



Agenda

RICHLAND PLANNING COMMISSION MEETING NO. 1-2013

Richland City Hall - 505 Swift Boulevard - Council Chamber

WEDNESDAY, January 23, 2013

7:30 p.m.

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

LIAISONS: Rick Simon, Planning and Development Services Manager
Jeff Rolph, Senior Planner
Phil Lemley, City Council

Workshop Meeting, 6:00 p.m.

1. SHORELINE MASTER PROGRAM UPDATE PROGRESS REPORT

Adjournment

Regular Meeting, 7:30 p.m. (Note change in meeting start time.)

Welcome and Roll Call

Approval of the Agenda

Approval of December 19, 2012 Meeting Minutes

Public Comments

Public Hearing Explanation

Unfinished Business – Public Hearings

1. APPLICANT: CITY OF RICHLAND (Z2012-102(B))

Request: RE-CONSIDERATION OF APPROPRIATE ZONING DISTRICT(S) FOR A PROPOSED ANNEXATION.

Location: SOUTH OF REATA ROAD, WEST OF LESLIE ROAD, NORTH OF I-82 AND EAST OF THE KENNEWICK IRRIGATION DISTRICT.

New Business – Public Hearings

2. APPLICANT: RC OF WASHINGTON, INC (S2012-100)*

Request: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE AN APPROXIMATELY 77-ACRE PARCEL INTO 220 RESIDENTIAL LOTS (WHITE BLUFFS)

Location: GENERALLY WEST OF THE PLAT OF BROOKSHIRE ESTATES DIVISION 7, EAST OF DALLAS ROAD AND NORTH OF I-182.

Planning Commission Workshop Meeting, Wednesday, February 13, 2013

Planning Commission Regular Meeting – Wednesday, February 27, 2013

THIS MEETING IS BROADCAST LIVE ON CITYVIEW CHANNEL 13 AND ON WWW.CLRICHLAND.WA.US/CITYVIEW

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3. APPLICANT: CITY OF RICHLAND – ZONE CHANGE (Z2013-101)*

Request: CHANGE ZONING ON 29 ACRES FROM I-M MEDIUM INDUSTRIAL TO M-2 HEAVY MANUFACTURING

Location: WEST OF LOGSTON BOULEVARD, EAST OF KINGSGATE WAY AND SOUTH OF RAILROAD

***Quasi-Judicial Hearing**

Communications

Commission/Staff/Liaison Comments

Adjournment



**Richland
SMP
Update**



**Richland
Planning
Commission**

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MINUTES
RICHLAND PLANNING COMMISSION MEETING No. 10-2012
Richland City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, December 19, 2012
7:00 p.m.

Call to Order:

Chairman Boring called the meeting to order at 7:00 p.m.

Attendance:

Present: Chairman Boring, Commission Members Berkowitz, Clark, Jones, Madsen, Moser, Utz, Wallner and Wise. Also present were City Council Liaison Phil Lemley, Planning Manager Rick Simon, Senior Planner Jeff Rolph and Recorder Pam Bykonen.

Approval of Agenda:

Chairman Boring presented the December 19, 2012 meeting agenda for approval. She asked to move the Shoreline Master Program Update to the beginning of the meeting in consideration for the presenter's time.

The agenda was approved as amended.

Approval of Minutes

Chairman Boring presented the meeting minutes of the November 28, 2012 regular meeting for approval along with proposed amendments. Commissioner Berkowitz requested amending the minutes to include the following information:

- Page 2 – requested the addition of “this was a case of NIMBY” to Renee Brooks' comments; change second paragraph to read, “Commission members also responded that all citizens should have a voice in development regulations. It was also noted that there will be a lot of opportunity for community involvement”;
- Page 4 – requested additional language to clarify the time periods monitored by the Noise Code and that the time periods could be adjusted if complaints are received.

A motion was made by Commissioner Berkowitz and seconded by Commissioner Utz to approve the meeting minutes of the November 28, 2012 regular meeting as amended.

The motion carried, 9-0.

Public Comment

Chairman Boring asked for public comment on any item not on the agenda. Seeing none, she closed this portion of the meeting.

PUBLIC HEARING

Public Hearing Explanation: Pam Bykonen explained the public hearing notice and appeal process and asked Commissioners to identify any conflicts of interest, ex-parte contact or any other appearance of fairness issues; none were identified.

Other Business

1. SHORELINE MASTER PROGRAM UPDATE

Richland's shoreline consultant, **Ben Floyd** of Anchor QEA, presented the Shoreline Master Program (SMP) update to the Commission. Using a PowerPoint slideshow, Mr. Floyd reviewed the main elements of the SMP:

- Environmental protection- maintain no net-loss of ecological function using the current shoreline inventory as a baseline;
- Public access; and
- Water-oriented uses – identify preferred commercial and residential uses.

The SMP update is an 18-month process and includes several steps:

- Identify jurisdiction water bodies and current regulations;
- Inventory and analysis of jurisdiction water bodies to create the baseline for the update;
- Develop environmental designations, goals and policies and a restoration plan;
- Recommendation to City Council; and
- Approval by Washington State Department of Ecology.

The update is designed to have public participation throughout the process.

Commissioner Clark asked why the original baseline and inventory were not used for this update. **Mr. Floyd** explained that the no net-loss requirement was not in place at the time of the original implementation of the SMP.

Commissioner Berkowitz asked who was contributing to the inventory. **Mr. Floyd** said that he had received documentation from Richland Planning and Parks departments, the consultant team, the Ridges to Rivers Open Space Network Visioning Plan and several other sources. The entire list will be available at the next update.

Commissioner Clark noted that several shoreline studies had been conducted by Hanford that might be useful to the inventory process. He asked if the ecological functions of the rivers were part of the update. **Mr. Floyd** explained that the update focused more on how land use decisions could affect water quality such as removing vegetation and other natural filtering functions. He will review the Hanford studies as an addition resource for the shoreline inventory.

Mr. Floyd showed several maps of the shorelines and wetlands within Richland and explained what the different lines and areas represented and how the maps will be used in conjunction with technical information provided in the update. **Mr. Simon** added that the maps will aid in explaining to property owners within the floodway but not near the

rivershore why they are subject to a shoreline development process. It was suggested by the consultant to reduce the area subject to shoreline regulations; floodplain and critical area regulations are separate from the SMP and would still apply.

Infiltration, wellheads and aquifer recharge areas are also part of the inventory and characterization to document conditions and ensure water quality protection. Animal species and vegetation will be included in the report to document current habitat needs in order to protect those habitats.

Commissioner Moser asked if the recent Uptown groundwater monitoring was part of the 10-year infiltration inventory. **Mr. Floyd** said that not all potential contamination sites were included in the inventory but would add the Uptown site to the list.

Mr. Floyd will present further details regarding the inventory and characterization tables at the January 9, 2013 Planning Commission workshop. A public workshop will also be held before the next regular Planning Commission meeting and a draft report will be distributed in February 2013. Public and commission comments will be incorporated into the final draft that will be presented to City Council for adoption and to the Department of Ecology for approval in late 2013 or early 2014.

Unfinished Business

1. CITY OF RICHLAND – Reconsideration of appropriate zoning districts for a proposed annexation (Z2012-102(B))

Mr. Simon presented the staff report for reconsideration of zoning for a proposed annexation located south of Reata Road, west of Leslie Road, north of I-82 and east of the Kennewick Irrigation District canal. This item had been before the Planning Commission at a previous meeting but a change to the Comprehensive Plan requires that the zoning of the proposed annexation be revisited. Staff recommends the west portion of the proposed annexation area be zoned C-3 (refer to the map included in the meeting packet).

Chairman Boring opened the Public Hearing at 7:45 PM and asked if there were any comments from the public on this item. Seeing none, she closed the Public Hearing at 7:45 PM.

Discussion:

Commissioner Clark asked Mr. Simon about the lack of buffering to the portions of the annexation that are zoned low-density residential. He expressed concern regarding the possibility of higher impact industrial/manufacturing activities that might not be compatible with a residential neighborhood. **Mr. Simon** explained that there are no industrial/manufacturing zones in south Richland, only in north Richland. The proposed C-3 zone allows for outdoor sales and storage to give owners more flexibility in the use of their property. He acknowledged that no buffering zoning was included but noted that other areas in the city have the same situation of commercial adjacent to residential and potential impacts to the neighborhood will be addressed during the development process of those commercial properties.

Commissioner Berkowitz recalled the testimony given by a current residential owner within the annexation area and his concerns regarding commercial uses close to a residential neighborhood. She agreed with Commissioner Clark's comments. Commissioner Berkowitz asked if the property where the church is located should be zoned commercial rather than residential. **Mr. Simon** explained that the residential zoning would provide a buffer between the existing residential and the proposed commercial designation south of the property.

Commissioner Madsen asked if the residential zoning designation was made at the request of the property owner. **Mr. Simon** said it was. **Commissioner Madsen** felt that the areas proposed as residential will request a re-designation to commercial at a later date based on current use and potential property values. He commented that having the McDonalds [the property owners who were requesting the residential zone designation] at the meeting to discuss their choice would have been helpful.

Vice-Chair Utz asked if the C-3 zone requires buffering when it is adjacent to residential uses. **Mr. Simon** said that other commercial zones are required to provide buffer standards but not in C-3. **Vice-Chair Utz** agreed with Commissioner Madsen's comments about the need for buffering and potential changes in the future as development occurs.

Commissioner Moser concurred with previous comments regarding the lack of buffering between commercial uses and residential uses and the allowed building height of 80 feet. She felt strongly that approval of the proposed zoning designation needs to be revisited. **Mr. Simon** explained that the current Comprehensive Plan designation has commercial adjacent to residential; the commission could choose a different commercial designation but cautioned that there are existing commercial uses that would need to be considered when selecting a designation.

Based on his previous work experience, **Commissioner Clark** expressed concern for future property owners within the residential area of the annexation and how they might be impacted by an adjacent commercial use.

Commissioner Wise agreed with the comments and concerns of his fellow commissioners.

Based on the current and proposed uses in the area in question, **Chairman Boring** noted that buffers between commercial and residential areas were already in place. She agreed with Commissioner Madsen regarding the McDonald's absence from tonight's meeting. She suggested tabling the item until their input could be obtained but stated that she was in favor of approving the zoning designation without their input.

Commissioner Madsen disagreed with approving the zoning designation without input from the McDonalds and suggested tabling the item.

Vice-Chair Utz asked staff what the lowest intensity commercial zone is that would allow a mini-storage facility in order to provide a stepped zone approach to buffer

residential uses. **Mr. Simon** said that C-3 was the lowest commercial zone that would allow mini-storage facilities. The owner of the existing mini-storage facility had expressed an interest in expanding which would not be allowed if a zone change made the facility non-conforming.

Vice-Chair Utz and **Commissioner Berkowitz** both expressed discomfort at the “abrupt” change from residential to commercial zoning.

Commissioner Moser asked if the proposed church had submitted documentation showing their intent to move forward with their plans for the property. **Mr. Simon** explained that the property has not yet been annexed into the city and any permit application submitted would be with Benton County. The property owners have delayed applying for a building permit until the property was annexed into the city and the LID process begun. Commissioner Moser also agreed that a decision on zoning should wait until the McDonalds could be contacted regarding their intentions.

At **Commissioner Wise’s** request, **Mr. Simon** reviewed the varying sizes of the properties within the annexation area. Chairman Boring reminded the commissioners that any development on five acres or more requires a Site Plan Review.

A motion was made by Commissioner Madsen and seconded by Commissioner Jones to table this item until staff can obtain additional information to address concerns raised at tonight’s meeting.

MOTION CARRIED 9-0.

2. CITY OF RICHLAND – Amendment to the RMC relating to Accessory Apartment Units (Z2012-107)

Chairman Boring asked for a motion to remove this item from the table.

A motion was made by Commissioner Clark and seconded by Commissioner Madsen to remove this item from the.

MOTION CARRIED 9-0.

Mr. Simon reviewed the proposed amended updates to RMC 23.42.020 regarding Accessory Apartment Units that would allow for either attached or detached units. At the November meeting, the Commission had requested staff revise the proposed language regarding accessory apartment units.

Staff recommends approval of the proposed amendments to RMC 23.42.020.

Chairman Boring opened the Public Hearing at 8:23 PM and asked if there were any comments from the public on this item.

Renee Brooks, 1201 W 14th Avenue, Kennewick [representing the Home Builders Association]: “I just want to reiterate our thanks and support for this. Thanks for all of the Planning Commission’s time and Rick’s time as well.”

Chairman Boring asked if there were any additional comments on this item. Seeing none, she closed the Public Hearing at 8:23 PM.

Discussion:

Commissioner Clark asked for clarification between “accessory dwelling units” and “accessory dwelling apartments”. **Mr. Simon** explained it was an error to use “units” as the dwellings are labeled “apartments” in the code definition. An “accessory dwelling unit” refers to a residence as a secondary use to a commercial property. Commissioner Clark also suggested changes to:

23.42.020(A) – remove the word “detached” from the second sentence;

23.42.020(E) – change “an additional parking space” to “one additional parking space”;

23.42.020(F) – in the third sentence, change from “rented or otherwise occupied” to “possibly rented”.

Vice-Chair Utz noted that the word “detached” in 23.42.020(A) was necessary because of the possibility of zero lot line development.

Commissioner Berkowitz suggested wording 23.42.020(F) to “otherwise occupied or rented”. She asked how the total floor area in 23.42.020(D) was determined and felt that the area considered floor area should be specified in its use. **Mr. Simon** said it included active living areas as well as areas used for storage, etc.

Commissioner Berkowitz asked why the provision to annually report accessory dwelling apartment numbers to City Council was removed. **Mr. Simon** explained the provision was part of the original code written in response to the State’s mandate to allow for accessory dwelling apartments. City Council had been concerned at that time that the allowance would be abused and requested annual reports but historically few problems arose as a result of allowing accessory dwelling apartments. Staff felt a formal annual report was no longer necessary. **Commissioner Berkowitz** suggested adding information on accessory dwelling apartments to the annual Planning Commission report to council.

Commissioner Madsen expressed concern that the 200 square foot minimum floor area allowed was too small for comfortable living. **Renee Brooks**, HBA, said that homes as small as 215 square feet were being built. She reminded the commissioners that the lower floor area came about because of the Commission’s concern regarding allowing mobile medical cottages. Commissioner Madsen asked to have the allowed total floor area increased.

Commissioner Moser asked for additional language in 23.42.020(M)(4) regarding accessory dwelling apartments manufactured off-site to clarify that the requirements in subsection 3 and 4 must be met.

Commissioner Clark asked if porches, patios, or basements would be included when determining total floor area. **Mr. Simon** suggested “interior floor space” be inserted in the text.

A motion was made by Commissioner Madsen and seconded by Commissioner Berkowitz that the Planning Commission concur with the findings and conclusions set forth in Staff Report Z2012-107 and recommend to the City Council adoption of the proposed amendments to Section 23.42.020 of the Richland Municipal Code – Accessory Dwelling Apartments with the following changes:

- 23.42.020 – change to read “one accessory apartment per single family dwelling unit . . .”;
- 23.42.020(D) – change to read “. . . shall not exceed 800 square feet of interior floor space nor be less than 200 square feet of interior floor space.”;
- 23.42.020(E) - change to read “One additional parking space . . .”;
- 23.42.020(F) – change to read “. . . otherwise occupied or rented . . .”;
- 23.42.020(M)(4) – add clause to read “In addition to items 1 – 3 above, accessory apartment units that are manufactured off-site must meet the following criteria: . . .”

Called for a vote: Commissioner Berkowitz: Yes; Commissioner Clark: Yes; Commissioner Jones: Yes; Commissioner Madsen: Yes; Commissioner Moser: Yes; Vice-Chair Utz: Yes; Commissioner Wallner: Yes; Commissioner Wise: Yes; Chairman Boring: Yes.

MOTION CARRIED 9-0.

Communications:

Mr. Simon

- Reminded commissioners of the next workshop on January 9, 2013.
- Wished everyone a Merry Christmas.

Council Liaison Lemley

- Wished everyone a Merry Christmas and a safe and happy New Year.

Commissioner Madsen

- Wished everyone a Merry Christmas and a happy New Year.
- Suggested signing agendas for students attending the meeting at the beginning of the meeting.

Commissioner Berkowitz

- Would not be available for the January workshop.
- Wished everyone a Merry Christmas, happy Hanukah and happy New Year.

Commissioner Wallner

- Wished everyone a Merry Christmas and a happy New Year.

Commissioner Wise

- Wished everyone a happy Solstice.

Commissioner Moser

- Wished everyone a happy holiday.

Commissioner Clark

- Wished everyone a happy holiday.

Vice-Chair Utz

- Wished everyone a happy holiday.

Chairman Boring

- Would not be available for the January workshop.
- Wished everyone a happy holiday.
- Reminded commissioners to score the priorities for 2013 and return them to Mr. Simon.

ADJOURNMENT:

The December 19, 2012, Richland Planning Commission Regular Meeting 10-2012 was adjourned at 8:48 PM. The next regular meeting of the Planning Commission will be held on January 23, 2013.

PREPARED BY: Pam Bykonen, Secretary, Planning & Development

REVIEWED BY: _____
Rick Simon, Secretary
Richland Planning Commission

REVISED STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2012-102(B)

PREPARED BY: RICK SIMON
MEETING DATE: JANUARY 23, 2013

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND (Z2012-102(B))

REQUEST: RE-CONSIDERATION OF APPROPRIATE ZONING DISTRICT(S) FOR A PROPOSED ANNEXATION.

LOCATION: LANDS LOCATED SOUTH OF REATA ROAD, WEST OF LESLIE ROAD, NORTH OF I-82 AND EAST OF THE KENNEWICK IRRIGATION DISTRICT CANAL.

REASON FOR REQUEST:

The City is currently considering the annexation of properties along Reata Road. City Council authorized the annexation process to begin on a proposed 137 acre annexation earlier this year. The Planning Commission held a hearing on July 25th and forwarded its zoning recommendations onto Council. However, the City subsequently changed the comprehensive plan designations on 45 acres of this property. The former zoning designation recommended for these 45 acres no longer conforms to the City's Comprehensive Plan. The City needs to determine which city zoning designation(s) that are consistent with the revised comprehensive plan designations should be applied to this property.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for zoning assignment (Z2012-102(B)) and submits that:

1. The site is within the City of Richland's Urban Growth Area boundary as those boundaries were established with the adoption of the Benton County Comprehensive Plan in 1998;
2. The City's comprehensive plan, as amended during the 2012 annual comprehensive plan amendment process, designates portions of area as suitable for commercial land uses and other portions as suitable for low density residential land uses;
3. Existing land uses within the proposed annexation area include a variety of land uses including a RV storage facility, a topsoil business, and a church; however; the majority of property is currently undeveloped;

4. Lands to the north and to the west of the subject parcels are located outside of the City's urban growth area and are developed with low density single family residential uses. I-82 forms the southern boundary of the proposed annexation area and a mini-storage facility is located along the eastern boundary of the site;
5. Application of C-3 General Business zoning is appropriate for the lands designated as commercial under the City's comprehensive plan, as it is the zoning district that would accommodate the existing commercial uses (RV storage facility) that are present there;
6. Application of R-1-10 Single Family Residential zoning is appropriate for the portion of the site that is designated as low density residential under the current comprehensive plan designation; provided that there are provisions put in place to buffer the residential uses from the adjoining commercial uses. This zoning does provide for churches.
7. Based on the above findings and conclusions, assignment of C-3 General Business, and R-1-10 Single Family Residential zoning together with a property use and development agreement for the proposed annexation area would be in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2012-102(B)) and recommend to the City Council assignment of C-3 General Business, and R-1-10 Single Family Residential zoning with a property use and development agreement for the McDonald property.

