



Agenda
Hearing Examiner Meeting
Monday, September 10, 2018
City Hall Council Chamber | 505 Swift Boulevard

Hearing Examiner: Gary McLean

Liaisons: Staff Liaison Senior Planner Shane O'Neill

Public Hearing – 6:00 p.m.

Public Hearing Explanation:

New Business – Public Hearing:

1. SUP2018-102 - Drive Thru in C-I Zone
430 Keene Rd.
Spokane Teacher's Credit Union
2. BSP2018-101 - Binding Site Plan
Stevens Drive
Grant Land Company
3. M2018-100 - Multi-Family Site Plan - (RE-SCHEDULED)
Willowbrook Place
Cliff Mort

Adjournment

The next Hearing Examiner Meeting is to be determined.

This Meeting is broadcast live on CityView Channel 192 and online at CI.RICHLAND.WA.US/CITYVIEW

Richland City Hall is ADA accessible with special parking and access available at the entrance facing George Washington Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the Hearing Examiner Meeting by calling the City Clerk's Office at 942-7388.



HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 09/10/2018

Agenda Category: New Business – Public Hearing

Prepared By: Kerwin Jensen, Community Development Director

Subject:

SUP2018-102 - Drive Thru in C-I Zone
430 Keene Rd.
Spokane Teacher's Credit Union

Department:

Community Development Services

Recommended Motion:

Staff recommends that the Hearing Examiner concur with the findings and conclusions set forth in the staff report (SUP2018-102) and, subject to the following conditions, approve the request for issuance of a special use permit to allow for establishment of a credit union with a drive-through window:

1. Development shall be substantially as shown on the attached development/site plan prepared by ALSC Architects and labeled as Civil Site Plan, C-201.
2. Any communication systems utilized in conjunction with the drive-through window service shall operate in accordance with the noise standards set forth in Richland Municipal Code (RMC) Section 23.42.047(D).

Summary:

Spokane Teacher's Credit Union is proposing the construction of a credit union that includes a drive-through window. The credit union itself is considered a use by right; however, a drive-through window is required to receive approval through the Special Use Permit process in a Neighborhood Retail Business (C-1) zoning district.

The site is located near the intersection of an arterial street, Keene Road, and a major collector street, Englewood Drive, in an area zoned for Neighborhood Retail Business.

Attachments:

1. Combined Staff Report
2. SEPA Exemption Letter
3. Affidavit of Mailing- SUP2018-102
4. Affidavit of Posting - SUP2018-102.
5. STCU SUP Notice
6. TCH Notice SUP2018-102 - STCU

STAFF REPORT

TO: HEARING EXAMINER
FILE NO.: SUP2018-102

PREPARED BY: KERWIN JENSEN
MEETING DATE: SEPTEMBER 10,
2018

GENERAL INFORMATION:

APPLICANT: SPOKANE TEACHERS CREDIT UNION – RICHARD BREITENBERG

REQUEST: APPROVAL OF SPECIAL USE PERMIT TO ALLOW A DRIVE THROUGH-WINDOW IN CONJUNCTION WITH A FINANCIAL INSTITUTION IN A NEIGHBORHOOD RETAIL BUSINESS (C-1) ZONING DISTRICT.

LOCATION: 430 KEENE RD – GENERALLY LOCATED NORTH OF KEENE ROAD AND SOUTH OF ENGLEWOOD DRIVE.

REASON FOR REQUEST

The applicant is proposing the construction of a credit union, which will also include a drive-through window. The credit union itself is considered a use by right; however, a drive-through window is required to receive approval through the Special Use Permit process in a Neighborhood Retail Business (C-1) zoning district.

FINDINGS AND CONCLUSIONS

Staff has completed its review of Special Use Permit (SUP2018-102) and subject to the recommended conditions submits that:

The Richland Comprehensive Land Use Plan designates the site as a Commercial land use category.

The site is located near the intersection of an arterial street, Keene Road, and a major collector street, Englewood Drive, in an area zoned for Neighborhood Retail Business (C-1).

Financial Institutions with drive-through window service may be permitted in the C-1 zoning district as a special use and the Hearing Examiner is empowered to consider the request for special use permit pursuant to RMC Section 23.46.025(A)(3).

RMC Chapter 23.46 sets forth the procedural and legal provisions for the review of requests for all special use permits.

RMC Section 23.42.047 sets forth requirements for businesses with drive-through window service in a C-1 zoning district.

The proposal demonstrates conformance with the applicable requirements of RMC Section 23.42.047 pertaining to vehicular access and circulation, on-site pedestrian circulation and required vehicle stacking spaces for establishing a business with drive-through window service as a special use.

The application demonstrates conformance with the procedural requirements set forth in RMC Chapter 23.46 for review and approval of a special use permit by the Hearing Examiner.

The proposed credit union with drive-through window service will provide for use of the property in a manner consistent with the type of development anticipated in the Comprehensive Plan and compatible with the surrounding zoning and land uses.

