



Agenda
Hearing Examiner Meeting
Monday, August 10, 2020
City Hall Council Chambers | 625 Swift Boulevard

Pursuant to Resolution No. 100-20, this meeting will be conducted remotely via Zoom and broadcast live on CityView Channel 192 and at ci.richland.wa.us. If you wish to provide comments for the Public Hearing portion of the meeting, please register at <https://richlandwa.seamlessdocs.com/f/81020HEARING> by 4:00 p.m. on the day of the meeting. Only those who register by the 4:00 p.m. deadline will be permitted to speak or have their comments read into the record during the meeting.

Hearing Examiner: Gary McLean

Liaisons: Staff Liaison: Planning Manager Stevens

Public Hearing - 6:00 p.m.

Public Hearing Explanation:

New Business - Public Hearing:

I. Z2020-103 - Tapteal Rezone, C-2 to C-LB (7.4-acres)

Young Asset Management LLC

Adjournment

The next Hearing Examiner Meeting is as needed

This meeting is broadcast live on CityView Channel 192 and online at ci.richland.wa.us

Richland City Hall is ADA accessible. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 942-7389.



HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 8/10/2020

Agenda Category: New Business - Public Hearing

Prepared By: Shane O'Neill, Senior Planner

Subject:

Z2020-103 - Tapteal Rezone, C-2 to C-LB (7.4-acres)
Young Asset Management LLC

Department:

Development Services

Recommended Motion:

Planning Department staff recommends approval of the rezone request without applying additional land use restrictions.

Summary:

Young Asset Management LLC, has applied to rezone two (2) parcels totaling 7.4-acres, from Retail Business (C-2) to Limited Business (C-LB). The subject site lies on the south side of Columbia Park Trail approximately 666-feet west of the Steptoe Street/Highway SR-240 round-about. The site previously contained a residential mobile home park served by an internal network of private utility infrastructure which remains on-site today.

The stated purpose of the rezone request is to effectively eliminate a site development feature of the C-2 zone limiting the ground-floor occupancy of multi-family developments to commercial businesses only. Applying C-LB zoning to the site removes this commercial occupancy requirement.

Further, since abandonment of the mobile home park the site has become a target for routine illegal dumping, thereby creating an eyesore for the single family neighborhood to the south. Approval of the proposed rezone application will foster redevelopment of the site, eliminate of a source of blight in Richland while removing a barrier to multi-family development. Facilitating multi-family housing develop will contribute to meeting the current high-demand for affordable housing in the State.

Attachments:

1. FULL Staff Report - Tapteal C-2 to C-LB

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Tapteal Rezone

LOCATION: The project site is located approximately 666-feet west of the Steptoe Street/Hwy SR-240 round-about (APN's: 1-25981000011001 & 1-25981000015000).

APPLICANT: Young Asset Management, LLC (Nick Wright) on behalf of Tapteal Properties, LLC

FILE NO.: Z2020-103

DESCRIPTION: Request to change zoning of approximately 7.4 acres from C-2 (Retail Business) to Limited Business (C-LB).

PROJECT TYPE: Type 3 Site-Specific Rezone

HEARING DATE: August 10, 2020

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED ACTION: Approval



Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

On June 17, 2020, Young Asset Management, LLC filed an application (Exhibit 1) with the City, petitioning to rezone a 7.4-acre site from Retail Business (C-2) to Limited Business (C-LB). The purpose of this request is to zone the site in a manner consistent with the city's Comprehensive Plan while allowing for multi-family development without the requirement of first floor commercial use.

SITE DESCRIPTION & ADJACENT LAND USES

The site is comprised of two un-platted parcels totaling approximately 7.4-acres lying approximately 666-feet west of the Steptoe Street/Hwy SR-240 round-about (see Fig. 1 above). Combined, the parcels form a diamond-shaped trapezoid. Measuring approximately 1,143 feet in its longest diagonal dimension, and 555 feet at its narrowest diagonal dimension.