ATTACHMENTS

- A. Supplemental Information
- B. Draft Property Use and Development Agreement
- C. Chapter 23.22 of the Richland Municipal Code – Commercial Zones
- D. Notice of Public Hearing
- E. Vicinity Map
- F. Current Land Use Plan Map
- G. Staff Recommended Zoning 12/19/12

SUPPLEMENTAL INFORMATION

BACKGROUND

The City continues to evaluate a proposal to annex approximately 137 acres of land located along the southern boundary of the City. The area is bounded by Reata Road on the north, the Kennewick Irrigation District Canal on the west, I-82 on the south and Leslie Road on the east.

The City Council passed a resolution on June 19th authorizing the annexation proceedings to begin. The Planning Commission held a hearing on July 25th to consider what the appropriate zoning for the proposed annexation area should be. At that hearing, the Commission assigned a combination of C-1 Neighborhood Commercial, C-3 General Business and R1-10 Single Family Residential zoning to the 137 acre site. The Commission also expressed a desire to consider amendments to the comprehensive plan as it questioned whether single family residential was the most appropriate land use designation for the western half of the property. On September 26th, the Commission held a public hearing to consider amendments to the comprehensive plan, changing the designation on the western 60 acres of the proposed annexation area from low density residential to commercial. When the City Council held its public hearing to consider the plan amendments, the owners of a 20 acre parcel, Steven and Susan McDonald, requested that 15 of their acres retain their low density residential designation, and only 5 acres of their 20 acres adjoining I-82 be designated as commercial. The Council accepted that request and adopted an ordinance amending the plan on November 27th. Now that the plan is adopted, the Commission is tasked with consideration of appropriate zoning for the 45 acres that has a new commercial comprehensive plan designation. At the Commission meeting held on December 19th, the Commission tabled the application to have an opportunity to hear from the McDonalds and to provide staff with an opportunity to address the concerns voiced by the Commission concerning the potential conflicts between the adjacent C-3 and R-1-10 zoning.

SITE DATA

Size: Approximately 45 acres.

Ownership: There are a total of 8 parcels that comprise the potential annexation area with 6 separate owners.

Current Use: The majority of the site consists of undeveloped land. There are however, a number of uses including an RV storage facility and a business selling topsoil.

Comprehensive Plan: The site is within the City of Richland's adopted Urban Growth Area (UGA) boundary. The site has now been designated as suitable for commercial land uses with the recently adopted amendment to the City's comprehensive plan.

Existing County Zoning: The site is zoned Urban Growth Area Residential under the Benton County zoning code.

SURROUNDING LAND USES

North: Properties have been developed with large lot single family residences.

South: Property immediately south of the site is developed with I-82.

East: Property immediately east of the site is developed with a mini-storage facility.

West: Lands to the west of the Kennewick Irrigation District Canal are developed with large lot single family residences.

PROPOSED ZONING

There are a number of commercial zoning designations that could be applied to the property that would implement the commercial comprehensive plan designation. A copy of the commercial zoning codes are attached which provide a comparison of the City's various commercial zones. Staff is recommending adoption of the C-3 General Business district for this site and for the McDonalds to enter into a property use and development agreement with the City that would require them to provide buffer treatment around the perimeter of their residential property at the time of development.

ANALYSIS

The existing commercial businesses (the RV storage facility and the landscape business) would require C-3 zoning. The C-3 zone is intended to provide for retail business that may have incidental shop work, storage, warehousing, light manufacturing and/or outdoor storage or display. The City code does include performance standards to provide some level of protection for adjacent properties. While these standards would not eliminate the potential for conflicts between C-3 and residential developments, it would help to minimize them. RMC Section 23.22.020 states in pertinent part:

C. General Business. All permitted commercial business uses may be located in the C-3 district, provided their performance is of such a nature that they do not inflict upon the surrounding residential areas, smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting the areas. The maximum permissible limits of these detrimental effects shall be as herein defined and upon exceeding these limits they shall be as herein considered a nuisance, declared in violation of this title and shall be ordered abated.

1. Smokestacks shall not emit a visible smoke except for one 10-minute period each day, when a new fire is being started. During this period, the density of the smoke shall not be darker than No. 2 of the Ringlemann Chart as published by the U.S. Bureau of Mines.

2. No visible or invisible noxious gases, fumes, fly ash, soot or industrial wastes shall be discharged into the atmosphere from any continuous or intermittent operation except such as is common to the normal operations of heating plants or gasoline or diesel engines in cars, trucks or railroad engines.

3. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare to areas surrounding the C-3 district.

4. Odors of an intensity greater than that of a faint smell of cinnamon which can be detected by persons traveling the roads bordering the lee side of the C-3 district, when a 10 mph wind or less is blowing, are prohibited.

5. Machines or operations which generate air or ground vibration must be baffled or insulated to eliminate any sensation of sound or vibration outside the C-3 district.

The City determined that the predominant land use south of Reata Road should be for commercial development, as evidenced by the recent comprehensive plan amendment that it adopted in December. There are no existing residential uses South of Reata Road, but there are existing commercial uses. If there are potential conflicts between the two adjacent zoning districts, the responsibility of providing buffering or screening should fall on the residential land owner. Staff has drafted a property use and development agreement for the McDonalds to sign upon annexation. The provisions of this agreement would require that buffers be provided around the perimeter of the residential property at the time that it is developed. The agreement also calls for a note to be placed on a final plat that would advise future residential property owners that the property is

located within a commercial area and is subject to impacts typically associated with commercial developments.

The character of the area, with its visibility from I-82 and the C-3 zoning that is on the adjacent property to the east make the C-3 zone a logical choice. The lands within the annexation area that would retain residential zoning and use would serve to provide a buffer to the existing residential neighborhoods that are located on the north side of Reata Road.

SUMMARY

Application of the C-3 General Business zoning represents the most appropriate zoning designation for the 45 acres of the proposed annexation area that have now been designated for commercial use under the City's comprehensive plan. The proposed property use and development agreement provides some assurance that future residential development in the area would be screened to protect it from the adjacent commercial uses.

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2013, by and between the CITY OF RICHLAND and STEVE AND SUSAN McDONALD (McDonalds).

W-I-T-N-E-S-S-E-T-H:

WHEREAS, the City of Richland is currently reviewing a proposal for annexation of approximately 137 acres and is obligated to determine appropriate City zoning for this property; and

WHEREAS, STEVE AND SUSAN McDONALD (hereinafter "McDonalds") are owners of 20 acres of property that is a portion of this proposed annexation area; and

WHEREAS, the majority of the McDonald property is designated as Low Density Residential under the City's Comprehensive Land Use Plan, while adjacent properties to the west and east are designated for Commercial land uses under the Comprehensive Plan;

NOW, THEREFORE, it is agreed that if the subject Property shall be designated as Single Family Residential (R-1-10) at the time that the property is annexed into the City of Richland. The McDonalds for themselves and for and on behalf of their heirs, successors and assigns, covenant and agree as follows:

1. Permitted uses shall be as set in the R-1-10 Single Family Residential Zoning District. (Richland Municipal Code Section 23.18.030);
2. At the time that the subject property is developed with single family uses, the McDonalds shall design their residential development such that it will include buffers between the residential land uses and the adjoining commercial properties to the west, south and east. The specific buffer standards shall be determined at the time a preliminary plat and/or planned unit development application is submitted to the City for review and may include a block wall, landscape plantings, berms or some combination thereof that would provide a solid screen.
3. At the time that a final plat is recorded for any portion of the property that is zoned R-1-10 Single Family Residential, a note shall be placed on the final plat document advising future lot purchasers that the subdivision is located in an area that is adjacent to commercial development and commercial zoning and is subject to impacts generally associated with commercial development including but not necessarily limited to noise, traffic, light and glare, vibration or odor.

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by the McDonalds with respect to the subject Property or any part thereof. The City of Richland shall be deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY OF RICHLAND

CINDY JOHNSON

City Manager

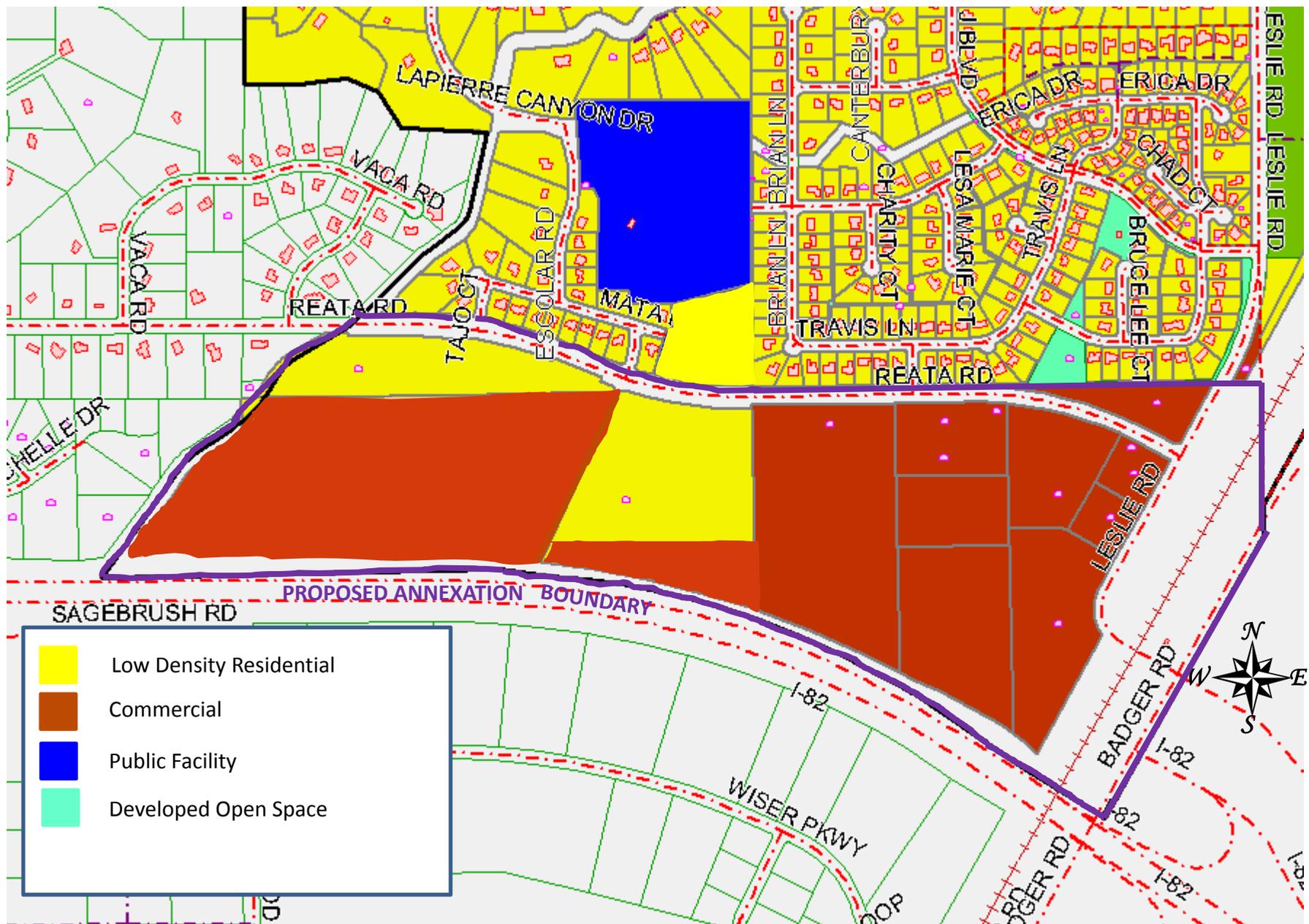
STEVE MCDONALD

APPROVED AS TO FORM:

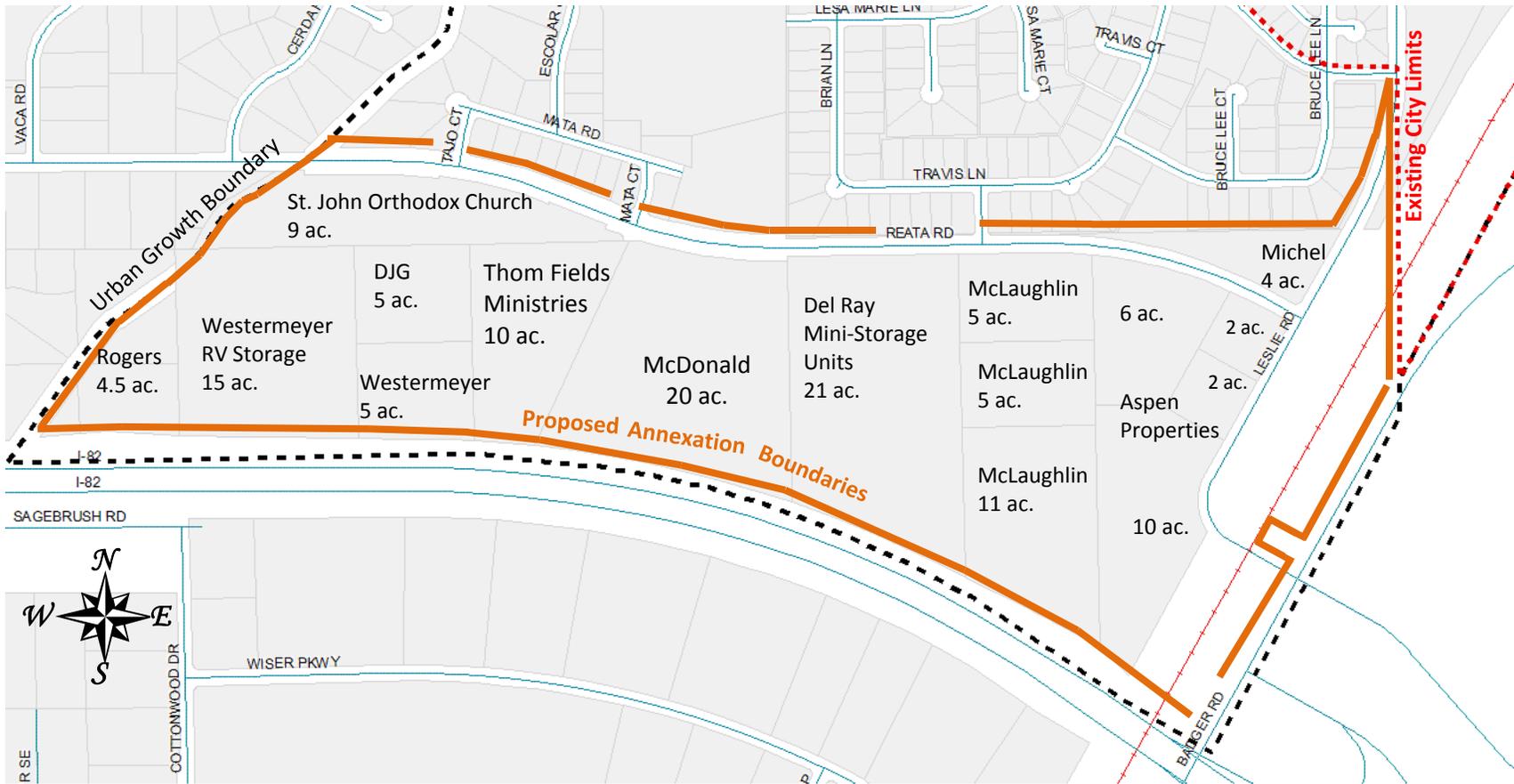
SUSAN MCDONALD

THOMAS L. O. LAMPSON

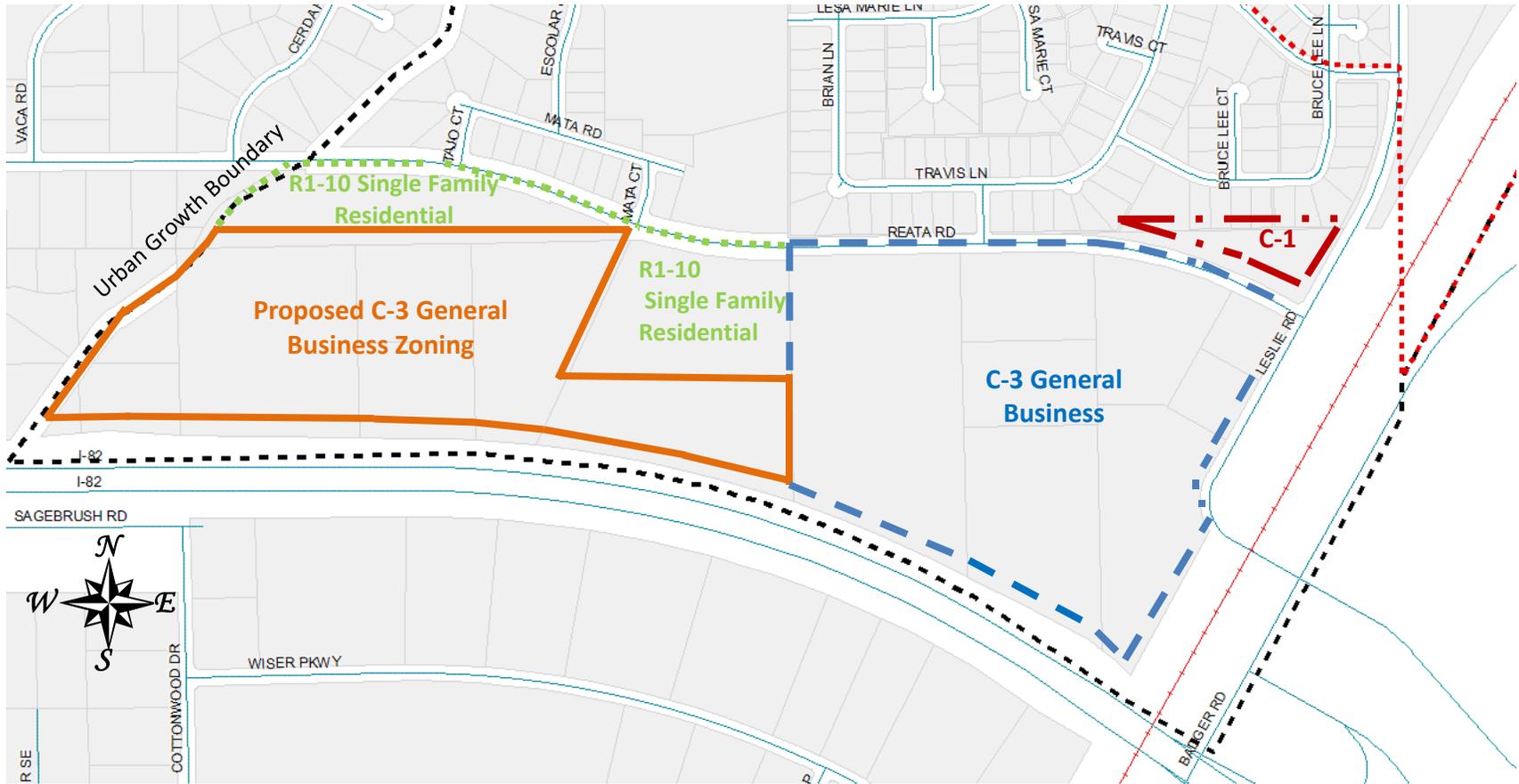
City Attorney



COMPREHENSIVE PLAN DESIGNATIONS – PROPOSED REATA ROAD ANNEXATION



VICINITY MAP



**REATA ROAD ANNEXATION
STAFF RECOMMENDED ZONING 1-23-13**

Chapter 23.22 – Commercial Zoning Districts

Sections:

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23.22.010 Purpose of Commercial Use Districts

- A. The Limited Business Use District (C-LB) 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. This 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.
- B. The neighborhood retail business use district (C-1) is a limited retail business zone classification for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. 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.
- C. 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.
- D. The General Business Use District (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. 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.
- E. The waterfront use district (WF) is a special commercial and residential zoning classification providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices, and other similar commercial, apartment, and multi-family uses which are consistent with waterfront oriented development, and which are in conformance with Title 26, Shoreline Management, and with applicable U. S. corps of engineer's requirements. This zoning classification encourages mixed special commercial and high-density residential uses to accommodate a variety of lifestyles and housing opportunities. Any combination of listed uses may be located in one building or one development (i.e. related buildings on the same lot or site). This zoning classification is intended to be applied to those portions of the City that are designated Waterfront under the City of Richland Comprehensive Plan.
- F. The Central Business District (CBD) is a special mixed use zoning classification designed to encourage the transformation of the Central Business District from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The Central Business District is envisioned to become a center for housing, employment, shopping, recreation, professional service and culture. The uses and development pattern will be integrated and complementary to create a lively and self-supporting district. Medium rise buildings will be anchored by pedestrian oriented storefronts on the ground floor with other uses including housing on upper floors. Projects will be well designed and include quality building materials. Appropriate private development will be encouraged via public investments in the streetscape and through reduction in off-street parking standards. Uses shall generally be conducted completely within an enclosed building, except that outdoor seating for

cafes, restaurants, and similar uses and outdoor product display is encouraged. Buildings shall be oriented to the fronting street or accessway, to promote a sense of enclosure and continuity along the street or accessway. This zoning classification is intended for those portions of the City that are designated as Central Business District, as well as some properties designated as Commercial and Waterfront, under the Richland Comprehensive Plan. The Central Business District zone contains overlay districts titled Medical, Parkway, and Uptown. The overlay districts implement varying site development requirements.

- G. The Commercial Recreation District (CR) is a special commercial district providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, and other commercial uses which are consistent with waterfront oriented development, and which are in conformance with Title 26, Shoreline Management and with the U.S. Corps of Engineers requirements, and providing for regulations to protect the business and residents of the City from objectionable influences, building congestion and lack of light, air and privacy This zoning classification is intended for those portions of the City that are designated as Waterfront or Commercial under the Richland Comprehensive Plan.
- H. The Commercial Winery Use District (C-W) is a zone classification designed to provide an area for the operation of commercial wineries, including all aspects of the wine making industry, from the raising of crops to the production, storage and bottling of wine and the retail sales of wine and related products. Other uses, which support winery related tourism, such as restaurants, entertainment venues, retail services such as gift shops and bed and breakfast facilities are also permitted, along with other uses that are compatible with wineries. (Ord. 04-09)

23.22.020 Performance Standards and Special Requirements

- A. **Commercial Limited Business:** Residential uses permitted in the C-LB district must comply with the following standards:
 - 1. Minimum Yard Requirements.
 - a) Front Yard. Twenty feet except as provided by Section 23.18.040 (2);
 - b) Side Yards. Each side yard shall provide one foot of side yard for each three foot or portion thereof of building height;
 - c) Rear Yards. Twenty-five feet.
 - 2. Required Court Dimensions. Each court on which windows open from any room other than a kitchen, bathroom or a closet, shall have all horizontal dimensions measured at right angles from the windows to any wall or to any lot line other than a front lot line equal to not less than the height of the building above the floor level of the story containing the room, but no dimension shall be less than twenty feet.
 - 3. Distance Between Buildings. No main building shall be closer to any other main building on the lot than a distance equal to the average of their heights. This provision shall not apply if no portion of either building lies within the space between the prolongation of lines along any two of the opposite walls of the other building, but in any such situation the buildings shall not be closer to each other than a distance of ten feet.
 - 4. Percentage of Lot Coverage. Apartment buildings in a C-LB district shall cover not more than thirty-three percent of the area of the lot.
- B. **Neighborhood Retail Business:** All uses permitted in a C-1 district must comply with the following performance standards:
 - 1. All business, service, repair, processing, or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking, the sale of gasoline, and self-service car washes. Limited outdoor display of merchandise is permitted, provided that such display shall include only those quantities sold in a day's operation.
 - 2. Outdoor storage areas incidental to a permitted use shall be enclosed with not less than a six (6) foot high fence and shall be visually screened from adjoining properties. All storage areas shall comply with building setbacks.
 - 3. Not more than three persons shall be engaged at any one time in fabricating, repairing, cleaning, or other processing of goods other than food preparation in any establishment. All goods produced shall be primarily sold at retail on the premises where produced.

4. Lighting, including permitted illuminated signs, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts, or to interfere with the safe operation of motor vehicles.
 5. Noise levels resulting from the operation of equipment used in the conduct of business in the C-1 district shall conform to the requirements of Chapter 173-60 of the Washington Administrative Code-Maximum Environmental Noise Levels.
 6. No single retail business, except for a food store, shall operate within a building space that exceeds 15,000 square feet in area, unless approved by the Planning Commission through the issuance of a special use permit upon the finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhoods.
- C. **General Business:** All permitted commercial business uses may be located in the C-3 district, provided their performance is of such a nature that they do not inflict upon the surrounding residential areas, smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting the areas. The maximum permissible limits of these detrimental effects shall be as herein defined and upon exceeding these limits they shall be as herein considered a nuisance, declared in violation of this title and shall be ordered abated.
1. Smokestacks shall not emit a visible smoke except for one ten minute period each day, when a new fire is being started. During this period, the density of the smoke shall not be darker than No. 2 of the Ringlemann Chart as published by the U.S. Bureau of Mines.
 2. No visible or invisible noxious gases, fumes, fly ash, soot or industrial wastes shall be discharged into the atmosphere from any continuous or intermittent operation except such as is common to the normal operations of heating plant or gasoline or diesel engines in cars, trucks or railroad engines.
 3. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare to areas surrounding the C-3 district.
 4. Odors of an intensity greater than that of a faint smell of cinnamon which can be detected by persons traveling the roads bordering the lee side of the C-3 district, when a ten mph wind or less is blowing are prohibited.
 5. Machines or operations which generate air or ground vibration must be baffled or insulated to eliminate any sensation of sound or vibration outside the C-3 district.
- D. **Waterfront:** It is the intent of this section that:
1. Uses should be oriented primarily to the waterfront and secondarily to the public street to facilitate public access to the waterfront; and
 2. Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries. (Ord. 07-06)
- E. **Central Business District:** New Buildings shall conform to the following design standards:
1. The maximum setback area shall only be improved with pedestrian amenities including but not limited to: landscaping, street furniture, sidewalks, plazas, bicycle racks, and public art.
 2. Building façades facing streets shall include:
 - a) Glass fenestration on 50%-80% of the ground floor of the building façade. A window display cabinet, work of art, decorative grille or similar treatment may be used to cover an opening for concealment and to meet this standard on those portions of the ground floor façade where the applicant can demonstrate that the intrusion of natural light is detrimental to the ground floor use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms.
 - b) At least two of the following architectural elements;
 - (1) awnings;
 - (2) wall plane modulation at a minimum of three feet for every wall more than 50 feet in length;
 - (3) pilasters or columns;
 - (4) bays;
 - (5) balconies or building overhangs; or
 - (6) upper story windows (comprising a minimum of 50% of the façade).

3. At least one pedestrian, non-service entrance into the building will be provided on each street frontage or provided at the building corner.
4. Variation of exterior building material between the ground and upper floors of multi-story buildings.
5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.
6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.
7. Public street and sidewalk improvements are required per Richland Municipal Code to implement approved street cross-sections. Curb cuts are encouraged to be located adjacent to property lines and shared with adjacent properties, via joint access agreement.
8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening, or combination.
9. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, or the maximum setback standards set forth in Section 23.22.040 or the maximum parking standards set forth in Section 23.22.050, a project representative may apply to the Richland Planning Commission for a deviation from these site design standards. The Richland Planning Commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:
 - a) That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and
 - b) The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and
 - c) The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. (Ord. 04-09: Ord. 07-10)

23.22.030 Commercial Use Districts Permitted Land Uses

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

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

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	C-W
Agricultural Uses								
Raising Crops, Trees, Vineyards								P
Automotive, Marine & Heavy Equipment								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		P ¹	P ¹	P ¹	S ¹			
Auto Part Sales		P	P	P	S			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	C-W
Boat Building				P				
Bottling Plants				P				P ²⁹
Car Wash-Automatic or Self Service		P ³	P ³	P ³	S ³			
Equipment Rentals			P	P				
Farm Equipment & Supplies Sales				P				
Gas/Fuel Station	S	P	P	P	P			
Heavy Equipment Sales & Repair				P				
Manufactured Home Sales Lot				P				
Marinas						P	P	
Marine Equipment Rentals				P		P	P	
Marine Gas Sales						A	A	
Marine Repair				P		P	P	
Towing, Vehicle Impound Lots				S ⁴				
Truck Rentals			P	P				
Truck Stop-Diesel Fuel Sales			S	P				
Truck Terminal				P				
Vehicle Leasing/Renting			P ⁵	P	S ⁵			
Vehicle Sales			P ⁵	P	S ⁵			
Warehousing, Wholesale Use				P				
Business and Personal Services								
Animal Shelter				S ⁶				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P ⁶				
Contractor's Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness/Facility	A	P	P	P	P	A	P	
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S ⁶				
Hospital/Clinic – Small Animal			S ⁶	P ⁶	P			
Laundry/Dry Cleaning, Com.				P	P ³⁰			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		
Laundry-Self Service		P	P	P	P			
Mini-Warehouse				P ⁷				
Mailing Service	P	P	P	P	P	P		
Personal Loan Business	P	P	P	P	P			
Personal Services Businesses	A	P	P	P	P	P		
Photo Processing, Copying & Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
Food Service								
Cafeterias	A		A	A	A	A	A	
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P ⁸	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors ²⁷	A ²⁸	A ²⁸	A ²⁸	A ²⁹				
Restaurants/Drive Through		S ⁹	P ⁹	P ⁹	S ^{9,10}	S ^{9,10}		
Restaurants/Lounge		P ⁸	P	P	P	P	P	P
Restaurants/Sit Down	A	P	P	P	P	P	P	P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	C-W
Restaurants/Take Out		P	P	P	P	P		P
Restaurants with Entertainment/Dancing Facilities		P ⁸	P	P	P	P	P	P
Wineries – Tasting Room		P ⁸	P	P	P	P	P	P
Industrial/Manufacturing Uses								
Laundry and Cleaning Plants				P				P ²⁹
Light Manufacturing Uses				P				P ²⁹
Warehousing and Distribution Facilities				P				P ²⁹
Wholesale Facilities & Operations				P				P ²⁹
Wineries – Production				P				P
Office Uses								
Financial Institutions	P	P/S ²³	P	P	P	P		
Medical, Dental and Other Clinics	P	P	P	P	P	P		
Newspaper Offices & Printing Works			P	P	P			
Office-Consulting Services	P	P	P	P	P	P		P ²⁹
Office – Corporate	P		P	P	P	P		P ²⁹
Office – General	P	P	P	P	P	P		P ²⁹
Office – Research & Development	P		P	P	P			P ²⁹
Radio and Television Studios			P	P	P			
Schools, Commercial	P		P	P	P	P		
Schools, Trade			P	P	P			P ²⁹
Travel Agencies	P	P	P	P	P	P		
Public/Quasi Public Uses								
Churches	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P	P ¹¹		
Clubs or Fraternal Societies	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹		
Cultural Institutions	P ¹¹	P ¹¹	P ¹¹		P ¹¹	P ¹¹		P ¹¹
General Park O & M Activities	P	P	P	P	P	P	P	P
Hospitals	P		P	P	P			
Homeless Shelter				P				
Passive Open Space Use	P	P	P	P	P	P	P	P
Power Transmission & Irrigation Wasteway Easements & Utility Uses	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²
Public Agency Buildings	P	P	P	P	P	P	P	
Public Agency Facilities	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²
Public Campgrounds				S			S	
Public Parks	P	P	P	P	P		P	P
Schools	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³		
Schools, Alternative	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴			
Special Events including concerts, tournaments and competitions, fairs, festivals and similar public gatherings	P	P	P	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P	P	P	P
Trails for Equestrian, Pedestrian, or non-motorized Vehicle Use	P	P	P	P	P	P	P	P
Recreational Uses								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S ⁸	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	C-W
House Banked Card Rooms				P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	
Recreational Vehicle Campgrounds				S ¹⁶			S ¹⁶	
Recreational Vehicle Parks				S ¹⁷			S ¹⁷	
Stable, Public				S ¹⁸				
Theater		P8	P	P	P	P	P	P
Residential Uses								
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		P ¹⁹		P	P		
Assisted Living Facility	P		P		P ¹⁹	P		
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰		
Dormitories, Fraternities, & Sororities	P				P	P		
Dwelling, One Family Attached						P ²⁶		
Dwelling, Two-Family Detached						P		
Dwelling units for a resident watchman or custodian				A				P ²⁹
Family Day Care Home	P ²⁰					P ²⁰		
Houseboats						P	P	
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		P ¹⁹	P		
Recreational Club	A				A	A		
Senior Housing	P				P ¹⁹	P		
Temporary Residence	P ²¹	P ²¹	P ²¹	P ²¹	P ²¹	P ²¹		P
Retail Uses								
Adult Use Establishments				P ²²				
Apparel & Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationary & Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S ²³	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		
Florist		P	P	P	P	P		P
Furniture, Home Furnishings & Appliance Stores		P	P	P	P			
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop & Pet Supply Stores		P	P	P	P			
Retail Hay, Grain & Feed Stores				P				
Second Hand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	C-W
Cemetery	P		P	P				
Community Festivals & Street Fairs	P	P	P	P	P	P	P	P
Convention Center	P		P	P	P	P	P	
Micro and Macro Antennas	P	P	P	P	P	P	P	P
Monopole				S ²⁴				
On-site Hazardous Waste Treatment & Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A ²⁵	A ²⁵	P ²⁵				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A ²⁹

1 Section 23.42.280

2 Section 23.42.290

3 Section 23.42.270

4 Section 23.42.320

5 Section 23.42.330

6 Section 23.42.040

7 Section 23.42.170

8 Section 23.42.053

9 Section 23.42.047

10 Section 23.42.055

11 Section 23.42.050

12 Section 23.42.200

13 Section 23.42.250

14. Section 23.42.260

15 Section 23.42.100

16 Section 23.42.230

17 Section 23.42.220

18 Section 23.42.190

19 Use permitted on upper stories of multi-story buildings, if main floor is used commercial or office uses.

20 Section 23.42.080

21 Section 23.42.110

22 Section 23.42.030

23 Use permitted, requires special use permit with drive-through window.

24 Chapter 23.62

5 Section 23.42.180

26 Section 23.18.025

27 See definition 23.06.780

28 Section 23.42.185

29 Activities permitted only when directly related to and/or conducted in support of winery operations

30 Within the Central Business District (CBD), existing Commercial Laundry/Dry Cleaning uses, established and operating at the time the CBD District was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the Commercial Laundry/Dry Cleaning use, and existing at the effective date of the CBD District, may be continued. Commercial Laundry/Dry Cleaning uses not established and operating at the time the CBD District was established are prohibited.

(Ord. 15-07: Ord. 04-09: Ord. 07-10)

23.22.040 Site Requirements and Development Standards for Commercial Use Districts

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

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multi Family Dwellings (units/square feet).	1:1,500	N/A	N/A	N/A	None	1:1,500	N/A	N/A
Minimum Lot Width – One Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30	N/A	N/A
Minimum Front Yard Setback ¹⁴	20	45 ¹	0 ²	0 ²	CBD, Parkway, Uptown Districts: 0 min. – 20 max. ^{3, 11, 13} Medical District: 0 min,	Note 4,5	Note 4	20
Minimum Side Yard Setback	0 ⁶	0 ⁷	None	None	0 ^{6,8}	0 ^{5,9}	0	0 ^{6,8}
Minimum Rear Yard Setback	0 ^{6,8}	0 ⁷	None	None	0 ^{6,8}	0 ^{5,8,10}	0	0 ^{6,8}
Maximum Building Height ¹⁴	55 ¹¹	30	80	80	CBD – 110 Medical – 140 Parkway – 50 Uptown - 50	35/ 55 ¹²	35/ 55 ¹²	35
Minimum Dwelling unit size (in square feet, excluding porches, decks, balconies & basements)	500	N/A	N/A	N/A	500	500	N/A	N/A

¹ Each lot shall have a front yard of forty-five (45) feet deep or equal to the front yards of existing buildings in the same C-1 District and within the same block.

² No setback required if street right-of-way is at least eighty feet (80') in width. Otherwise, a minimum setback of forty feet (40') from street centerline is required.

³ Unless a greater setback is required by RMC 12.11 – Intersection Sight Distance.

⁴ Front and side street. No building shall be closer than forty feet (40') to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.

⁵ In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the Medium Density Residential Small Lot (R-2S) zoning district. Refer to Section 23.18.040.

