, 2014, at 7:00 p.m. in the Richland City Hall Council Chamber, 505 Swift Blvd, to receive public comments regarding the proposed replacement of the existing stairs and dock at 2608 Harris Avenue, City file no. SM2-2014. For detailed project information contact the Richland Planning Department.

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. Written comments should be received no later than 5:00 p.m. on Monday, November 24, 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