Beginning along the south line of the site, the property's elevation drops traveling north; experiencing an average site-wide grade change of approximately 30 feet. The site is accessed by a deteriorated gravel driveway approach extending south from Columbia Park Trail near the northwest corner of the site. A secondary point of access exists off-site. The secondary access extends south from Columbia Park

Trail immediately west of the railroad overpass along the east site boundary. Legal availability of this off-site access point is unlikely.

The northern boundary abuts the Columbia Park Trail public right-of-way. The eastern boundary of the site abuts a railroad right-of-way containing an active rail line, the southern boundary of the site abuts a Columbia Irrigation District easement containing an active open-air irrigation canal. Adjacent to the west site boundary lies an active RV campground containing stalls immediately inside the dividing fence. The occupied RV stalls are not setback from the shared boundary.

Approximately 10 years ago, use of the site as a residential mobile home park was abandoned. The site has remained vacant since that time. Artifacts of the previous mobile home park visible today include a variety of paved areas, low walls, landscaping and private roadways. Images of the site are provided herein as Exhibit 4.

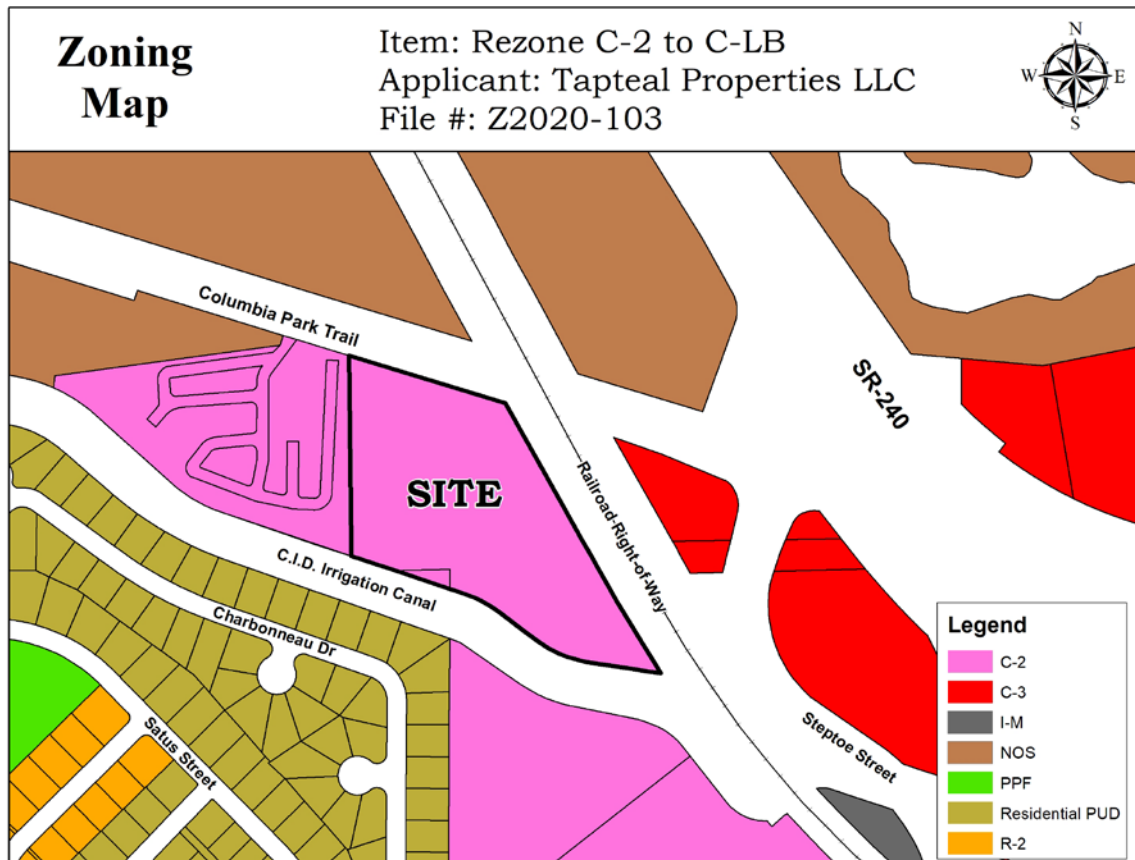


Figure 2 – Zoning Map

CURRENT ZONING

The zoning map above illustrates the site's current C-2 zoning as well as the zoning assigned to adjacent and surrounding properties.