⁶ In any Commercial Limited Business (C-LB), Central Business (CBD) or in any Commercial Winery (C-W) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:

- A. Within the Commercial Limited Business (C-LB) and the Commercial Winery (CW) districts, buildings shall maintain at least a thirty-five foot (35') setback from any property that is zoned for single-family residential use. Within the Central Business District (CBD) buildings shall maintain at least a thirty-five (35') setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 Single-Family Residential 12,000, R-1-10 – Single-Family Residential 10,000, R-2 – Medium Density Residential, R2-S – Medium Density Residential Small Lot or any residential Planned Unit Development that is comprised of single-family detached dwellings.
- B. Buildings that are within fifty feet of any property that is zoned for single-family residential use in Commercial Limited Business (C-LB) and the Commercial Winery (CW) districts and buildings that are within fifty feet (50') of any property that is zoned for and currently developed with a single-family residential use in the Central Business District (CBD)(as defined in item 1 above) shall not exceed thirty feet (30') in height. Beyond the area 50 feet from any property, that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.
- C. A six (6) foot high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a ten (10) feet landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in Section 23.54.140.
- D. In the C-LB and C-W districts, a twenty-foot (20') setback shall be provided for any side yard that adjoins a street: and a twenty-five foot (25') setback shall be provided for any side yard that adjoins a residential district.

⁷ Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum fifteen (15) setback. Lots adjoining a street shall maintain a minimum twenty (20) foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

⁸ No minimum required, except parking shall be setback a minimum of five (5) feet to accommodate required landscape screening as required under RMC 23.54.140.

⁹ Side yard. No minimum, except parking shall be setback a minimum of five (5) feet, and buildings used exclusively for residences shall maintain at least one (1) foot of side yard for each three (3) feet or portion

thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

¹⁰ No minimum, except parking shall be setback a minimum of five (5) feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

¹¹ Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller “ancillary” retail shops and services located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setbacks standards on any other new buildings may be adjusted by the Planning Commission as part of the Alternative Design review as set forth in the performance standards and special requirements of Section 23.22.020(E)(9).

¹² All buildings that are located in both the Waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland Shoreline Master Program (RMC Title 26). Buildings in the WF district that are not subject to the Richland Shoreline Master Program shall not exceed a height of thirty-five (35) feet; unless the Planning Commission authorizes an increase in building height to a maximum height of fifty-five (55) feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.

¹³ Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.

¹⁴ The Medical, Uptown and Parkway Districts of the CBD zoning district are established as shown by Plates 23.22.040 1, 2 and 3. (Ord. 04-09: Ord. 04-09A: Ord. 07-10)

PLATE NO. 1 - 23.22.040

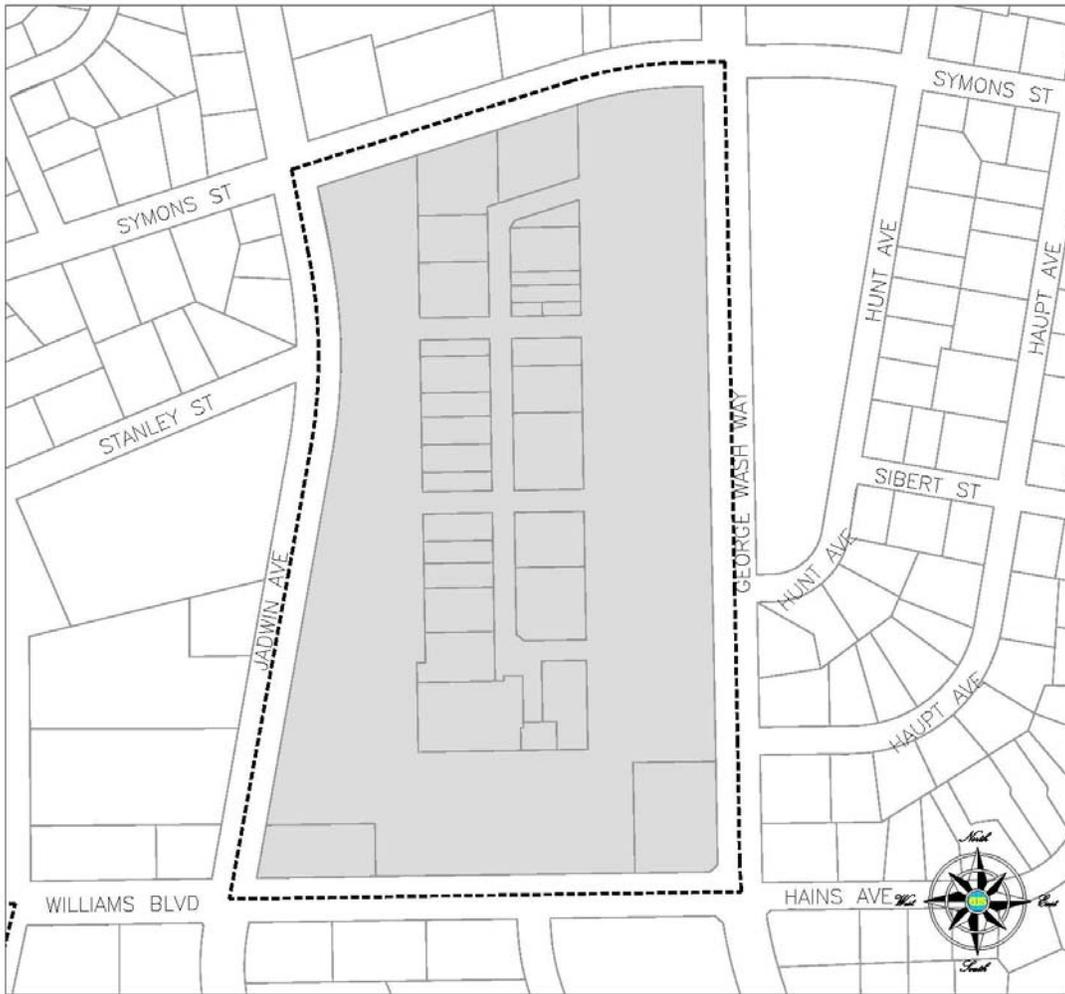
PLATE 1



CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2



CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3



CBD - THE PARKWAY DISTRICT

23.22.050 Parking Standards for Commercial Use Districts

- A. Off street parking space shall be provided in all commercial zones in compliance with the requirements of Chapter 23.54 of this title.
- B. Central Business District Off-Street Parking
- C. All uses have a responsibility to provide parking. The parking responsibility for any new use or change in use shall be determined in accordance with the requirements of Section 23.54. The maximum number of parking spaces provided on-site shall not exceed 125% of the minimum required parking as specified in Section 23.54 provided that any number of parking spaces beyond the established maximum may be approved by the Planning Commission subject to RMC 23.22.090(E)(9) (Alternative Design).
 - 1. The off-street parking requirement may be reduced as follows.
 - a) The Planning Commission may reduce the parking responsibility as provided by Sections 23.54.080 Joint Use, and/or;
 - b) Within a 600-foot radius of the property, and within the CBD zoning district, a 25% credit will be provided for each on-street parking space and/or for each off-street parking space located in a city-owned public parking lot. The allowed combined reduction in required off-street parking shall not exceed 50% of the overall off-street parking requirement (including any reductions contained in RMC 23.54.080). Example: one off-street space will be credited if four on-street spaces are located within 600 feet of the property. Parking space dimensions are found in 23.54.120. Only those streets designated for on-street parking shall be considered for the credit. Curb cuts, driveways, hydrant frontages, and similar restricted parking areas shall be excluded from the calculation.
 - 2. Any parking lot that has frontage on a public street or accessway shall be screened with a combination of trees planted at no less than 30 feet on center and shrubs planted to form a uniform hedge within five years. A masonry wall not lower than 18" and not higher than 36" may be substituted for the shrubs. The landscaping and masonry wall, if used, shall be at no greater setback than the maximum setback for a front or street side (23.22.040). Masonry walls are subject to the performance standards found in 23.22.020 A.3.b.ii, and must be granted approval by the Public Works Director for compliance with vision clearance requirements for traffic safety before installation. (Ord. 04-09: Ord. 07-10)

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: S2012 -100

PREPARED BY: JEFF ROLPH
MEETING DATE: JANUARY 23, 2013

GENERAL INFORMATION:

APPLICANT: RC OF WASHINGTON, INC.

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE AN APPROXIMATELY 77-ACRE PARCEL INTO 220 RESIDENTIAL LOTS (WHITE BLUFFS).

LOCATION: GENERALLY WEST OF THE PLAT OF BROOKSHIRE ESTATES DIVISION 7, EAST OF DALLAS ROAD AND NORTH OF I-182.

REASON FOR REQUEST

The applicant is requesting preliminary plat approval to allow for development of a 220-lot subdivision. The application is submitted pursuant to the procedures set forth in Richland Municipal Code (RMC) Title 23 Zoning and Title 24 Plats and Subdivisions.

In 2003 the applicant had received City approval for substantially the same preliminary plat under the name of Indian Hills. In 2008 the applicant requested and was granted a plat extension for the preliminary plat of Indian Hills until 2011.

Based on the original preliminary plat approval and subsequent plat extension the applicant has completed a significant amount of work toward development of the plat including:

- Acquisition of an easement across the Richland School District property to the east for utility extensions;
- Acquisition of an adjoining piece of property for the rerouting of the Kennewick Irrigation District (KID) canal right of way;
- Replacing a section of the KID open canal with an approximately 1,100 foot section of underground 30-inch diameter inverted siphon pipe;
- Hired a consulting firm to prepare a detailed geotechnical report for the proposed development;
- Completed detailed design/construction engineering plans for the first phase of development; and,
- Had the design/construction plans for the first phase of the project reviewed and approved by the City's Public Works Department.

In early 2012 the applicant realized that the plat extension date had expired and requested a further extension of the originally approved preliminary plat. City legal counsel determined that since the request was not received prior to expiration of the previously granted extension the City did not have the authority to retroactively grant a

further extension and the applicant would be required to go back through the City's subdivision process.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for preliminary plat approval and, subject to the conditions set forth in the Technical Advisory Committee Report dated January 17, 2013 submits:

Findings of Fact:

1. The Richland Comprehensive Land Use Plan designates the site as Low Density Residential (0 to 5 Dwellings/Acre).
2. The gross density of the proposed subdivision is approximately 2.84 dwelling units per acre.

Conclusion of Law:

1. **The proposed preliminary plat is consistent with and would provide for development of the subject parcel in conformance with the density and type of land use envisioned in the land use element of the adopted comprehensive plan.**

Findings of Fact:

3. The site is zoned Single Family Residential 10,000 (R1-10) which requires a minimum lot size of 8,000 square feet, an average lot size for a subdivision of at least 10,000 square feet and a minimum lot width of 70 feet, as set forth in Section 23.18.040 of the Richland Municipal Code.
4. The minimum lot size in the proposed subdivision is approximately 8,247 square feet, the average lot size is approximately 12,194 square feet and no lot would be less than 70 feet in width.

Conclusion of Law:

2. **The proposed subdivision is consistent with the City's zoning regulations for the underlying R1-10 zoning designation.**

Findings of Fact:

5. RMC Chapters 24.16 and 24.20 and 24.24 specify design and improvement standards and administrative and enforcement procedures for subdivisions including those for streets, easements, blocks and lots, utilities and other improvements that must be met in order for a preliminary plat to be approved.
6. Pursuant to the procedures set forth in RMC Section 24.24.040 the applicant has proposed deviation from the City's design standards to allow for construction of a cul-de-sac street (east end of Road A) that would exceed 400-feet in length.

7. Given the controlling boundaries of the easterly portion of the plat with the KID irrigation canal and right of way, existing Brookshire Estates Division subdivision and I-182, the proposed road configuration with a longer cul-de-sac meets the conditions set forth in RMC Section 24.24.040 for the granting of a deviation.
8. The City Engineer has determined that the deviation would not be injurious to the public welfare or to other property in the vicinity and the deviation would not otherwise adversely affect the comprehensive plan of the City.
9. City staff has reviewed the proposed plat and determined that as conditioned the proposed subdivision would be served by public streets, electrical power, domestic water, sewer, separate source of irrigation water, storm water drainage, and fire protection in a manner that is consistent with City development standards or consistent with the criteria to allow for deviations from those standards as set forth in RMC Chapters 24.16 and 24.24.

Conclusion of Law:

3. **The proposed project conforms to the City development standards for preliminary plats as set forth in RMC Chapters 24.16, 24.20 and 24.24.**

Findings of Fact:

10. RMC Section 24.12.053 sets forth standards for review of preliminary plats that require the Planning Commission to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
11. The plat will be served by City water and sewer and will have public streets improved with curbs, gutters and sidewalks.
12. The City requires dedication of park land or payment of fees in lieu of land dedication based on standards set forth in RMC Chapter 22.12.
13. As conditioned, park fees would be paid in compliance with RMC Chapter 22.12 prior to issuance certificates of occupancy for new homes within the proposed subdivision.
14. The project site is located within the boundaries of the Richland School District and the Ben Franklin Transit District. Both agencies were given an opportunity to review and comment on the proposal as part of the City's Technical Advisory Committee review process.

15. City staff, other utility providers and the Benton Franklin Health District have reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report, dated January 17, 2013.

Conclusions of Law:

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

Findings of Fact:

16. As required by State law and City Code, the applicant had previously submitted a State Environmental Policy Act (SEPA) environmental checklist dated October 11, 2002.
17. The City had reviewed the submitted checklist and considered the proposal in light of the submitted information and other environmental information readily available to the City including information on sensitive areas and had determined that as conditioned approval of the request for the proposed development would not have significant adverse environmental impacts.
18. On November 26, 2002 the City issued a Determination of Non-Significance (EA27-02) for the preliminary plat of Indian Hills.
19. The City has reviewed the previously submitted SEPA Checklist and related Determination of Non-Significance (EA27-02) and determined that the currently proposed subdivision is substantially the same as the previously submitted and reviewed proposal and pursuant to the provisions of Washington Administrative Code (WAC) Section 197-11-600 has determined that the previously prepared documents meet the City's responsibilities under SEPA for the proposal.

Conclusions of Law:

5. **Pursuant to Chapter 22.09 of the RMC (State Environmental Policy Act), impacts of the proposal have been appropriately identified and have been or will be mitigated and the proposal will have no significant adverse environmental impacts.**
6. **Based on the above findings and conclusions, conditional approval of the proposed subdivision is warranted because the project conforms to the requirements of RMC Title 24, is consistent with the requirements of RMC 19.60.095 and would be in the public interest.**

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in the Staff Report S2012-100 and recommend that City Council approve the preliminary plat of White Bluffs subject to the conditions of approval set forth in the Technical Advisory Committee Report dated January 17, 2013.

ATTACHMENTS

- A - Supplemental Information
- B - Technical Advisory Committee Report
- C - Notice of Application & Public Hearing
- D - Vicinity Map
- E - Comment Letters/E-mail
 1. Benton Franklin Health District (12/13/12)
 2. Richard Kane, Richland Police Dept., CPTED Program (12/17/12)
 3. Jon and Cheri Crawford (1/5/13)
 4. Kennewick Irrigation District (1/10/13)
- F - SEPA Checklist & Determination of Non-Significance EA27-02
- G - Geotechnical Site Investigation GN Northern, Inc. (4/11)
- H - Aerial Photo (2012)
- I - Preliminary Plat

SUPPLEMENTAL INFORMATION

DESCRIPTION OF PROPOSAL

The proposed preliminary plat would allow for the phased development of the approximately 77-acre site with 220 residential lots and several smaller non-residential tracts. Proposed lot sizes range in size from 8,247 square feet to over 29,000 square feet with an overall average lot size of approximately 12,194 square feet.

The proposed non-residential tracts are intended for subdivision entrance signage, community mail box facilities, storm water retention areas and emergency vehicle access.

GENERAL INFORMATION

PROJECT ENGINEER: HARMS ENGINEERING, INC.
ANNEXATION DATE: 1995
COMPREHENSIVE PLAN: LOW DENSITY RESIDENTIAL (0 TO 5 DWELLINGS/ACRE)
ZONING: SINGLE FAMILY RESIDENTIAL 10,000 (R1-10)

SITE DATA

Size: Approximately 77-acres.

Physical Features: The parcel is bordered by Dallas Road on the west, I-182 on the south and the Brookshire Estates Division 7 subdivision on the east. The site slopes down from southwest to northeast with elevations ranging from approximately 765-feet in the southwesterly portions of the site adjacent to I-182 to approximately 620-feet near the irrigation canal in the northeasterly portion of the site.

Portions of the site have been disturbed with preliminary site grading pursuant to a grading permit that was issued after the original preliminary plat approval in 2003. Undisturbed portions of the site have a vegetative cover consisting of sagebrush, native grasses and weeds.

SURROUNDING ZONING AND LAND USES

North - A small pocket of unincorporated County land is located adjacent to the northwest corner of the proposed subdivision. Some single-family homes have been developed on acreage sized lots in that area. Further to the north is property in the City that is zoned R-10 and also developed with

some homes on acreage sized lots. To the northeast across the KID canal is property zoned Suburban Agriculture (SAG) and currently developed with an operating orchard;

- South -** The site is bordered on the south by I-182;
- East -** The parcel is bounded on the east by the KID canal with property across the canal zoned R1-10 and developed with single family homes in the subdivisions of Hearthstone and Brookshire Estates;
- West -** The property is bordered on the west by Dallas Road and property in unincorporated Benton County.

ANALYSIS

Comprehensive Plan and Zoning: The subject property is designated Low Density Residential (0 to 5 Dwellings/Acre) by the City's adopted Comprehensive Plan. The overall gross density of development as proposed would be approximately 2.84 dwellings per acre. The net density, determined after deducting the proposed non-residential tracts and streets, would be approximately 3.57 dwellings per acre. This density is in compliance with the density of development anticipated in the Richland Comprehensive Plan.

The underlying R1-10 zoning district provides for development of one family detached dwellings on lots having a minimum area of 8,000 square feet and an overall average lot area of 10,000 square feet for a subdivision. Other uses allowed in the R1-10 district include churches, schools and parks. Residential lots must have a minimum width of 70-feet. The proposed lots are in compliance with the requirements of the R1-10 zoning district.

Compatibility with Surrounding Land Uses: The proposed rezone and platting of the property will provide for uses similar to and compatible with the existing and proposed surrounding land uses. Dallas Road, I-182 and the KID irrigation canal and right of way bound the property on three sides. Current uses of the properties to the north and northwest include single family homes on acreage size lots and an active orchard on property across the KID canal and right of way to the northeast. The Keene Village, Hearthstone and Brookshire Estates subdivisions have all been developed adjacent to similar surrounding land uses with no apparent significant compatibility issues. The City's Comprehensive Plan has designated all of the property to the north and northeast, including the existing orchard, as Low Density Residential, the same land use designation as the subject parcel.

Access/Transportation: The preliminary plat proposes one access directly to Dallas Road to the east. There is no reasonable method of providing for any additional street connections to Dallas Road given the severe slope limitations in that area. Two other

streets are proposed to be stubbed to the easterly boundary of the plat to provide for future connection to the east when the adjoining property now occupied by the orchard develops. The plat of Hearthstone further to the east also provided stubbed streets to the east side of the existing orchard parcel, which would eventually provide for connection between the proposed White Bluffs plat and the Hearthstone development to the east.