Based on the above findings and conclusions, approval of the request for special use permit would be in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends that the Hearing Examiner concur with the findings and conclusions set forth in the staff report (SUP2018-102) and, subject to the following conditions, approve the request for issuance of a special use permit to allow for establishment of a credit union with a drive-through window:

1. Development shall be substantially as shown on the attached development/site plan prepared by ALSC Architects and labeled as Civil Site Plan, C-201.
2. Any communication systems utilized in conjunction with the drive-through window service shall operate in accordance with the noise standards set forth in Richland Municipal Code (RMC) Section 23.42.047(D).

ATTACHMENTS

- A - Supplemental Information
- B - Aerial Photo Vicinity Map
- C - Application
- D - Notice of Application and Public Hearing
- E - Development/Site Plan

ATTACHMENT A

SUPPLEMENTAL INFORMATION PROPOSED DEVELOPMENT

The proposal includes construction of a credit union adjacent to the existing Yoke's grocery store along Keene Road. It is proposed that the credit union will be a 4,590 square foot single-story structure with parking for 32 vehicles. The drive-through window and related vehicle stacking and service lanes will be located on the north side of the proposed building.

SPECIFIC CODE REQUIREMENTS

RMC Section 23.22.030 allows financial institutions as an outright permitted use in the C- 1 zoning district but the drive-through window requires a special use permit issued by the Hearing Examiner subject to the specific requirements that are set forth in RMC Section 23.42.047.

RMC Chapter 23.46 sets forth the procedural and legal provisions for reviewing and approving all special use permits.

SITE DATA

Size: The overall lot size is approximately three acres.

Physical features: The site is generally triangular in shape and is relatively flat. The site has previously been rough-graded and has a vegetative cover of grasses and weeds.

Access: Primary vehicular access to the credit union will be from the Yoke's parking lot.

SURROUNDING ZONING AND LAND USE

NORTH - Property zoned Neighborhood Retail Business (C-1) with a grocery store.

EAST - Property zoned Parks & Public Facilities (PPF) with a city park.

SOUTH - Property zoned Neighborhood Retail Business (C-1) and is currently developed with a car wash and restaurant.

WEST - Property zoned Neighborhood Retail Commercial (C-1) and currently developed with a grocery store and multi-tenant retail.

ANALYSIS

The C-1 zoning district is a commercial zoning classification that is intended to provide primarily retail products and services for the convenience of nearby neighborhoods. Typical

uses include convenience stores with gasoline sales, pharmacies, barber and beauty shops and business offices. Financial institutions are considered outright permitted uses in the C-1 zoning district, but drive-through window service is only permitted as a special use requiring Hearing Examiner approval.

The site is designed in such a way that traffic will circulate from within a much larger commercial shopping center. There will be no direct access from a public street to the drive-through window area.

As conditioned, the proposal meets the criteria set forth in RMC 23.42.047 for drive-through facilities. The site plan is also consistent with other requirements for development in the C-1 zoning district including building setbacks, parking, and regulations pertaining to the amount of required landscaped area.

The site itself is sufficiently removed from surrounding residential uses to avoid adverse impacts typically associated with drive-through facilities including glare from vehicle headlights and noise from outdoor communication systems. The site is surrounded on three sides by property zoned C-1, including a multi-tenant retail and grocery center and a car wash and restaurant. A city park borders the east side of the subject property. The nearest residence lies approximately 485 feet from the proposed drive-through window, across Keene Road.

It is expected that the proposed use will be compatible with the surrounding land uses given the location of the site adjacent to an arterial street, the existing and planned development of the adjoining properties, and the separation from the existing and potential residential development to the north. Additionally, the typical hours of operation of a credit union are significantly less than those associated with other types of drive-through uses such as fast food restaurants.

SUMMARY

As conditioned, the proposed credit union with drive-through window service is consistent with the provisions and requirements of the Richland Municipal Code. The proposed development is also consistent with the Richland Comprehensive Plan and will provide for development of the site in a manner compatible with surrounding land uses.

Vicinity Map

Item: Drive-Thru Window in C-1 Zone
Applicant: Spokane Teachers Credit Union
File #'s: SUP2018-102



ATTACHMENT C

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

SPECIAL USE PERMIT INSTRUCTIONS AND APPLICATION

General Information

Application for a Special Use Permit must be submitted to the Development & Permit Services Division office prior to the regular meeting of the Richland Physical Planning Commission or Board of Adjustment. The Current Planning Section staff will review the application, solicit comments from City staff, and consulted agencies, notify surrounding property owners, and prepare a staff report and recommendations to the Physical Planning Commission or Board of Adjustment. The Physical Planning Commission or Board of Adjustment, at their regular monthly meeting, will conduct a public hearing on the applicant's request and make a decision to approve, deny, or approve with conditions. Any decision of the Physical Planning Commission or Board of Adjustment is final, unless appealed to the City Council.