The Retail Business use district (C-2) is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the city and providing a focal point for the commerce of the city. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

Of particular significance to this request is a detail of multi-family residential development in C-2 whereby the ground-floor of multi-family buildings may only contain commercial retail businesses (RMC 23.22.030, footnote #18). The request at-hand is driven by the want to remove this ground-floor commercial occupancy requirement. Both C-2 zone and the C-LB zoning districts allow for multi-family residential development outright.

SURROUNDING ZONING & LAND USES

North: Columbia Park Trail public right-of-way then a vacant parcel containing wetlands, zoned Natural Open Space (NOS)

East: Active railroad right-of-way then a vacant parcel zoned General Business (C-3)

South: Columbia Irrigation District (C.I.D.) open-air irrigation canal then a vacant parcel zoned C-3, and a Planned Unit Development single-family residential neighborhood zoned PUD.

West: An active RV park zoned Retail Business (C-2)

REQUESTED ZONING

The Limited Business (C-LB) zone is a zone classification designed to provide an area for the location of buildings for professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses serving as an administrative district for the enhancement of the central business districts, with regulations to afford protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts. The zoning classification is intended to be applied to some portions of the city that are designated either commercial or high-density residential under the city of Richland comprehensive plan.

C-LB zoning outright permits multi-family residential development "Apartments, Condominiums (3 or more units)" at a maximum density of 1 dwelling unit/ 1,500 square feet of land area (29-units/acre). Non-residential land uses permitted in the C-LB zone are primarily office-type land uses and public facilities.

PUBLIC NOTICE

Application Date:	June 17, 2020
Notice of Hearing Mailed:	July 9, 2020
Notice of Hearing Posted:	July 7, 2020
Notice of Hearing Published:	July 5, 2020
Public Hearing:	August 10, 2020

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 2. As of the date of this report, city staff received no comments from the general public. The Washington State Dept. of Transportation (WSDOT) submitted a written comment dated July 14th relating to potential noise impacts from the nearby highway SR-240 on a future development. On July 23th City Planning staff received a comment letter from the Washington State Department of Archaeology and Historic Preservation (DAHP) explaining the high likelihood of the presence of historic and pre-historic artifacts on-site. DAHP further calls for the conduct of a professional archaeological survey prior to initiating any ground-disturbing activities. All comments are included herein as Exhibit 3.

UTILITY AVAILABILITY

City utility mapping records indicate the site contains an underground network of private sewer and water lines laid out to serve the previous mobile home lots. An image of said utilities is provided below.



Figure 3 - Utilities Map
(Blue = water, Green = sewer, Red = Electrical power)

SEWER

Columbia Park Trail contains both a 15-inch sewer main and an 8-inch sewer main which both appear to feed into an 8-inch stub serving the site. The sewer stub is aligned with the existing driveway at the northwest corner of the site.

WATER

A twelve (12) inch water main located in Columbia Park Trail is stubbed into the site at the driveway in the northwest corner. This stub feeds into a network of private water lines laid-out to provide service to the abandoned mobile home pad sites. This water main is available and is of adequate capacity to serve future redevelopment of the site.

ELECTRICAL POWER

Richland Energy Services (RES), a municipal public utility district, will service development on the site. The site is currently crossed by RES power lines. A 3-phase overhead power line currently spans the entire width of the site in an east-west orientation. Underground power lines are stubbed to a vault at the driveway near the northwest corner. Another set of overhead power lines terminate near the southeast corner. All of these electrical facilities are in-place and are of adequate capacity to serve the additional load demand created by future residential and/or commercial development.