The City is recommending that a traffic study be completed concurrent with Phase 1 construction. The intent of the study would be to identify any required improvements to ensure that as development proceeds the level of service (LOS) of the roadway system does not fall below the City's adopted LOS of "D". In particular it is anticipated that improvements such as turn lanes and acceleration and deceleration lanes may be required at the Dallas Road entrance to the subdivision at some point as the phased development occurs. As this section of Dallas Road is under Benton County jurisdiction any required improvements would need to be coordinated with the County.

A street (Road K) will be stubbed to the unincorporated County property that lies between the proposed preliminary plat and Dallas Road in the southwesterly portion of the plat. Due to the steep slopes it is unlikely that access to that property could be obtained directly from Dallas Road for any future development of that area.

Utilities: Conditions of approval will require infrastructure improvements and utilities to be extended to serve the site. Domestic water, sanitary sewer and electrical facilities have all been determined to have capacity to serve the proposed development subject to those recommended conditions of approval. An engineered storm water system will also be required to be developed to handle the anticipated run-off related to project development.

As part of the previous preliminary plat approval for the project back in 2003, the developer received City approval to use City domestic water as a source of irrigation based on no other irrigation water source being available to serve the plat.

State Environmental Policy Act (SEPA): The proposal was reviewed pursuant to the requirements of the State Environmental Policy Act and a Determination of Non-Significance (EA27-02) was issued on November 26, 2002. Conditions of approval set forth in the Technical Advisory Report will ensure that project impacts are mitigated where necessary. General environmental impacts related to the type and density of residential development proposed were also assessed as part of the EIS prepared in conjunction with the City's adopted GMA Comprehensive Plan that assigned the Low Density Residential land use designation to the subject property.

As the project is substantially the same as the previously approved Indian Hills preliminary plat in 2003, State law requires the City to use the previously adopted environmental documents unchanged.

Park Dedication or Payment of Fees-in-lieu-of: RMC Chapter 22.12 requires that when property is subdivided, the developers either dedicate parkland to the City or pay a fee in lieu thereof. A recommended condition of approval would require payment of fees to meet the provisions of City code.

Sensitive Areas: Some portions of the site exceed 15% slope. A detailed geotechnical site investigation (Attachment G) was prepared for the proposed development. That report concluded that subject to the recommendations contained within the report, the subject property was suitable for the proposed development.

The applicant had previously received a grading permit from the City and had begun the initial site grading. If the preliminary plat is approved the City's Building Inspection Division will continue to monitor the grading activity and work with the applicant's geotechnical consultants to ensure that the recommendations of the geotechnical report are adhered to as the grading and future residential development proceed.

CONCLUSION

As conditioned, the proposed preliminary plat conforms to the Comprehensive Plan for the subject area and will provide for development of the property in a manner that is compatible with the existing and proposed surrounding land uses. The preliminary plat also conforms to the requirements of the City's platting regulations, and therefore the request should be conditionally approved.

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2012-100)
JANUARY 17, 2013**

APPLICANT: RC OF WASHINGTON, INC.

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE AN APPROXIMATELY 77-ACRE PARCEL INTO 220 RESIDENTIAL LOTS (WHITE BLUFFS).

LOCATION: GENERALLY WEST OF THE PLAT OF BROOKSHIRE ESTATES DIVISION 7, EAST OF DALLAS ROAD AND NORTH OF I-182.

ENGINEER: HARMS ENGINEERING, INC.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

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

1. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.
2. Prior to final plat approval all improvements required by Richland Municipal Code (RMC) Title 24 Plats and Subdivisions shall be installed and accepted by the City or the developer shall provide bonding or other sufficient security acceptable to the City ensuring their installation.
3. Unless alternative provisions are approved by the Fire and Emergency Services Department, a secondary emergency vehicle access (SEVA) meeting City of Richland standards shall be constructed that connects the existing improved SEVA in the southeasterly portion of the Brookshire Estates Division 7 subdivision to Dallas Road through the proposed subdivision concurrent with the first phase of development.

Any phase of development (e.g., Phase 4) with a single point of public street access and that exceeds 16 homes shall either have a Fire and Emergency Services Department approved SEVA installed or alternatively, homes within those areas may be approved if NFPA 13D Fire Sprinkler systems are installed. Final

plats with lots requiring approved fire sprinkler systems shall have notes on the face of the final plat clearly setting forth said requirements.

4. In order to provide looped electrical feeder circuit service to the proposed development, a temporary electrical line easement acceptable to the Richland Energy Services Department shall be provided from the eastern lot corner of Lot 12 Phase 9 into the first phase of the proposed development. Unneeded portions of said temporary easement can be relinquished as the phased development builds out proceeding from Dallas Road to the east.
5. The street names and addresses shall be finalized at time of final plat submittal and review. Street naming and addressing shall be in conformance to RMC Chapter 12.01.
6. Fees for parks shall be paid in accordance with the provisions of Richland Municipal Code (RMC) Chapter 22.12.
7. Final plats shall identify use and ownership of all proposed non-residential tracts.
8. Development is subject to the recommendations of the Geotechnical Site Investigation Report prepared by GN Northern, Inc., dated April 2011 as those recommendations may be modified and approved by GN Northern, Inc., and the City of Richland based on any supplemental geotechnical work and studies.
9. Approval is subject to compliance with the regulations of the Benton County Clean Air Authority pertaining to dust control during construction.
10. Preliminary plat approval is subject to all conditions of approval set forth in the attached memorandum from the Civil and Utility Engineering Division dated January 16, 2013.

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

DATE: January 16, 2013

TO: JEFF ROLPH, SENIOR PLANNER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
PETE ROGALSKY, PUBLIC WORKS DIRECTOR
JEFFREY PETERS, TRANSPORTATION ENGINEER

PROJECT NAME: WHITE BLUFFS (AKA INDIAN HILLS) PRELIMINARY PLAT (S2012-100)

PROJECT LOCATION: NORTH OF I-182, EAST OF DALLAS ROAD

The Civil and Utility Engineering Division has reviewed the revised preliminary plat received in this office on January 8, 2013, for the above referenced property and has the following conditions.

1. Please show the City limits.

General Conditions:

1. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide 3 mil mylar and electronic record drawings to the City. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
2. 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.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
4. 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) and a copy of the material submittals shall be submitted along with the final plan submittal.
5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and 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 acceptance. 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 acceptance.

6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Civil and Environmental Engineering Division at 942-7500 to schedule a pre-construction conference.
7. 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'.
8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
9. 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/>
10. City Council approved the use of City potable water for irrigation purposes for this plat. Should a separate irrigation water source (other than City potable water) become available prior to the permitting of any phase, it shall be constructed and implemented with that phase.
11. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

12. Public improvement design shall follow the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of street centerlines.
 - C. 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.
 - D. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - E. Water lines shall be aligned on the south and east side of street centerlines.
 - F. Watermains larger than 8-inches in diameter shall be ductile iron.
 - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - H. All watermains outside areas zoned R1 shall be ductile iron.
 - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.
 - K. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - L. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
 - M. The minimum centerline radius for local streets shall be 100-feet.
 - N. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
 - O. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
 - P. A detailed grading plan shall be included in the submitted plan set.

- Q. 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.
 - R. 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.
 - S. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - T. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
 - U. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
 - V. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - W. 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.
 - X. 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.).
 - Y. 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. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting 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.
14. All KID canal crossings (roads or utilities) shall be approved by the KID prior to beginning construction, and all utility crossings beneath the KID canal or their Right of Way shall be encased in a continuous steel sleeve.
15. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA only).
 - B. 2% cross-slope, maximum.
 - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - D. Be 20-feet in width.
 - E. Have radii that are accommodating with those needed for City Fire apparatus.
- Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.
16. SURVEY MONUMENT DESTRUCTION:
All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (RCW 58.09.130).
- B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
- C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

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

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

Traffic & Streets:

- 17. The White Bluffs preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval.
- 18. Prior to submittal of construction plans the applicant shall complete a traffic impact study for the project that will identify the impacts of this project to traffic at the intersection of all entrances and determine if the level of service will be reduced below a level "D" as a result of this development. The applicant will be required to construct all mitigation improvements identified in the traffic impact study prior to the completion of the phase during which service is projected to be reduced below a level "D". These improvements may include widening of the impacted road consisting of turn lanes and acceleration/deceleration lanes at the subject intersections to accommodate the additional traffic created by this development.
- 19. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, landscape tracts, etc.).
- 20. Road "A" from Dallas Road to Road "B" is classified as an "Arterial Collector street". All lots adjacent to Road "A" that are west of Road "B", and all lots adjacent to the Dallas Road Right of Way shall have a 1-foot "Access control/screening easement" along said frontage. A note will be shown on the face of the final plat stating this. Subsequently, no driveways accessing single family lots will be allowed onto this section of Road "A". Tract "B" is proposed to be a cluster mailbox for the entire development that is accessible by vehicle. A one-way entrance driveway off of Road "A" will be allowed. The exit shall be onto Road "B".
- 21. Road "A" from Road "B" to Road "E" is classified as a "Neighborhood Collector street". Single family lots may access this section of Road "A", but it may experience higher traffic loads than a typical local street.
- 22. The maximum centerline finish grade for the Road "A" access off of Dallas Road shall be no more than 10%.

23. Road "B" (north of Road "A") and Road "N" shall be constructed to the centerline of the KID Right-of-Way at the time that the adjacent phase constructs them.
24. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.
25. The west end of Road "K" and the east ends of Roads "B" and "N" will need temporary turnarounds on them when built. These will need to be easements from the adjacent property owners.
26. A note shall be added to the faces of the plats that states: "*The private driveways within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable.*" Any private roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. 20-feet of clear access is required by the Fire Dep't. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats.
27. If the private shared driveways in this plat cannot be constructed to City minimum turnaround standards, or if the driveways become blocked in the future, City solid waste collection vehicles may not be able to access these lots for garbage collection. If this occurs the homeowners will be required to transport their cans to an acceptable location for pick-up.
28. The cul-de-sac at the east end of Road "A" is longer than the 400-feet specified in the Richland Municipal Code (it is approximately 1,400-feet long). However, due to shape of the property and the controlling boundaries (the plat of Brookshire Estates, the irrigation canal, and the freeway) and the fact that the developer is providing a permanent Secondary Emergency Vehicle Access here, the City Engineer recommends and would support a deviation from Section 24.16.050 of the Municipal code to allow the cul-de-sac to be constructed as shown.
29. Any filling of low areas or areas that were previously irrigation canal and will be within the future public Right of Way shall be compacted to City standards and per the geotechnical report.
30. A 12-foot wide (minimum) access & utility easement shall be provided for the potentially landlocked parcel north of lots 10 & 11 in phase 3. This parcel has no access from the north because of the KID canal.
31. The Secondary Emergency Vehicle Access (Tract "F") is a permanent feature therefore it shall be paved and shall align with the permanent SEVA in the plat of Brookshire Estates to the north.
32. A SEVA may be needed for the lots on Road "B" as is has more than 16 lots with only one entrance. The developer shall contact the City Fire Department to determine if one is needed or what alternatives exist.

Domestic Water:

33. The proposed preliminary plat of White Bluffs is located within the "Tapteal 3" water pressure zone and will be served by an existing water pipeline located in Dallas Road. The Dallas Road pipeline operates at a pressure that will require a pressure reducing valve to reduce water pressure to Washington State Department of Health and City standards. The developer shall therefore be required to install a City standard pressure reducing valve (PRV) station at the point of connection.

Tract "A" is a likely location for the PRV, but the ultimate location will be as approved by the City Engineer.

34. The Dallas Road water pipeline was installed by another property developer, who also installed a booster pump station and reservoir to complete a water delivery system capable of also supplying the White Bluffs development. The Dallas Road water pipeline and associated pump station and reservoir are nearly complete, but as of the date of these comments the system has not yet been accepted by the City as City infrastructure. Once this water infrastructure is complete and accepted it is anticipated that the builder of this water infrastructure will seek a latecomer agreement as authorized by RCW Ch. 35.91. The City will require the developer of the White Bluffs development to satisfy the terms and conditions of the expected latecomer agreement, once the agreement is approved by the City Council.
35. In the event the Dallas Road water pipeline and associated infrastructure is not completed and accepted by the City, the White Bluffs development will be required to build water supply infrastructure in accordance with the City's 2010 Water System Plan, or an alternative design approved by the City Engineer, to provide adequate water supply to the development.
36. Domestic water pipelines shall be extended to the adjoining properties adjacent to the plat.
37. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
38. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

39. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.
40. Sanitary sewer shall be extended to the adjoining properties adjacent to the plat.

Ground Water:

41. A geohydrology report may be required for this property if substantial quantities of groundwater are encountered during plat construction. If an underdrain system is not required, then the geohydrology report needs to state so. Also, if groundwater is encountered within 5-feet of the finished grade during construction, an underdrain system will be required.

Storm Water:

42. 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 intends to adopt 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.
43. A storm sewer system shall be designed to contain or pass a 25-year storm. Passing the storm downhill will require a downstream system capable of accepting the water without being overwhelmed. The applicant shall provide storm drainage calculations based on a 25-year storm using the Eastern Washington Stormwater Manual and City design standards at the time each phase is engineered. Calculations shall be stamped by a professional Civil Engineer licensed in the State

of Washington. 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. The project will require detailed erosion control plans.

- A. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. The engineer may need to demonstrate that the pond will drain itself after a storm event, and not have standing water in it longer than necessary.
 - B. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from existing or future runoff in the vicinity.
44. Stormwater collection systems shall be extended to the adjoining properties adjacent to the plat.
45. 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.
46. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
47. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
48. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.
49. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").

Final Platting / Project Acceptance Requirements:

50. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and 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 final occupancy.

51. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
52. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.
53. The final plat shall include notes identifying all common areas including the private driveways and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.
54. The following notes shall be added to the face of the final plat (street names shall be adjusted accordingly):
 - *“The private shared driveways are for the use and benefit of the homeowners that abut said roads, and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for these roads”*
 - *“All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain”*.
 - *“Road “A” from Dallas Road to Road “B” is classified as an “Arterial Collector street”. All lots adjacent to Road “A” that are west of Road “B”, and all lots adjacent to the Dallas Road Right of Way shall have a 1-foot “Access control/screening easement” along said frontage. Subsequently, no driveways accessing single family lots will be allowed onto this section of Road “A””*.
 - *“Road “A” from Road “B” to Road “E” is classified as a Neighborhood Collector street”*.
 - *“The private driveways within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable.”*
 - *“If the private shared driveways become blocked or inaccessible, City solid waste collection vehicles may not be able to access these lots for garbage collection. If this occurs the homeowners will be required to transport their cans to an acceptable location for pick-up”*.
55. A one-foot “No access / screening easement” will be required along the Dallas Road & Road “A” Right-of-Ways.
56. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
57. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

CITY OF RICHLAND **NOTICE OF APPLICATION** **AND PUBLIC HEARING (S2012-100)**

Notice is hereby given that R.C. of Washington, Inc., on November 20, 2012, filed an application for preliminary plat approval to subdivide an approximately 77-acre parcel into 220 lots and 4 tracts for development with single family residential uses (Plat of White Bluffs). The property is located generally west of the Plat of Brookshire Estates Division 7, east of Dallas Road and north of I-182. Pursuant to Richland Municipal Code (RMC) Section 19.30.030 the City of Richland determined the application complete for processing on December 9, 2012.

The Richland Planning Commission, on Wednesday, January 23, 2013, will conduct a public hearing and review of the application at 7:30 p.m. in the Council Chamber Richland City Hall, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

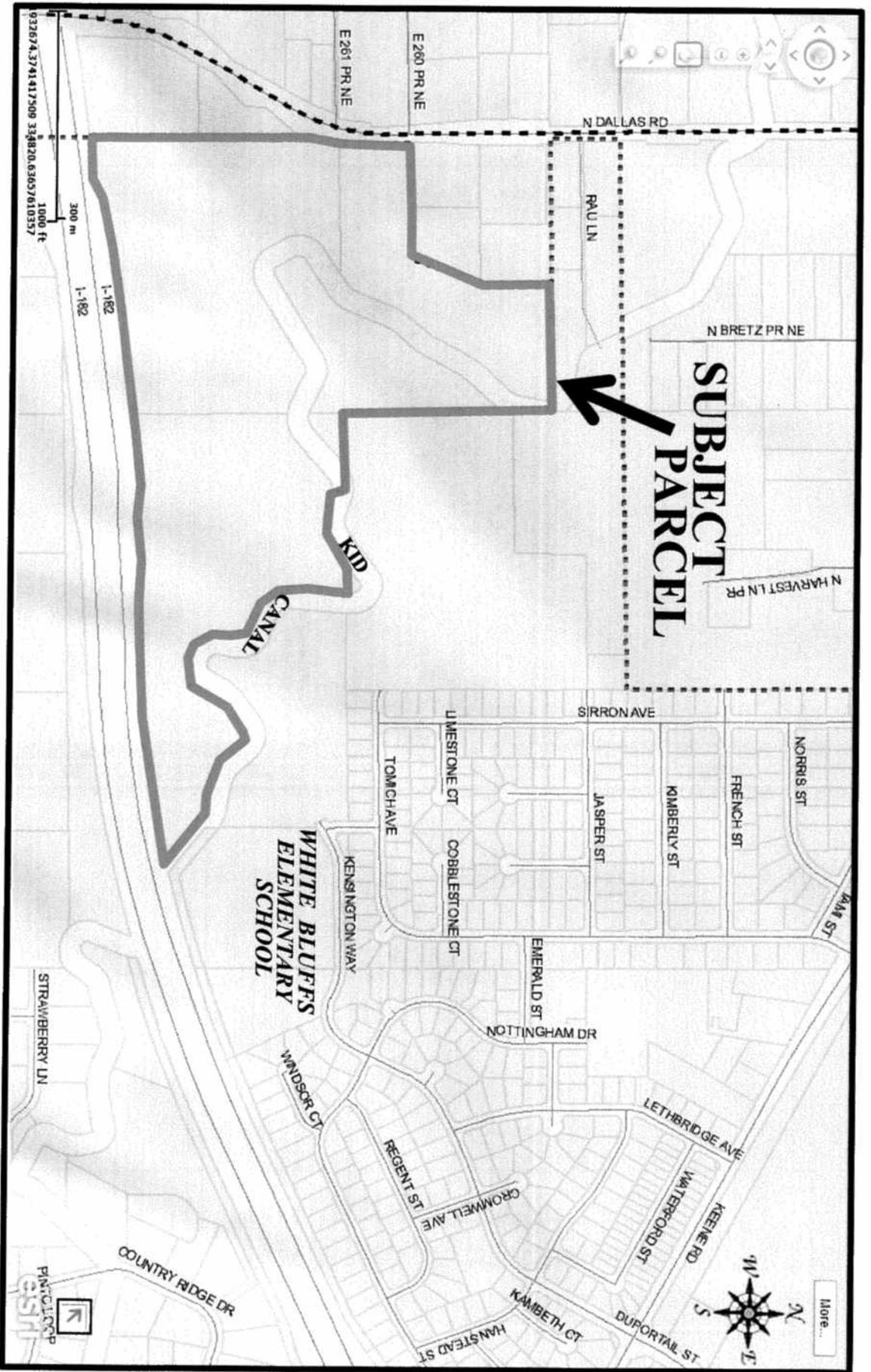
Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to rsimon@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on January 21, 2013.

Notice is further given that per the requirements of the State Environmental Policy Act (SEPA) the City issued a Determination of Non-Significance (EA27-02) dated November 26, 2002. Copies of that document, the proposed preliminary plat and other information pertaining to the request are available for review at the Richland Development Services Center at 840 Northgate Drive.

Copies of the staff report and recommendation will be available in the Development Services Division Office, and at the Richland Public Library beginning Friday January 18, 2013.

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.

RICK SIMON, DEVELOPMENT SERVICES MANAGER



**WHITE BLUFFS S2012-100
VICINITY MAP**



Prevent • Promote • Protect "Always working for a safer and healthier community."

BENTON-FRANKLIN HEALTH DISTRICT

7102 W. Okanogan Place • Kennewick, WA 99336 • Phone: (509) 460-4200

December 13, 2012

Jeff Rolph, Senior Planner
City of Richland Development Services Division
P. O. Box 190
Richland, WA 99352

RE: Review of Preliminary Plat S2012-100 Indian Hills

Dear Mr. Rolph:

This office has no objection to the proposed Subdivision provided all lots are served by City of Richland Sanitary Sewer and Water.

If you have any questions or need more information, please call me at the Kennewick Health Office, phone (509) 460-4317.

Sincerely,

Jeri L. Randle
Environmental Health Specialist II

ENVIRONMENTAL HEALTH

☐ 7102 W. Okanogan Place
Kennewick, WA 99336
Phone: **(509) 460-4200**

COMMUNITY HEALTH CENTERS

☐ 412 W. Clark Street
Pasco, WA 99301
Phone: **(509) 547-9737**

☐ 310 7th Street
Prosser, WA 99350
Phone: **(509) 786-1633**

☐ 7102 W. Okanogan Place
Kennewick, WA 99336
Phone: **(509) 460-4200**

Rolph, Jeff

From: Kane, Richard
Sent: Monday, December 17, 2012 3:09 PM
To: Rolph, Jeff
Subject: Review of Indian Hills plat.

Jeff I see no issues regarding these plans. Do you want me to send the plans back to you?

Ofc. Rick Kane
Community Services Division
Richland PD
871 Geo WA Way
PO BOX 190, MS17
Richland, WA 99352
509-942-7636
rkane@ci.richland.wa.us

Rolph, Jeff

From: Simon, Rick
Sent: Monday, January 07, 2013 8:28 AM
To: Rolph, Jeff
Subject: FW: White Bluffs S2012-100

From: CHERI CRAWFORD [<mailto:joncheri@msn.com>]
Sent: Saturday, January 05, 2013 3:57 PM
To: Simon, Rick
Subject: White Bluffs S2012-100

Mr. Simon,

We are writing concerning the White Bluffs subdivision (S2012-100) that is being planned. Our concern is primarily for the access to this new subdivision. Dallas Road is a narrow 2 lane road that is not built for a high volume of traffic. If the proposed subdivision uses Dallas road as an access, it will exit onto Dallas at the top of a blind hill as well as around a corner. This would be a hazard for all cars entering or exiting Dallas road.

In addition, there is currently a new development on the south side of badger mountain by Hwy 82, which will also be using Dallas Road as an access. This increased traffic volume is a safety concern.

We hope you will consider NOT using Dallas road as an access to the White Bluffs subdivision and use streets already established off of the 4 lane Keene Road. Both Keene Village and Brockshire have access to the proposed new development.

Thank you for your consideration,

Jon and Cheri Crawford
72602 E 266 PR NE
Richland, WA 99352

January 10, 2013

RECEIVED

JAN 13 2013

Planning &
Development Services



Jeff Rolph
City of Richland
Planning & Development Services
840 Northgate Drive
Richland, WA 99352

Subject: Review Comments for Preliminary Plat of Indian Hills (S2012-100)

Dear Mr. Rolph:

This letter provides Kennewick Irrigation District (KID) review comments for Preliminary Plat of Indian Hills (S2012-100) submitted by R C of Washington (Randy Crosby), 8524 W. Gage Blvd., Kennewick, WA 99336. These comments/conditions of approval are preliminary and subject to change pending KID Board action on Tuesday, January 15, 2013. The property is located east of Dallas Rd. and north of I-182 in the Southeast Quarter of Section 20, Township 9 North, Range 28 East, W.M. and includes the following parcel:

- 1-209-820-0001-5003

The property identified on this proposed preliminary plat is located within the KID boundaries, but is classified as non-irrigable land. Pursuant to RCW 58.17.310(1), KID submits the following statement with information and conditions of approval that KID deems to be necessary regarding the proposed plat's effect upon the structural integrity, including lateral support, of KID facilities, other risk exposures, and the safety of the public and irrigation district. KID's comments address potential effects from the proposed plat both during and after construction (during the residential use). This statement includes easement requirements imposed under RCW 58.17.310(2). To the extent that the following comments and conditions are not voluntarily incorporated into the Project through modifications to the plat application by the Applicant, KID requests that the City incorporate them into the conditions of approval for the Indian Hills preliminary plat:

1) Revisions to Plat Map and Text

a) *Plat map*

- i) Label the ROW for the Badger East Canal, for both the piped segments and the open channel segments, and include the ROW dimensions.

b) *Plat text*

- i) Include a note on the face of the final plats for phases 1, 2, 3 and 5 stating as follows: "No grading may be performed or any permanent structure built within the Bureau of Reclamation Right-of Way without an approved permit from the Kennewick Irrigation District and/or United State Bureau of Reclamation, when applicable."
- ii) For each phase of the Project, please include a note on the face of the Final Plat stating as follows: "This property is located within the boundaries of the Kennewick Irrigation District

and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information."

2) Easement and license Requirements

The following requirements are imposed under RCW 58.17.310(2):

- a) *Easements for system components.* For each phase of the Project, Applicant must dedicate to KID an irrigation easement ten (10) feet in width via the platting process to match each irrigation system component, centered on an irrigation line, unless excused by the KID Board.
- b) *Easements for road frontages.* For each phase of the Project, Applicant must dedicate to KID an irrigation easement ten (10) feet in width, five (5) feet in width if adjacent to a utility easement, along the road frontage of all lots within the boundaries of KID, unless excused by the KID Board.
- c) *Easement terms.* Easements for system components and road frontages shall include terms acceptable to KID as necessary to protect system components. These easement requirements are imposed for the protection of irrigation district facilities, but do not imply that KID will provide irrigation water to the plat.

3) Conditions Related to Design, Grading and Construction

- a) For each phase of the Project, KID review and approval of construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and Final Plat approval process.
- b) The Project must include the following design feature: Stormwater systems for the Project shall be designed to retain, at minimum, a 25-year storm event above the Badger East Canal and to minimize the introduction of water into the soils up-gradient of the canal and into the canal. KID review and approval of all stormwater plans is required prior to final plat approval.

Pursuant to RCW 58.17.310 (1), the KID would like to inform the City of Richland that failure to mitigate the introduction of excessive water into the soils above the canals may result in a canal embankment breach or failure. Should an embankment breach occur near this development, there is potential for public safety to be at risk. The USBR holds title to the Badger East Lateral/Canal below the proposed subdivision and any slope stability issues could potentially result in a canal embankment breach and subsequent loss of life and property.

- c) If plans for the property labeled as Tract C include a retention pond, please allow KID an opportunity to review and comment on the construction plans.
- d) Applicant must submit, for engineering review and approval by KID/USBR, engineering plans detailing construction/grading for each phase of the Project adjacent to KID easements and ROWs and for all future street crossings prior to Final Plat approval.
- e) Please note that any streets ending perpendicular to the Canal ROW must be appropriately blocked off from traffic.
- f) Please note that any street ending perpendicular to the Canal ROW that is intended to cross the Canal ROW in the future must obtain a permit from the KID. KID's Standard Specifications for design of the crossings should be considered.
- g) Where utilities cross the existing Badger East Canal pipe section, a permit must be obtained in advance from KID.

- h) In the event that the existing Badger East Canal pipe section is damaged during the construction phase, the damage must be fully repaired to KID's then-existing standards.
- i) KID will require that USBR signage be installed along the Badger East Canal ROW prior to final plat approval of a phase abutting the canal ROW.
- j) No permanent structures are allowed within the USBR ROW.

4) Conditions Related to Residential Use

- a) The Applicant shall:
 - i) Include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the development is located and which are not readily ascertainable by the purchaser"; and
 - ii) Post signs in appropriate areas within KID's easements and ROWs identifying KID's facilities (with locations and design approved by KID).
- b) No permanent structures are allowed within the USBR ROW.
- c) In the event that the existing Badger East Canal pipe section is damaged as a result of residential use, the landowner will be required to repair the impacted pipeline to current KID standards.
- d) Include terms of CC&Rs acceptable to KID regarding protection of KID system components after construction (e.g., specifying homeowner irrigation methods to minimize runoff onto KID system components).

5) Other Conditions

- a) A Preliminary Plat Review Fee of \$150.00 must be paid prior to KID's approval of the preliminary plat.
- b) A Final Plat review fee of \$100.00 is due prior to final plat approval for each phase.
- c) Include an approved signature block for KID approval on the final plat for each phase.

Future Review

KID reserves the following rights regarding future review of the plat:

- KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to final plat approval. The scope of these reviews will be limited to Phases that are adjacent to the District's Rights of Way. KID review of construction plans will be consistent with the City of Richland's plan review timelines.
- KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for Phases that are adjacent to KID's easements or ROWs.
- KID reserves the right to evaluate whether any other conditions related to road crossings and ROWs are necessary.
- KID reserves the right to review and comment on the Applicant's CC&Rs to evaluate whether they should include any terms regarding protection of KID system components after construction.
- KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).
- All subdivisions of land are required to be approved by the KID Board of Directors.

Please provide notice to KID of any public meeting or hearing when this Project will be an agenda item. If you have any questions regarding these comments, please contact me at the address/phone number listed below.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. McShane', written over a horizontal line.

Jason McShane
P.E., Engineering/Operations Manager

CC: LB\Correspondence\File: [20-9-28]

Applicant

R:\Development\DRY PLATS\Indian Hills\Pre Plat

ENVIRONMENTAL CHECKLIST

Purpose of Checklist

The State Environmental Policy Act (SEPA), chapter 43 21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instruction for Applicants

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

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

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

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

Use of Checklist for Nonproject Proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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

A. BACKGROUND

1. Name of proposed project, if applicable:

Preliminary Plat of "Indian Hills"

2. Name of Applicant:

Randy Crosby

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

Applicant:

Randy Crosby
P.O. Box 1250
Clinton, WA 98236

Contact Person:

Erin S. Forrest PH: (509) 783-1625
SCM Consultants, Inc.
7601 W Clearwater Ave., Ste. 301
Kennewick, WA 99336

4. Date checklist prepared:

11 October 2002

5. Agency requesting checklist:

City of Richland

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

The project will be completed in three phases, depending on sales.

	<u>1st PHASE</u>	<u>2ND PHASE</u>	<u>3RD PHASE</u>
Start Construction	MAY 2003	NOV 2004	APR 2006
Complete Construction	OCT 2003	MAR 2005	SEP 2006

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

Due to being in a higher pressure zone, this proposal will need to construct an off-site 275,000 gallon water reservoir to serve domestic water. Also will need to construct some off-site sanitary sewer to serve this project.

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

None.

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.

**Rezone from R-1M-A to R-1M
SEPA Checklist
Preliminary Plat
Engineer Office Review and Approval of Design Drawings
Right-of-Way Permit
Kennewick Irrigation District
Final Plat City of Richland**

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 project consists of developing approximately 76 acres for 216 single-family residential parcels with an average lot size of about 12,700 ft². The project will require about 11,230 feet of public streets to serve the 216 lots.

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 project is located in Section 20, Township 9 North, Range 28E, WM. Generally, it is located north of I-182, east of the Dallas Road and west of the KID irrigation canal.

SEE ATTACHMENT "A" FOR FULL LEGAL DESCRIPTION.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (underline one): Flat, rolling, hilly, steep

slopes, mountainous, other _____.

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

The steepest natural slope on-site is approximately 25%. There are some 2:1 (50%) cut slopes adjacent to the KID canal that are man made.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The surface soils are composed of sand and silts.

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

No.

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

There will be some cuts and fills required to construct the roads. The earthwork will be balanced on-site and therefore, no off-site materials will be required. Approximately 30,000 cubic yards of material will be graded.

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

Some wind erosion may occur during the construction process. However, normal dust control measures will be implemented to protect the site from wind erosion.

Some water erosion may also occur if a storm occurred during some phases of construction, as there are several drainage courses that cross the property. To mitigate these impacts, the Contractor will schedule his grading operations to occur during dry periods of the year and install culverts as soon as possible. He will also be required to install silt fences and straw bales, as required, to prevent any erosion from leaving the site.

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

Approximately 15% of the site will be covered with asphalt and concrete for the streets and an additional 25% will be covered by homes and driveways.

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

The disturbed areas will be watered during construction to help prevent erosion and blowing dust. Several drainage courses will require silt fences and stacked bales to prevent possible water erosion.

2. Air

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

Some dust and equipment emissions will occur during construction. After construction, only local residential traffic emissions will occur.

- 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:

As mentioned, all disturbed areas will be watered during the construction period.

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 Kennewick Irrigation District (KID) has a canal that traverses the north and east edge of this project. There is also an irrigation holding pond adjacent to the canal.

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

The canal will be realigned and diverted into an inverted siphon

(pipe) for about 1,200 feet. The sanitary sewer line and a domestic water line will also cross the KID canal. This work will be scheduled during the winter shut-down of the irrigation district, thus no in-water work will occur.

- 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.

None.

- 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.

No.

- 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.

b. Ground:

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

The storm water runoff from the streets will be collected and diverted to drainage basins and/or swales which will be located in low areas. No direct injection into ground waters will occur.

- 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.

None.

c. Water Runoff (including storm water):

- 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.

Storm water runoff from the streets will be collected and routed through gutters, catch basins, and storm pipe to several drainage basins and swales to be located on the property.

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

No.

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

A storm drainage collection and retainage system will be designed and constructed to meet the City of Richland's requirements.

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 (native and weeds)
 pasture
 crop or grain
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation (sagebrush)

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

Grasses and sagebrush will be removed.

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

None known.

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

Normal residential landscaping will occur as the residential units are constructed.

5. Animals

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

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

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

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

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

None known.

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

No.

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

None.

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.

Electric and natural gas will be used for the residential dwellings.

- 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:

None.

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.

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

None.

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

None.

b. Noise

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

Adjacent freeway and community noise occurs but it would have very minimal, if any, effect on the proposed residential use.

- 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.

Typical construction equipment noise will occur on a short-term basis. This should occur from about 6:00 a.m. to 5:30 p.m. on weekdays. After construction, the noise will subside to normal residential traffic and community noises.

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

None.

8. Land and Shoreline Use

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

The current use of the site is vacant. The property to the north and east is agricultural (orchards) and residential. The property to the west is residential and agricultural. The property to the south is Interstate 182 with undeveloped hillsides on the south side of the freeway.

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

No.

- c. Describe any structures on the site.

None.

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

No.

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

R-1M-A Medium Density Single-family Residential with agricultural combining district.

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

Low Density Residential.

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

Not applicable.

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

No.

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

216 residential dwellings with approximately 3 persons per dwelling would result in 648 people residing in the fully completed project.

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

None.

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

None required.

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

None required as the proposed use is compatible with the projected land use.

9. Housing

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

216 residential dwellings would be constructed. This area should provide homes for the middle income families on the lower lots and could provide homes for high income families on the larger lots higher up on the hillside.

- 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.

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 residential dwellings will not exceed 25 feet in height. Because of the middle to high income residential homes anticipated, the principal exterior building material would most likely be stucco and brick.

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

None.

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

None.

11. Light and Glare

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

Normal residential lighting and street lighting as required by the City of Richland will occur during darkness hours.

- 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?

None.

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

None.

12. Recreation

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

None.

- 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.

A walking trail will be provided along the south boundary and a portion on the west boundary. There will also be several connecting trails throughout the subdivision that connect the streets to the trail on the south and west boundaries.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

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

None known.

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

None.

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 project will have direct access to Dallas Road which ties back to the community through its connections with the Keene Road and

Bombing Range Road.

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

No. The nearest public transit stop is located at the intersection of Bombing Range Road and Kennedy Road and is about 3,300 feet away.

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

Each residential dwelling will provide their own parking spaces. No parking spaces will be eliminated.

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

Yes. Two looped streets will be provided on-site with several cul-de-sacs connecting to the looped streets. Approximately 11,230 feet of residential streets will be required to serve the 216 dwellings.

- e. Will the project 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? If known, indicate when peak volumes would occur.

Typical commuter traffic will generate about 2,074 trips per workday based on 216 dwelling units and 9.6 trips per unit. The peak volumes would occur from 7:00 a.m. to 8:00 a.m. and 4:30 p.m. to 5:30 p.m. on workdays.

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

None.

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.

This project would require all public service demands consistent with 216 residential dwellings.

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

None.

16. Utilities

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Cable TV and irrigation.

Sanitary sewer will be brought in from the east. Domestic water service will require a pump station and a 275,000 gallon reservoir to be built to serve this higher pressure zone. The developer is aware of these off-site costs and will be able to construct them with this size of a development.

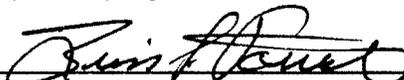
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity:	City of Richland
Gas:	Cascade Natural Gas
Cable TV:	Charter Communications
Telephone:	Verizon
Irrigation:	Kennewick Irrigation District
Domestic Water:	City of Richland - about 4,000 feet of off-site water main; a pump station; and a 275,000 gallon reservoir, along with an on-site distribution system, will be required to serve this site.
Sanitary Sewer:	About 1,750 feet of off-site sanitary sewer will be installed across the immediate property to the east to connect to the existing city public sewer system in Heartstone.

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: _____


Erin S. Forrest

15 OCT 02

Date Submitted: _____

ATTACHMENT "A"

Parcel No: 1-2098-200-0015-003

Subject Property:

The Southeast quarter of the Northwest quarter of Section 20, Township 9 North, Range 28 East, W.M., Benton County, Washington.

EXCEPT all of Short Plat Number 1585 according to the survey thereof recorded under Recording No. 86-20460.

EXCEPT right-of-way for Dallas Road.

EXCEPT the Kennewick Irrigation District Badger East Lateral.