TRANSPORTATION

Access into the site will continue to come directly from the Columbia Park Trail right-of-way. Columbia Park Trail is classified as a minor arterial roadway. A preliminary traffic impact review by the Richland Transportation Engineer (John Deskins) determined Columbia Park Trail contains sufficient capacity to accommodate the highest traffic-generating land uses permitted in the requested C-LB zone without lowering the roadways' level of service (LOS) below level D. Said review did contain indication that a 100-foot deep deceleration lane may be required for site development.

In terms of access, the site benefits from nearly direct access to highway SR-240. Commercial, office, and high-density residential uses are appropriately applied in higher-impact areas such as sites near busy roadways and other transportation facilities.

Columbia Park Trail belongs to Benton-Franklin Transit route #126 but this route begins approximately 2,222-feet east of the site. Benton-Franklin Transit route #110 is available at the intersection of Steptoe Street and Canyon Street, located 2,500 feet southeast of the site. And although nearby Highway SR-240 belongs to transit route #120 (1,200-feet east), there are no stops available since it is a highway.

SEPA

The proposal is not subject to State environmental review under the State Environmental Policy Act. Pursuant to WAC 197-11-800(6)(c) the rezone application qualifies as a categorically exempt action.

COMPREHENSIVE PLAN

Richland's Comprehensive Plan designates the subject site for Commercial land uses. The Limited Business (C-LB) zone is included in the Commercial Zoning Districts chapter of the Zoning code (RMC 23.22). In this way the proposal is consistent with the Comprehensive Plan.

The following land use map illustrates the city's Comprehensive Plan land use designations for the site and surrounding vicinity as depicted by the city's GIS mapping database. The C-LB zoning classification is intended to be applied to portions of the city designated as either High-Density Residential or Commercial under the City of Richland Comprehensive Plan.

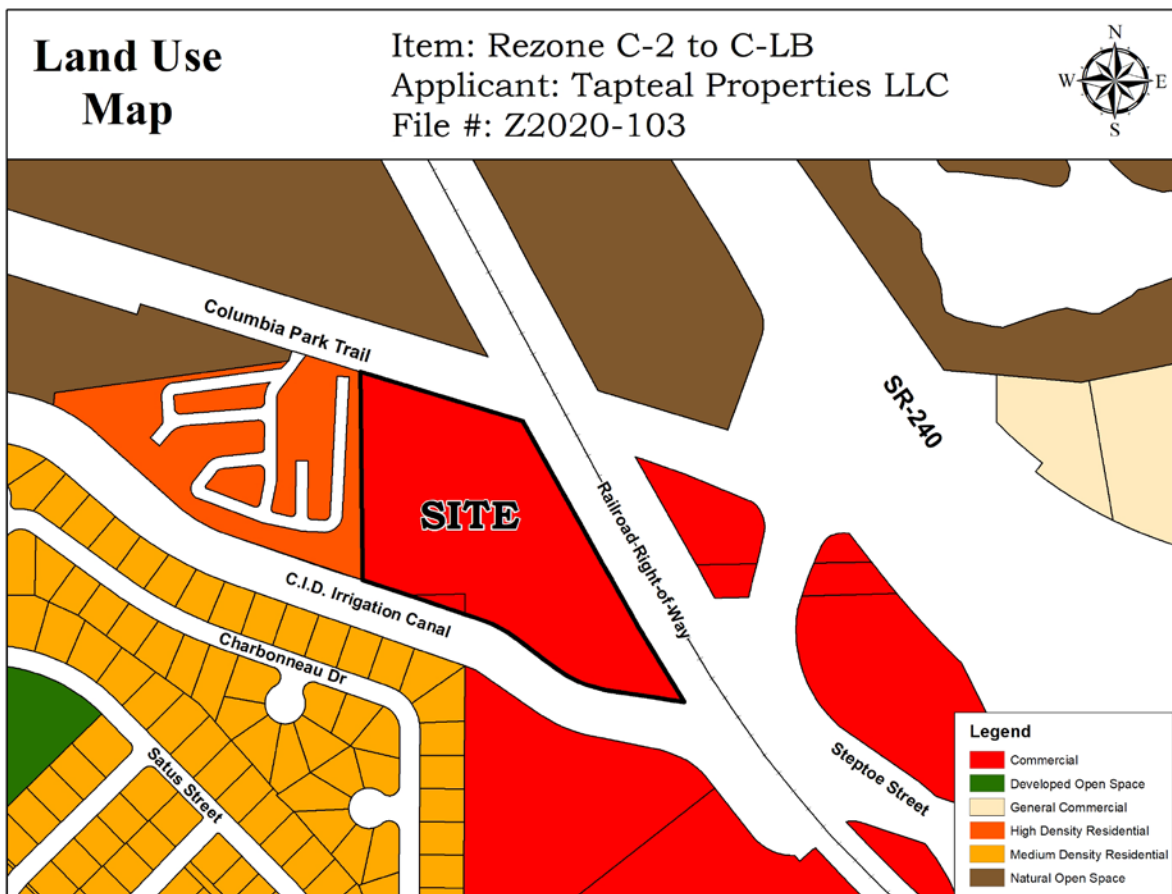


Figure 4 – Comprehensive Plan Map

The Comprehensive Plan contains the following goals and policy statements generally viewed as being in support of the proposed rezone application:

Land Use Goal 1:

Plan for growth within the urban growth area and promote compatible land use.

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

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

Land Use Goal 2:

Establish land uses that are sustainable and create a livable and vibrant community.

Policy 1 - Maintain a variety of land use designations to accommodate appropriate residential [and] commercial... uses that will take advantage of the existing infrastructure network.

LU Goal 3:

Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities. Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.

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

LU Goal 4:

Promote commercial and industrial growth that supports the City's economic development goals.

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

Land Use Goal 5:

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

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

BACKGROUND

The subject site was annexed into the City in 1965 upon adoption of Ordinance No. 332. Until about 10-years ago, the site contained a residential mobile home park developed with an internal network of private sewer and water infrastructure together with a private roadway leading to each tenant space. Evidence of the infrastructure can be seen today in the form of fire hydrants, pavement and remnant landscaping at the old home-sites.

Since the closure of the mobile home park, the site has been a regular target for illegal refuse dumping which has become an ongoing maintenance responsibility for the property owner. During a site visit, Planning Dept. staff observed a variety of

ground-burrows and dens occupied by marmots and skunks inhabiting the site. These animals likely take advantage of the nearby wetland on the north side of Columbia Park Trail, as a reliable source for food.

Considering the site has become a target for dumping and suitable habitat for wild animals including skunks and rodents, it is in the best interest of the City and the general public's welfare, to facilitate efforts aimed at redeveloping the site.

ANALYSIS

In Planning staff's professional opinion, assigning C-LB zoning to this site is appropriate. In essence the request will effectively downgrade the site's permitted commercial land use intensity. Decreasing the potential land use intensity is a generally acceptable proposal as viewed by adjacent land owners.

The C-LB zone is primarily an office zone which also allows for high-density residential development. C-LB restricts retail businesses from being a principal use. It is common and accepted planning practice to assign both office zones and high-density residential zones to areas in order to buffer sensitive uses like single-family residential neighborhoods from high-impact areas and land uses such as busy roads and freeways and heavy-commercial business. The subject site is situated in precisely this way. On-site development of offices or a multi-family residential complex will allow for land development while shielding the homes to the south from ever-increasing traffic noise from Columbia Park Trail and Highway SR-240.

The rezone request is consistent with the City's land use vision of the site, as set forth in the 2017 Comprehensive Plan land use map (figure 4). In this way the proposed rezone satisfies one of the principal criterion used to determine the appropriateness of rezone requests.

Over the past ten years, use of the subject site has transitioned from a residential mobile home park to a vacant site. In 2006 the site was converted from High-Density Residential (R-3) zoning to the current Retail Business (C-2) zoning. I would appear that plans associated with the rezone to C-2 failed to come to fruition. Since the mobile home park was closed, conditions on-site have deteriorated to such a degree that it is routinely targeted for illegal refuse dumping and habitat for dense populations of rodents and feral animals.