EXCEPT all of Short Plat Number 1852 according to the survey thereof recorded under Recording No. 92-26062.

AND

The Northeast quarter of the Southwest quarter of Section 20, Township 9 North, Range 28 East, W.M., Benton County, Washington, lying Northerly of State Route 182;

EXCEPT right-of-way for Dallas Road.

EXCEPT the Kennewick Irrigation District Badger East Lateral.

AND

The North half of the Southeast quarter of Section 20, Township 9 North, Range 28 East, W.M., Benton County, Washington, lying Northerly of State Route 182 and Southwesterly of the Kennewick Irrigation District Badger East Lateral.

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal Zone change from Medium Density Single Family Residential with Agriculture combining district (R-1M-A) to Medium Density Single Family Residential (R-1M) and preliminary plat approval to subdivide a 76-acre parcel into 216 residential lots (Indian Hills)

Proponent RC of Washington, Inc.

Location of Proposal East of Dallas Road, north of I-182 and west of the Kennewick Irrigation District Badger East Lateral canal.

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.

- [XX] There is no comment for the DNS.
- [] This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14days from the date below. Comments must be submitted by _____
- [] 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 Planning and Development Services Manager

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

Date 11/26/02 **Signature** 

Comments/Conditions



Northern, Inc.

Consulting Engineers Environmental Scientists Construction Materials Testing

**REPORT
OF
GEOTECHNICAL SITE INVESTIGATION**

Prepared for

**R.C. OF WASHINGTON
8524 W. GAGE BLVD
KENNEWICK, WASHINGTON**

Project Title

**INDIAN HILLS RESIDENTIAL DEVELOPMENT
NORTH OF I-182 & EAST OF DALLAS ROAD
RICHLAND, WASHINGTON**

GNN PROJECT NO. 211-114

Prepared by

**GN NORTHERN, INC.
CONSULTING GEOTECHNICAL ENGINEERS
KENNEWICK, WASHINGTON
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APRIL 2011

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April 14, 2011

R.C. of Washington
8524 W. Gage Blvd.
Kennewick, Washington 99336

cc: Mr. Jeffrey Jensen, PE, Harms Engineering (via email)
Dale VanSchoiack, DGV Consulting, PLLC (via email)

**Subject: Report of Geotechnical Site Investigation
Indian Hills Residential Development
Richland, Washington**

GNN Project No. 211-114

Gentlemen:

GN Northern, Inc. is pleased to present this geotechnical site evaluation for the proposed approximately 80 acres, 200-lot+ residential subdivision project that will be developed north of Interstate 182 and east of Dallas Road in the City of Richland, Washington. We understand that the property will be developed in several phases for single-family homes on individual lots with associated roadways, utilities and other infrastructure.

This report presents our findings and recommendations regarding geotechnical constraints that will affect the proposed project. The subject property is suitable for the proposed development, provided the recommendations in this report are followed in design and construction. This report should stand as a whole and no part of the report should be excerpted or used to the exclusion of any other part.

This report completes our scope of services in accordance with our proposal dated February 18, 2011; signed authorization was received on February 19, 2011.

We appreciate the opportunity to provide our professional services. If you have any questions, please contact us.

Respectfully submitted,
GN Northern, Inc.,



Karl A. Harmon, LEG, PE
Senior Geotechnical Engineer



Digitally signed by
Karl A. Harmon
Date: 2011.04.14
15:25:24 -0700

Expires 08/02/2011

Jesse Graham, PE
Project Geotechnical Engineer

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APPENDICES

Appendix I-	Vicinity Map (Figure 1)
Appendix II-	Test Pit Location Map (Figure 2)
Appendix III-	Test Pit Logs
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Appendix IX-	City of Richland Geological Sensitive Areas Map

EXECUTIVE SUMMARY

GN Northern has prepared this executive summary solely to provide a general overview of the geotechnical site evaluation report for the proposed Indian Hills residential development. The report itself should be relied upon for information about the findings, conclusions, recommendations, and other concerns.

The proposed Indian Hills Subdivision residential development project site is located north of Interstate I-182 and east of Dallas Road in the City of Richland, Benton County, Washington. The proposed project will be developed in phases and will ultimately include a total of over 200 individual lots for single-family homes with associated roadways and utility infrastructure.

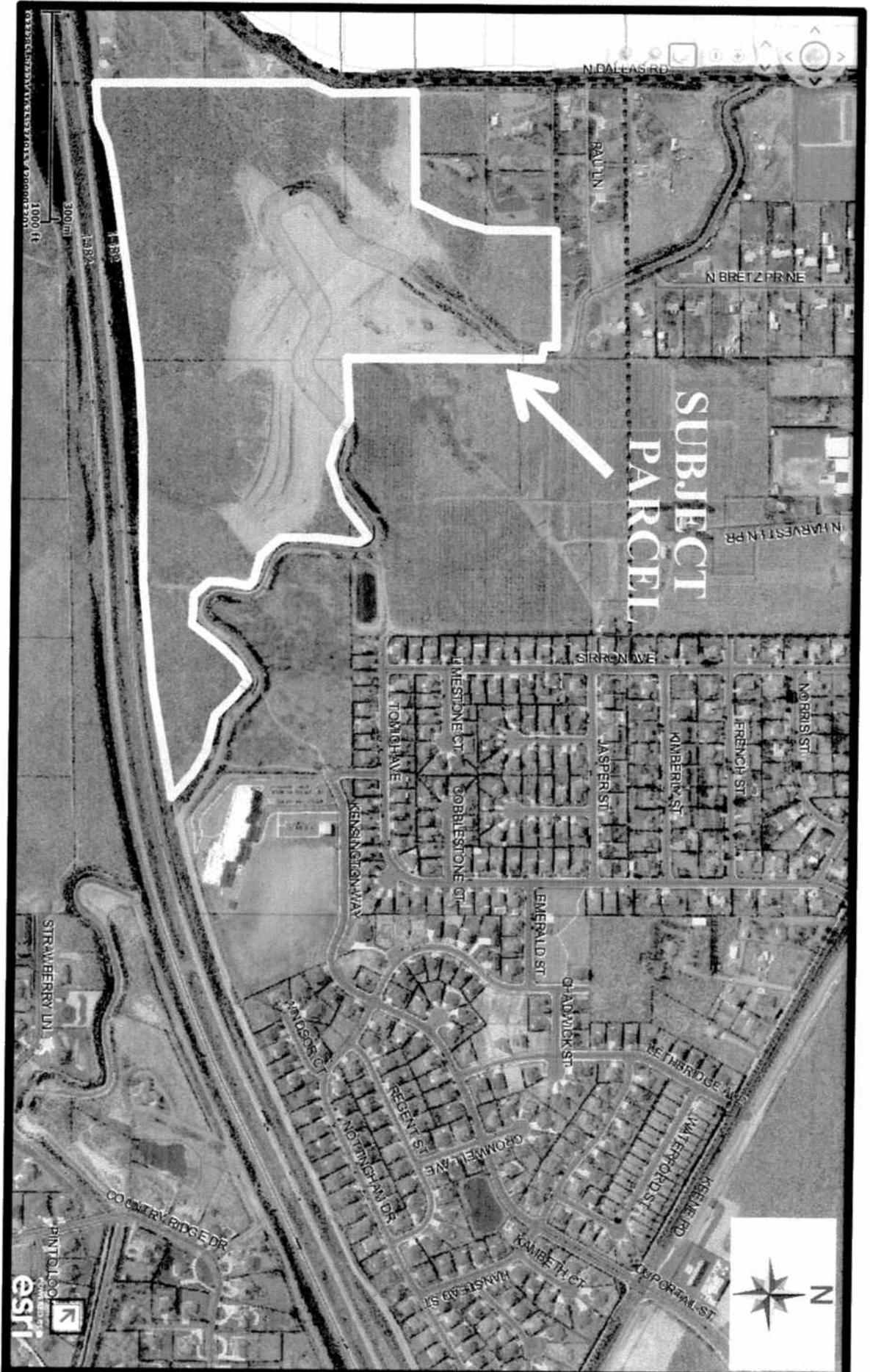
A review of selected information pertaining to the site and surrounding areas was performed that included published technical literature, published geologic maps, and available aerial photographs. The review was performed to identify common geotechnical and geologic conditions in the project region, including general and site specific soil and bedrock conditions, groundwater, slopes, drainage, erosion, and geologic hazards. The site is not mapped on the City of Richland Geologically Sensitive Areas Map.

The project site currently consists of approximately 80-acres of generally undeveloped rolling hillside terrain covered with a moderate growth of native grass and sage brush. Surface soils are generally considered to be highly erodible. Development on sloping ground poses an inherent risk related to global and local stability of the slopes. Based on our geotechnical evaluation, the existing site slope conditions are currently stable and will require careful grading operations including proper design and construction of drainage and erosion control measures as recommended within this report to maintain appropriate safety factors for project slopes.

The proposed project may be constructed as planned, provided that the recommendations in this report are incorporated in the final design and construction. Site development will include clearing and grubbing of vegetation, site grading, building lot development, underground utility installation, and construction of residential roadways. Remedial site grading is recommended to develop stable cut and fill slopes and provide uniform support for proposed residential structures, roadways and infrastructure improvements.

The finding and recommendations in this report are intended to primarily address the mass-grading operations to develop the planned residential subdivision. Our recommendation relate to grading operations for site cuts and fills, construction of the residential roadways and infrastructure, proper site slope construction, and preliminary development of residential building lots.

Due to the significant size of the project and proposed phasing of development, some secondary level geotechnical evaluations, may be warranted following the mass grading and prior to construction of residential structures on a per-case basis based on the specifics of future proposed developments such as grade change, fill placement, partial cut & partial fill grade, cuts greater than 4 feet, retaining structures, rockery walls, daylight basement, swimming pool, tiered lot configuration, etc. The Geotechnical Engineer of Record (GN Northern, Inc.) should be provided the opportunity to review future project plans to confirm that the earthwork and foundation recommendations of this report may be properly interpreted and implemented in the design and specifications and determine if any supplemental geotechnical work is necessary.



WHITE BLUFFS S2012-100

CITY OF RICHLAND **NOTICE OF APPLICATION** **AND PUBLIC HEARING (S2012-100)**

Notice is hereby given that R.C. of Washington, Inc., on November 20, 2012, filed an application for preliminary plat approval to subdivide an approximately 77-acre parcel into 220 lots and 4 tracts for development with single family residential uses (Plat of White Bluffs). The property is located generally west of the Plat of Brookshire Estates Division 7, east of Dallas Road and north of I-182. Pursuant to Richland Municipal Code (RMC) Section 19.30.030 the City of Richland determined the application complete for processing on December 9, 2012.

The Richland Planning Commission, on Wednesday, January 23, 2013, will conduct a public hearing and review of the application at 7:30 p.m. in the Council Chamber Richland City Hall, 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 Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to rsimon@ci.richland.wa.us . Written comments should be received no later than 5:00 p.m. on January 21, 2013.

Notice is further given that per the requirements of the State Environmental Policy Act (SEPA) the City issued a Determination of Non-Significance (EA27-02) dated November 26, 2002. Copies of that document, the proposed preliminary plat and other information pertaining to the request are available for review at the Richland Development Services Center at 840 Northgate Drive.

Copies of the staff report and recommendation will be available in the Development Services Division Office, and at the Richland Public Library beginning Friday January 18, 2013.

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.

RICK SIMON,
DEVELOPMENT SERVICES MANAGER

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2013-101

PREPARED BY: RICK SIMON
HEARING DATE: JANUARY 23, 2013

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND

REQUEST: CHANGE ZONING ON 29 ACRES FROM I-M MEDIUM INDUSTRIAL TO M-2 HEAVY MANUFACTURING

LOCATION: WEST OF LOGSTON BOULEVARD, EAST OF KINGSGATE WAY AND SOUTH OF THE RAILROAD

REASON FOR REQUEST

The City Economic Development Office is requesting a change in zoning in order to complete a sale of property to Conagra Foods Lamb Weston, Inc.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2013-101) and submits that:

1. The City of Richland Comprehensive Plan, adopted in 1997, currently designates the subject property as suitable for Industrial land uses.
2. The subject property is currently zoned I-M Medium Industrial.
3. Adjacent lands in all directions are designated as Industrial according to the Comprehensive Plan.
4. Lands immediately adjacent to the site to the north are currently zoned M-2 Heavy Manufacturing. Lands to the west, east and south are zoned I-M Medium Industrial.
5. The site is currently undeveloped and all adjacent properties are also currently undeveloped.
6. The subject property is a part of a larger 80 acre tract that the City is selling to Conagra Foods Lamb Weston, Inc. The buyers of these 80 acres would develop the site as a single tract and desire that the entire property be included in a single zoning district.

7. Given the lack of development within the vicinity surrounding the project site, there would be no impact to the surrounding properties resulting from the proposed change in zoning.
8. As required by State law and City Code, the applicant has submitted a State Environmental Policy Act (SEPA) environmental checklist. The City reviewed the submitted checklist and considered the proposal in light of the submitted information and other environmental information available to the City and determined that approval of the zone change would be consistent with the City's adopted comprehensive plan. Therefore, the City has issued a determination of non-significance.
9. Based on the above findings and conclusions, approval of the zone change request 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 (Z2013-110) and recommend approval of the request to rezone 29 acres from I-M Medium Industrial to M-2 Heavy Manufacturing.

ATTACHMENTS

- A. Supplemental Information
- B. Application Form
- C. Hearing Notice
- D. Environmental Checklist
- E. DNS
- F. Industrial Zoning Regulations (RMC 23.26)
- G. Zoning Map

ATTACHMENT A

(Z2013-101)

SUPPLEMENTAL INFORMATION

DESCRIPTION OF PROPOSAL

The proposal consists of a rezone request for an approximately 29-acre tract from I-M Medium Industrial to M-2 Heavy Manufacturing. The City is requesting the change in zoning to accommodate their plans to sell the property to Con Agra Lamb Weston, Inc. for their use as an automated cold storage facility.

SITE DATA

Comprehensive Plan Designation: Industrial

Current Zoning: I-M Medium Industrial

Site Size: 29 acres

Physical Features: The site does not have direct frontage on a public street, but will require a road extension to the west to tie into Kingsgate Way. The property does contain rail frontage, which is essential for the proposed cold storage use. Portions of the site have been used for agriculture.

SURROUNDING ZONING AND EXISTING LAND USES

North The northern boundary of the site is formed by the railroad. Lands north of the railroad are vacant and are zoned M-2 Heavy Manufacturing.

East, West & South All adjacent properties are currently undeveloped, with the exception of agricultural uses. Properties are all zoned I-M Medium Industrial.

ZONING DESCRIPTIONS

Existing I-M Medium Industrial Zone

The purpose of the I-M Medium Industrial district (as specified in Section 23.26.010(A) of the Richland Municipal Code) is as follows:

The medium industrial use district (I-M) is a zone providing for limited manufacturing, assembly, warehousing and distribution operations and retail and wholesale sales of products manufactured on the premises or products allied thereto; and administrative and research and development facilities for science-related activities and commercial uses that are supportive and compatible with other uses allowed in the district. Regulations are intended to prevent frictions between uses within the district, and also to protect nearby residential districts. This zoning classification is intended to be applied to some portions of the city that are designated industrial under the city of Richland comprehensive plan.

Proposed M-2 Heavy Manufacturing Zone

The purpose of the M-2 Heavy Manufacturing zoning district (as specified in Section 23.26.010(B) of the Richland Municipal Code) is as follows:

The heavy manufacturing district (M-2) is intended primarily for heavy manufacturing and closely related uses. To avoid burdensome regulations on heavy manufacturing, regulations for this district are intended to provide protection principally against effects harmful to other districts. This zoning classification is intended to be applied to some portions of the city that are designated industrial under the city of Richland comprehensive plan.

A summary of the uses permitted in both zoning districts is included on the attached excerpt from the Richland Municipal Code – Chapter 23.26 Industrial Zoning Districts.

ENVIRONMENTAL REVIEW

The applicant submitted an environmental checklist for the proposal. A change in zoning is considered a non-project action under the State Environmental Policy Act. A non-project action is one that will not result in any direct development of the subject property. The action being reviewed is only the proposed change in zoning. The property owners will need to provide a more detailed environmental checklist at the time that they bring forward plans for the development of the site. Staff has reviewed the environmental document submitted by the applicant and took action to issue a determination of non-significance. A copy of both the checklist and determination are attached.

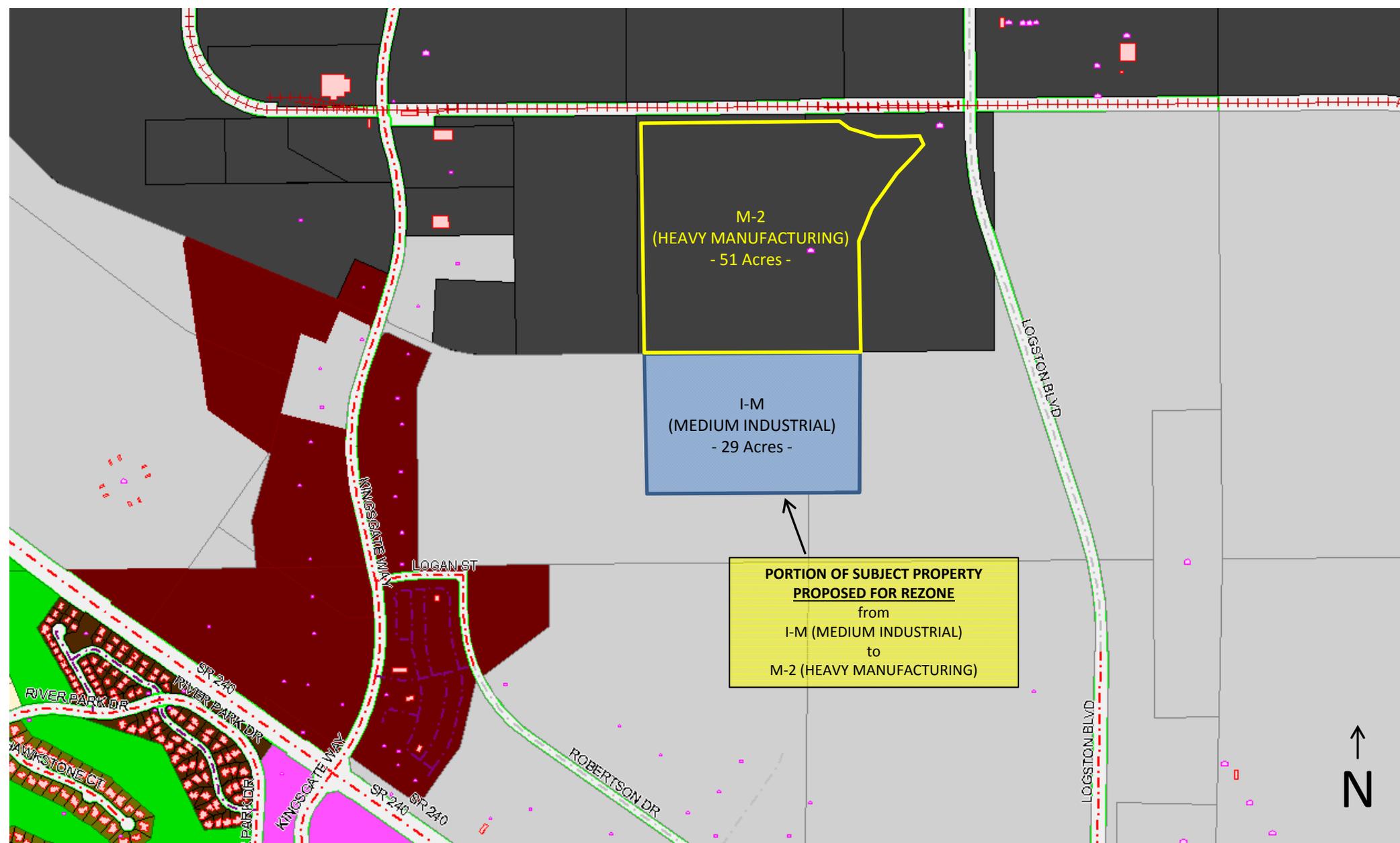
ANALYSIS

The comprehensive plan designates the site as industrial which allows for either I-M Medium Industrial or M-2 Heavy Manufacturing zoning. The difference between the two zones is that the M-2 regulations provide for more intensive industrial uses than does the I-M zone. Given the isolation of this property, the lack of existing uses of any kind in the immediate vicinity, and the fact that the City owns all the properties that are immediately adjacent to this site, the rezone would not have any detrimental impacts.