While residential development in neighborhoods to the south has progressively continued, the subject site has remained a source of visual blight and a source of pests incompatible with nearby residences for the reason of public health. Until the site is developed the issue of pests is likely to increase due to the abundant sources of water nearby. The open C.I.D. irrigation canal borders the site to the south together with the wetland across Columbia Park Trail provide water to critters living on-site on a year-round basis.

Furthermore, over the past ten years the demand for multi-family residential units has increased significantly. And even more recently many areas throughout the US

have been considered to be in a housing crisis whereby the demand for affordable housing has out-paced construction rates. Fostering the availability of the site for a multi-family residential development will contribute to meeting housing need locally and of the State in general.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2020-103) and recommends approval of the request based on the following:

1. The site is comprised of two parcels totaling approximately 7.4-acres in area;
2. The entire site is currently zoned Retail Business (C-2);
3. The City of Richland Comprehensive Plan designates the subject site as suitable for commercial land uses;
4. The C-LB purpose statement (RMC 23.22.010.A) states C-LB zoning is intended to be applied to portions of the City commercially designated in the City's Comprehensive Plan;
5. The site previously contained a residential mobile home park;
6. The site lies adjacent to Columbia Park Trail; providing potential access points;
7. Establishment of the Limited Business (C-LB) zoning district is consistent with the intent of the Comprehensive Plan;
8. The subject site lies in close proximity to busy roadways including highway SR-240 and Columbia Park Trail;
9. The subject site is immediately west of and adjacent to active railroad tracks;
10. The rezone request is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6)(c);
11. Much of the utility infrastructure available to serve this site lies within the Columbia Park Trail right-of-way;
12. The Washington State Department of Transportation (WSDOT) submitted a comment letter dated July 14, 2020 (Exhibit 3) advising of the potential need for impact mitigation measures. The WSDOT letter expresses particular concern with regard to future development as it relates to: multimodal capacity, stormwater retention and treatment, outdoor lighting noise sensitivity and signage;

13. Residential development in the immediately surrounding vicinity has steadily progressed, leaving the subject site to remain an eyesore for the new residents;
14. The demand for affordable multi-family residential housing units has increased sharply over the past few years. Fostering such development on-site will contribute to meeting said demand;
15. The site harbors feral animals which can have negative impacts on public health;
16. The site is routinely targeted for illegal refuse dumping;
17. The site's close proximity to an active railroad line makes it less attractive to more noise-sensitive land uses; and
18. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

EXHIBIT LIST

1. Rezone Application
2. Public Notices
3. Comments
4. Site Photos



**City of Richland
Development Services**

625 Swift Blvd. MS-35
Richland, WA 99352
☎ (509) 942-7794
✉ (509) 942-7764

22020-103

Zoning Map Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Tapleal Properties LLC

Address: 5 Presidio Terrace San Francisco, CA 94118

Phone: 509-845-9411

Email: nwright@younginv.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Young Asset Management

UBI#:

Contact: Nick Wright

Address: 1955 Jadwin Ave Richland, WA 99354

Phone: 509-845-9411

Email: nwright@younginv.com

DESCRIPTION OF WORK

Rezone vacant land from C2 to C-LB with the intent to build apartment buildings.

PROPERTY INFORMATION

Parcel #: 125981000011001 ~~& 1259810000015000~~ **125981000015000**

Legal Description:

Current Zoning: C2

Current Comp Plan: **COMMERCIAL**

Requested Zoning: C-LB

Current Use: 91

Proposed Use:

Area of Property: ~~6.29~~ **7.4 AC** Acres

960
6.29.20

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner: This is currently vacant land. It used to be a trailer park.

Any hardship that may result in the event the rezone is not granted:

We have tried selling this land for 20+ years, and have decided to develop it ourselves.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

C-LB has many of the same uses as the current C2 zoning. The reason we want to change to C-LB from C2 is because in C2, the only allowed use for apartments would require retail on the main level, with apartments on top. This type of construction is not typical to the Tri-City area.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

Currently this vacant land is often used by others as a location to dump garbage and trespass. By improving the site by building a high quality apartment complex, we would be cleaning up the area and improving property values.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:

By granting this rezone, the property values in the area will improve once the apartments have been constructed.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

This should have no adverse affect on the City. It would be beautifying a vacant, abandoned piece of land.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

As mentioned above, we have tried for several years to sell this land under the C2 zoning use, but have not had any buyers. We would like to develop this site as a high end apartment complex.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

This is almost a 7 acre site, with the only other vacant land around (which we also own to the south - 22 acres), being zoned C2.

Identify impacts on the environment and public safety:

No significant impacts to the environment or public safety.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

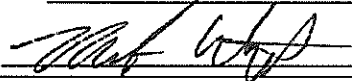
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Nick Wright

Applicant Signature:  Date 6/11/2020



CITY OF RICHLAND

NOTICE OF APPLICATION AND PUBLIC HEARING (Z2020-103)

Notice is hereby given that Tapteal Properties LLC has filed a request to rezone two parcels totaling 7.4-acres from C-2 (Retail Business) to C-LB (Limited Business). The project site is located approximately 666-feet west of the Steptoe St/SR-240 round-about (APN's 1-25981000011001 & 1-25981000015000). Application materials can be viewed online at www.ci.richland.wa.us.

The Richland Hearing Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m., Monday, August 10, 2020. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

Environmental Review: The proposal is not subject to environmental review. Pursuant to WAC 197-11-800(6)(c) the rezone application qualifies as a categorically exempt action.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to soneill@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Monday, July 27, 2020 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration. 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.



Please publish the following:

Type of Legal Ad: Public Hearing Notice

Date(s) of Publication: Sunday, July 5, 2020

Richland's TCH Account: 450543

For Invoice Text Box on TCH Invoice PC PHN – Z2019-106
(Richland MUNIS Description)

For PO Box on TCH Invoice D2586000 4401
(Richland Account No. - MUNIS)

Attention: Jana Duncan (TF)

**CITY OF RICHLAND
NOTICE OF PUBLIC HEARING**

The City of Richland received an application to rezone a 98+ acre site to R-1-10 (Single-Family Residential), R-2 (Medium-Density Residential) and C-LB (Limited Business) reflecting the City's Comprehensive Plan. The project site is located approximately 900-feet south of the intersection of Queensgate Drive and Legacy Lane (APN 1-34983000001005).

Pursuant to RMC 19.20.030 this item has been forwarded to the Richland City Council for a Closed Record Decision Hearing. The City Council will conduct a virtual meeting to act on the application Tuesday, July 7, 2020 at or after 6:00 pm. Application materials are available to the public and can be viewed at www.ci.richland.wa.us.

Any party of record is welcome to attend the virtual City Council meeting to speak regarding the rezone proposal. Comments may be mailed to the City of Richland c/o Mike Stevens, 625 Swift Blvd. MS-35, Richland, WA 99352, or emailed to mstevens@ci.richland.wa.us. All comments must be received by 4:00 p.m. on the meeting date identified above.

For additional information, please contact Mike Stevens at mstevens@ci.richland.wa.us or 509-942-.7596.

Published: Sunday, July 5, 2020

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

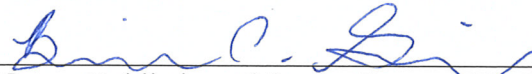
COMES NOW, Shane O'Neill, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 9th day of July, 2020, I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING (Z2020-103) to the attached list of individuals via regular USPS on the date indicated above. The Richland Hearing Examiner will conduct a public hearing at 6:00 PM on Monday, August 10, 2020.


Signed: Shane O'Neill

SIGNED AND SWORN to before me this 9th day of July, 2020 by Briana Ghbein.