The rezone would help the City complete the property sale to Conagra Foods Lamb Weston, Inc., for their planned automated cold storage facility, which when completed would bring significant economic benefit to the City.

SUMMARY

Approval of the proposed rezone as requested by the property owners would be consistent with the City's comprehensive plan and would allow for the sale and development of Conagra Foods Lamb Weston, Inc. project.



Z2013-101

Chapter 23.26 – Industrial Zoning Districts

Sections:

- 23.26.010 Purpose of Industrial Use Districts**
- 23.26.020 Industrial Performance Standards and Special Requirements**
- 23.26.025 Enforcement of Performance Standards**
- 23.26.030 Industrial Use Districts Permitted Land Uses**
- 23.26.040 Site Requirements for Industrial Use Districts**
- 23.26.050 Parking Standards for Industrial Use Districts**
- 23.26.060 Landscaping Standards for Industrial Districts**

23.26.010 Purpose of Industrial Use Districts

- A. The medium industrial use district (I-M) is a zone providing for limited manufacturing, assembly, warehousing and distribution operations and retail and wholesale sales of products manufactured on the premises or products allied thereto; and administrative and research and development facilities for science-related activities and commercial uses that are supportive and compatible with other uses allowed in the district. Regulations are intended to prevent frictions between uses within the district, and also to protect nearby residential districts. This zoning classification is intended to be applied to some portions of the City that are designated Industrial under the City of Richland Comprehensive Plan
- B. The heavy manufacturing district (M-2) is intended primarily for heavy manufacturing and closely related uses. To avoid burdensome regulations on heavy manufacturing, regulations for this district are intended to provide protection principally against effects harmful to other districts. This zoning classification is intended to be applied to some portions of the City that are designated Industrial under the City of Richland Comprehensive Plan.

23.26.020 Industrial Performance Standards and Special Requirements

- A. **I-M Medium Industrial & M-2 Heavy Manufacturing:** The maximum permissible limits of the detrimental effects specified in this chapter shall be as defined in this section:
 - 1. Smoke. The emission of smoke or particulate matter of a density greater than No. 2 on the Ringlemann Chart as published by the U.S. Bureau of Mines is prohibited, except that Ringlemann No. 3 will be permitted for three minutes during any eight-hour period for the purpose of building fires or soot blowing.
 - 2. Dust and Other Particulate Matter. The total net rate of emission from all sources within the boundaries of a lot in the I-M or M-2 district shall not exceed one pound per acre of lot area during any one hour. The emission from all sources within any lot area of particulate matter containing more than ten percent by weight of particles having a diameter larger than forty-four microns is prohibited. Dust and other types of air pollution carried by a wind from such sources as storage yards, piled materials, yards, roads, etc., shall be included in particulate matter measurements and limitations, and shall be kept to a minimum by appropriate screening, design, landscaping, paving, oiling, sprinkling, or other acceptable means. Measurements shall be taken at the source of the emission.
 - 3. Method of Measuring Emission of Particulate Matter from all Sources. Determination of the total net rate of emission of all particulate matter within the boundaries of any lot shall be made as follows:
 - a) Determine maximum emission in pounds per hour from each source of emission and divide this figure by acres of lot area, obtaining the gross hourly rate of emission in pounds per acre.
 - b) For each gross hourly rate of emission, deduct the height of emission correction factor from the following table, interpolating as necessary for heights not given:

ALLOWANCE FOR HEIGHT OF EMISSION	
Height of Emission Above Grade	Correction Pounds per Hour per
(feet)	Acre
50	0.01
100	0.06

ALLOWANCE FOR HEIGHT OF EMISSION

Height of Emission Above Grade (feet)	Correction Pounds per Hour per Acre
150	0.10
200	0.16
300	0.30
400	0.50

The result is the net hourly rate of emission in pound per acre from each source of emission.

Adding together individual net rates of emission gives the total net rate of emission from all sources of emission within the boundaries of the lot.

4. Noise. In the I-M and M-2 districts, the sound pressure level resulting from any activity other than noises produced by vehicles and other transportation facilities and construction and maintenance of buildings and grounds shall not exceed at any point on or beyond any lot line of the property on which the use is located the maximum decibel level for the designated octave band as set forth in the following table:

Octave Band	Maximum Permitted Sound Pressure Level (in decibels)
0-75	79
76-150	74
151-300	66
301-600	59
601-1200	53
1201-2400	47
2401-4800	41
above 4800	39

For the purposes of measuring sound pressure levels, the Standard Sound Level Meter and the Octave Band Filter as approved by the American Standards Association shall be used.

5. Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any point on or beyond any lot line of the property on which the use is located.
6. Odor. All measurements of odor for purposes of this standard shall be made according to the "dilution method" as prescribed in ASTM D1391-57. The following odor restrictions apply to this medium industrial use district:
 - a) At the district boundary, the odor from any source within the district must not exceed one odor per cubic foot, as measured by the procedures in ASTM D1391-57.
 - b) Within the district, the odor from any source within a given property or lot must not exceed ten odor units per cubic foot at the boundary of the property, again measured by the procedures in ASTM D1391-57, except that uses existing prior to the effective date of the ordinance codified in this chapter shall be required to comply with only subsection (A) above.

For the purposes of estimating the dilution of odors by the atmosphere between their point of origin and either the property boundary or the district boundary, the method of Pasquill ("The Estimation of the Dispersion of Windborne Material," Meteorol. Mag., 90, 1063, 33-49, 1961) as modified by Gifford ("uses of Routine Meteorological Observations for Estimating Atmospheric Dispersion," Nuclear Safety, 2, 47-51, 1961) shall be used.

The atmospheric conditions to be assumed for this calculation are:

- a) Stability category F, moderately stable air;
- b) Surface wind speed of one meter/second (about 2 mph).

A procedure and necessary graphs for making this estimate are given in D. Bruce Turner's "Workbook of Atmospheric Dispersion Estimates," Dept. HEW, Environmental Health Series, Public Health Service Publication No. 999-AP-26, Revised 1969.

- 7. Toxic and Noxious Gases. No emission which would be demonstrably injurious to human health, animals or plant life common to the region, on the ground at or beyond any lot line on which the use is located will be permitted. Where such emission could be produced as a result of accident or equipment malfunction, adequate safeguards standard for safe operation in the industry involved shall be taken. This shall not be construed to prohibit spraying of pesticides on public or private property.
- 8. Heat, Glare and Humidity (Steam). In the I-M or M-2 districts any activity producing humidity in the form of steam or moist air, or producing heat or glare shall be carried on in such a manner that the heat, glare or humidity is not perceptible at any lot line on which the use is located. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare on areas surrounding the I-M or M-2 district. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in glare when viewed from areas surrounding the I-M or M-2 district.
- 9. Industrial Wastes. The disposal of industrial wastes shall be subject to the regulations of the state health department and shall comply with the requirements of the Washington Pollution Control Commission.
- 10. Fire and Explosive Hazards. The storage, manufacture, use, or processing of flammable liquids or materials which produce flammable or explosive vapors or gases shall be permitted in accordance with the regulations of the fire prevention code and the building code of the City of Richland.

23.26.025 Enforcement of Performance Standards

It is the intent of this section that:

- A. If in the opinion of the administrative officials a violation of the performance standards in Section 23.26.020 has occurred, the administrative official shall send a written notice of the violation to the owners of the property and the manager of the operation involved by certified mail. The manager or responsible person shall have thirty days to correct the violation, unless in the opinion of the administrative official there is imminent peril to the life and property of persons adjacent to the alleged violation, in which case the violation shall be corrected immediately.
- B. Where determinations of violation can be made by the administrative official using equipment normally available to the City or obtainable without extraordinary expense, such determination shall be so made before notice of violation is issued.
- C. Where technical complexity or extraordinary expense make it unreasonable for the City to maintain the personnel or equipment necessary to make the determination of violation, then the City shall call in properly qualified experts to make the determination. If expert findings indicate a violation of the performance standards, the costs of the determination shall be assessed against the properties or persons responsible for the violation in addition to the other penalties prescribed by this title. If no violation is found, cost of the determination shall be paid entirely by the City.

23.26.030 Industrial Use Districts Permitted Land Uses

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

- A. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.
- B. If the symbol "S" appears in the box at the intersection of the column and row, the use is permitted subject to the Special Use Permit provisions contained in Chapter 23.46 of this title.

- C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.
- D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.
- E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	I-M	M-2
Automotive, Marine & Heavy Equipment Uses		
Automotive Repair – Major	P	
Automotive Repair – Minor	P	
Automotive Repair – Specialty Shop	P	
Automobile Service Station	S	
Automobile Wrecking		S ¹
Boat Building	P	P
Bottling Plants	P	P
Car Wash-Automatic or Self Service	P ²	
Equipment Rentals	P	
Farm Equipment & Supplies Sales	P	
Gas/Fuel Station	P	
Heavy Equipment Sales & Repair	P	
Marine Repair	P	P
Towing, Vehicle Impound Lots	P ³	
Truck Rentals	P	
Truck Stop-Diesel Fuel Sales	P	P
Truck Terminal	P	P
Warehousing, Wholesale Use	P	P
Business & Personal Services		
Animal Shelter	S ⁴	
Contractor’s Offices & Shops	P	
General Service Businesses	P	P
Health/Fitness/Facility	P	A
Health/Fitness Center	P	
Laundry/Dry Cleaning, Commercial	P	
Laundry/Dry Cleaning, Retail	P	
Mini-Warehouse	P ⁵	
Mailing Service	P	
Personal Loan Business	P	
Personal Services Businesses	P	
Photo Processing, Copying & Printing Services	P	
Telemarketing Services	P	
Food Service		
Cafeterias	A	A
Delicatessen	A	A
Drinking Establishments	P	P
Restaurants/Drive Through	A ⁶	A ⁶
Restaurants/Lounge	P	
Restaurants/Take Out	S	
Restaurants with Entertainment/Dancing Facilities	P	
Industrial/Manufacturing Uses		
Airport, Industrial	P	
Excavating, processing, removal of top soil, sand, gravel, rock or similar natural deposits	S ⁷	S ⁷

Land Use	I-M	M-2
Junkyard		S
Laundry and Cleaning Plants	P	P
General Manufacturing Uses	P	P
Heavy Manufacturing Uses		P
Light Manufacturing Uses	P	P
Research, development and testing facilities	P	P
Warehousing, Storage and Distribution	P	P
Wholesale Facilities & Operations	P	P
Office Uses		
Financial Institutions	P	
Medical, Dental and Other Clinics	P	
Office-Consulting Services	P	
Office – Corporate	P	
Office – General	P	
Office – Research and Development	P	P
General Park Operations & Maintenance Activities	P	P
Public/Quasi Public Uses		
Passive Open Space Use	P	P
Power Transmission & Irrigation Wasteway Easements & Utility Uses	P ⁸	P ⁸
Public Agency Buildings	P ⁸	P ⁸
Public Agency Facilities	P ⁸	P ⁸
Public Parks	P	
Special Events including concerts, tournaments and competitions, fairs, festivals and similar public gatherings	P	P
Trail Head Facilities	P	P
Trails for Equestrian, Pedestrian, or non-motorized Vehicle Use	P	P
Recreational Uses		
Commercial Recreation, Outdoor	S ⁹	
Residential Uses		
Accessory Dwelling Unit	A	
Day Care Center	S ¹⁰	
Dwelling units for a resident watchman or custodian	A	A
Hotels or Motels		P
Temporary Residence	P ¹¹	P ¹¹
Retail Uses		
Adult Use Establishments	P ¹²	
Airport, Commercial	P	
Parking Lot or Structure	P	P
Miscellaneous Uses		
Bus Station	P	
Bus Terminal	P	
Bus Transfer Station	P	P
Community Festivals & Street Fairs	P	P
Farming of Land	P	P
Micro and Macro Antennas	P	P
Monopole	P ¹³	P ¹³
On-site Hazardous Waste Treatment & Storage	P	P
Outdoor Storage	P ¹⁴	P ¹⁴
Storage in an Enclosed Building	P	P

1 Section 23.42.290
 4 Section 23.42.040
 7 Section 23.42.070
 10 Section 23.42.080
 13 Chapter 23.62

2 Section 23.42.270
 5 Section 23.42.170
 8 Section 23.42.200
 11 Section 23.42.110
 14 Section 23.42.180

3 Section 23.42.320
 6 Section 23.42.047
 9 Section 23.42.175
 12 Section 23.42.030

23.26.040 Site Requirements for Industrial Use Districts

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

Standard	I-M	M-2
Minimum Lot Area	None	None
Front Yard Setback	0 ¹	0 ¹
Side Yard Setback	None	None
Rear Yard Setback	None	None
Maximum Building Height - Main Building	55 ²	None

¹ No setback required if street right-of-way is at least eighty feet (80') in width. Otherwise, a minimum setback of forty feet (40') from street centerline is required.

² Except as otherwise provided in this section, the maximum building height in the I-M district shall be fifty feet:

- A. Any building or structure located within three hundred feet of any residential use district, shall be limited to twenty-four feet in height.
- B. Any building further than three hundred feet but less than six hundred feet from districts described in subsection (A) shall not exceed fifty feet in height.
- C. Except as provided in subsections (A) and (B), buildings may exceed the maximum height in accordance with the provisions of Section. 23.38.090.

23.26.050 Parking Standards for Industrial Use Districts

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

23.26.060 Landscaping Standards for Industrial Districts

- A. In the I-M and M-2 zoning districts, perimeter landscaping shall be required of all new industrial facilities and developments proposed in accordance with Section 23.54.160
- B. In the I-M or M-2 zoning districts, any use adjacent to a residential or PPF - Parks & Public Facilities use district shall provide sight screening as follows:
 - 1. In the case of buildings, structures, or parking lots, a six-foot high sight-obscuring fence or evergreen planting shall be provided along the entire length of the use.
 - 2. Required sight-screening fences shall be of masonry, wood, or slatted chain link construction and shall be maintained in a good condition. Required sight-screening plantings shall be installed so that such plantings can reasonably be expected to provide the desired screening within three years of planting, and shall be constantly maintained in a healthy, growing condition.

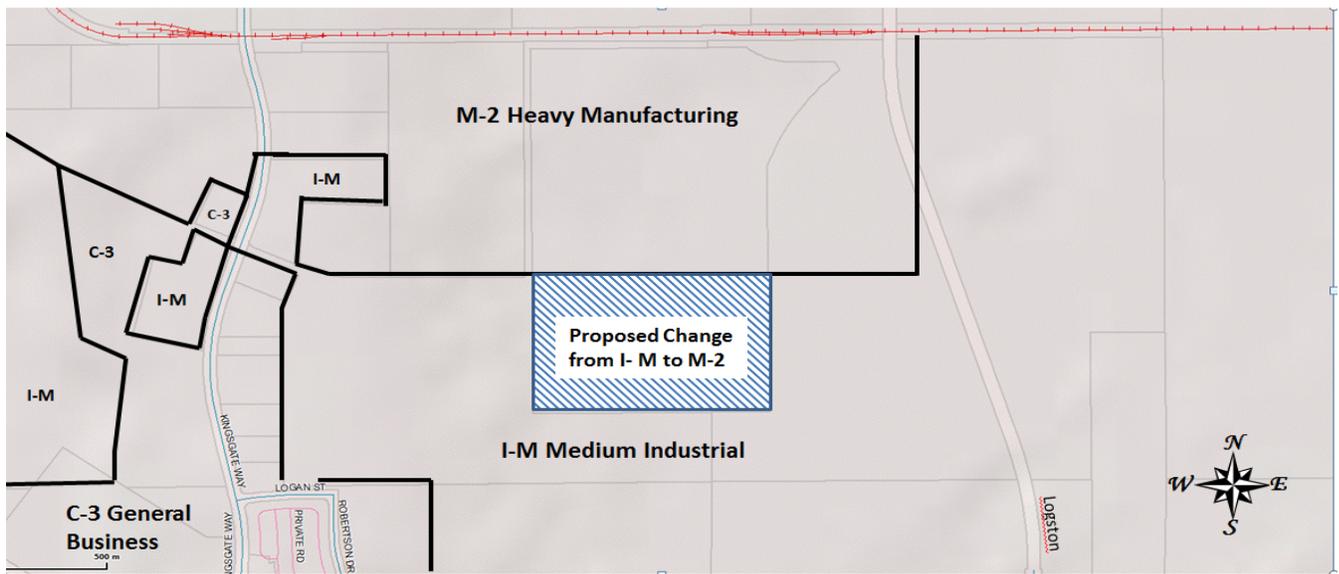
CITY OF RICHLAND

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Richland Planning Commission will conduct a public hearing at their regular meeting scheduled for January 23, 2013, beginning at 7:30 p.m. in Council Chambers, Richland City Hall, 505 Swift Boulevard, Richland, Washington to consider the a proposed change in zoning on 29 acres located generally west of Logston Boulevard, east of Kingsgate Way and south of the railroad tracks from an I-M – Medium Industrial zoning designation to an M-2 Heavy Manufacturing zoning designation. The applicant is the City of Richland.

All interested parties are invited to attend the hearing and present testimony. Copies of the Staff Report and related materials will be available in the City Clerk's Office and the Richland Public Library beginning Friday, January 18, 2013.

Rick Simon,
Richland Development Services Manager



Z2013-100 PROPOSED ZONE CHANGE