Notary Public in and for the State of Washington,

Briana C. Ghbein
Print Name

Residing at 1125 SW 1st Blvd., Richland, WA

My appointment expires: 4-25-23



CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (Z2020-103)

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Owner	Mail Address	City	State	Zip
STURGIS BOB & SANDY	518 CHARBONNEAU DR	RICHLAND	WA	99352
BIVINS JARRYD & VERONICA	480 CHARBONNEAU DR	RICHLAND	WA	99352
PAGE TRUSTEE LINDA A	509 CHARBONNEAU DR	RICHLAND	WA	99352
MELINE STEVEN M & KATHY L	506 CHARBONNEAU DR	RICHLAND	WA	99352
CAVADINI-MARTON JANICE I	498 CHARBONNEAU DR	RICHLAND	WA	99352
SHARMA HAMISH & VARSHALI S	488 CHARBONNEAU DR	RICHLAND	WA	99352
TAPTEAL PROPERTIES LLC	5 PRESIDIO TERRACE	SAN FRANCISCO	CA	94118
WRIGHT DIANNE S	611 COLUMBIA PARK TRAIL	RICHLAND	WA	99352-9694
KLANN RAYMOND T & JILL K	528 CHARBONNEAU DR	RICHLAND	WA	99352
TINKER SCOTT C & NAGEL SARAH R	513 CHARBONNEAU DRIVE	RICHLAND	WA	99352
DALING THOMAS R	522 CHARBONNEAU DR	RICHLAND	WA	99352
O'NEILL TRUSTEES MICHAEL J & ANN	514 CHARBONNEAU DR	RICHLAND	WA	99352
YAEGLE WILLIAM K	523 CHARBONNEAU DR	RICHLAND	WA	99352
CHOW TEDDY EDWARD & THERESA MARIE	510 CHARBONNEAU DR	RICHLAND	WA	99352

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

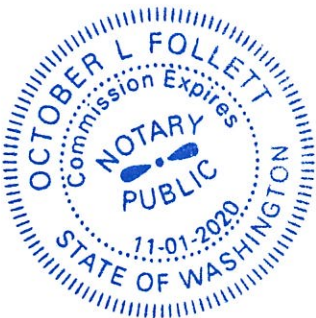
2. On the 7th day of July, 2020, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2020-103 (Tapteal Rezone) in the following location:

703 Columbia Park Trail lying approximately 666 feet west of the SR-240/ Columbia Park Trail round-about, Richland WA



Signed: Shane O'Neill

SIGNED AND SWORN to before me this 13th day of July, 2020, by Shane O'Neill.



Signature of Notary

October L. Follett

Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

My appointment expires: 11-1-20

July 14, 2020

City of Richland
625 Swift Blvd.
Richland, WA 99352

Attn: Shane O'Neill, Senior Planner

RE: Z2020-103 – Tapteal Properties, LLC
Rezone 6.29 acres Retail Business to Limited Business
SR 240 Columbia Park Trail Exit, milepost 37 vicinity, right

We have reviewed the proposed rezone and have the following comments.

The property is not adjacent to any state highway, but is in the immediate vicinity of SR 240. The proponent will develop more noise-sensitive land uses. The proponent and future residents should be aware that they are proposing additional residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, SR 240 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for development at this site.

When development is proposed, impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development. Of particular concern to the department are the effects developments have on the multimodal capacity, retention and treatment of stormwater, outdoor lighting, noise sensitivity, and signage. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact John Gruber at (509) 577-1636.

Sincerely,



Paul Gonseth, P.E.
Planning Engineer

PG:jg

cc: SR 240, File
Kara Shute, Area 3 Maintenance Superintendent



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

Shane O'Neill
Senior Planner
625 Swift Blvd., MS-35
Richland, WA 99352

July 23, 2020

In future correspondence please refer to:

Project Tracking Code: 2020-07-04777

Property: City of Richland_Tapteal Properties LLC Rezone and Apartment Building Construction Project (Z2020-103)

Re: Survey Requested

Dear Shane O'Neill:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review of our Statewide Predictive Model has identified the proposed project area as having high potential for archaeological resources. This is due, in part, to the proximity of the proposed project area to the Columbia River, a resource known to have been important to both historic and prehistoric people. Furthermore, there are several previously recorded archaeological sites adjacent to the proposed project area, suggesting that additional sites may be present. Finally, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 586-3082
Sydney.Hanson@dahp.wa.gov



Looking West



Looking West



Looking South



Looking Southwest



On-Site