Requirements

Requirements for filing an application for Special Use Permit with the Physical Planning Commission or Board of Adjustment (see RMC, Chapter 23.70):

- ♦ **Filing Fee** The City of Richland's Municipal Code requires a filing fee be paid at the time of filing an application for the Special Use Permit. This fee is to assist in covering the expense to the City for advertising investigations, map work, and processing the application through its various stages.
- ♦ **Application Form** The attached application for Special Use Permit must be filled out completely with answers to each question. The application form must also contain the signatures of both the applicant(s) and the owner(s) of record of the property for which the Special Use Permit is being requested.
- ♦ **Required Attachments** The application shall be accompanied by a title insurance company report showing ownership of record of the property involved and a list of the names and addresses of all owners of record of property within a radius of 300-feet of the exterior boundaries of the subject property, or within the distance specified within the appropriate section of Chapter 23.70 relating to the special use being proposed. Specified distance _____ feet.

The application shall also be accompanied by 20 copies of a plot plan which shall be drawn at a scale of not less than 30-feet to the inch, nor more than 100-feet to the inch, which shall be clear and precise and shall contain the following information:

- ♦ Boundaries and dimensions of property,
- ♦ Location and width of boundary streets,
- ♦ Size and location of existing or proposed buildings, structures, or activities on the site,
- ♦ Roadways, walkways, off-street parking, loading facilities, and emergency vehicle access,
- ♦ Fencing, screening, or buffering with reference to location, type, dimension, and character,
- ♦ Required setbacks, yards, and other open spaces, and
- ♦ Easements, right-of-ways, etc.

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

- ♦ Written assurance from all applicable federal, state, or local regulatory agencies indicating that the applicant has complied with at least one (1) of the following requirements:
 - ♦ Make initial contact with those agencies suspected of having jurisdiction over the proposed project,
 - ♦ Applied for the necessary permits and/or licenses from those agencies having jurisdiction over the proposed project, or
 - ♦ Received the necessary permits and/or licenses from those agencies having jurisdiction over the proposed project.
- ♦ State Environmental Policy Act (SEPA) checklist as required.

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

SPECIAL USE PERMIT APPLICATION

Applicant's Section			
Applicant Spokane Teachers Credit Union - Richard Breitenberg			
Address 2201 Madsen Rd		City Liberty Lake	State WA
Zip 99019			
Phone Number 509-344-2306	Fax Number 509-344-2181	Other	
Address and/or Location of Property 430 Keene Rd, Richland, WA 99352			
Legal Description (including lot, block, and plat) <small>short plat in Vol 1 at page 3402, records of Benton County. Commencing at the southwest corner of said Lot 1 thence north 40, 40.31 east along the westerly line of S</small>		Township 09, Section 26, Range 28. Portion of Lot 1 of the Present Zoning C-1 Neighborhood Retail Business	
Request to use the above-described property for the following purpose (use this space to identify the intended use involved). Also include the title and section of the Richland Municipal Code under which the special use is sought.			
The intended use of the property is for a credit union facility, providing personal banking with walk-in and drive-through accessibility. Special use application is required per Municipal Code "23.46.025 Hearing body".			

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

What are the products resulting from the operations?

Personal banking services

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

Standard office supplies

Finished products:

N/A

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

Standard office storage (within building interior)

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

N/A

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

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

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

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

Richard Breitenberg

Owner's Name

Owner's Name

2201 Madsen Rd

Address

Address

Liberty Lake

City

City

WA

99019

State

Zip

State

Zip

509-344-2306

Phone No.

Other No.

Phone No.

Other No.

Owner's Signature

Owner's Signature

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND
ENVIRONMENTAL DETERMINATION (SUP2018-102)

Notice is hereby given that Spokane Teachers Credit Union, on August 29, 2018 filed application for a Special Use Permit (SUP 2018-102) to allow for the construction of a drive-thru window associated with a financial institution on a 3-acre site located at 430 Keene Road. The property is generally located east of Englewood Drive and north of Keene Road. Pursuant to Richland Municipal Code (RMC) Section 19.30.030 the City of Richland determined the application complete for processing on August 29, 2018.

Any person desiring to express views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 840 Northgate Avenue, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7587 or e-mailed to soneill@ci.richland.wa.us.

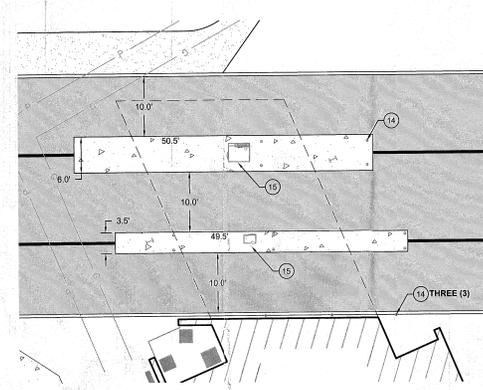
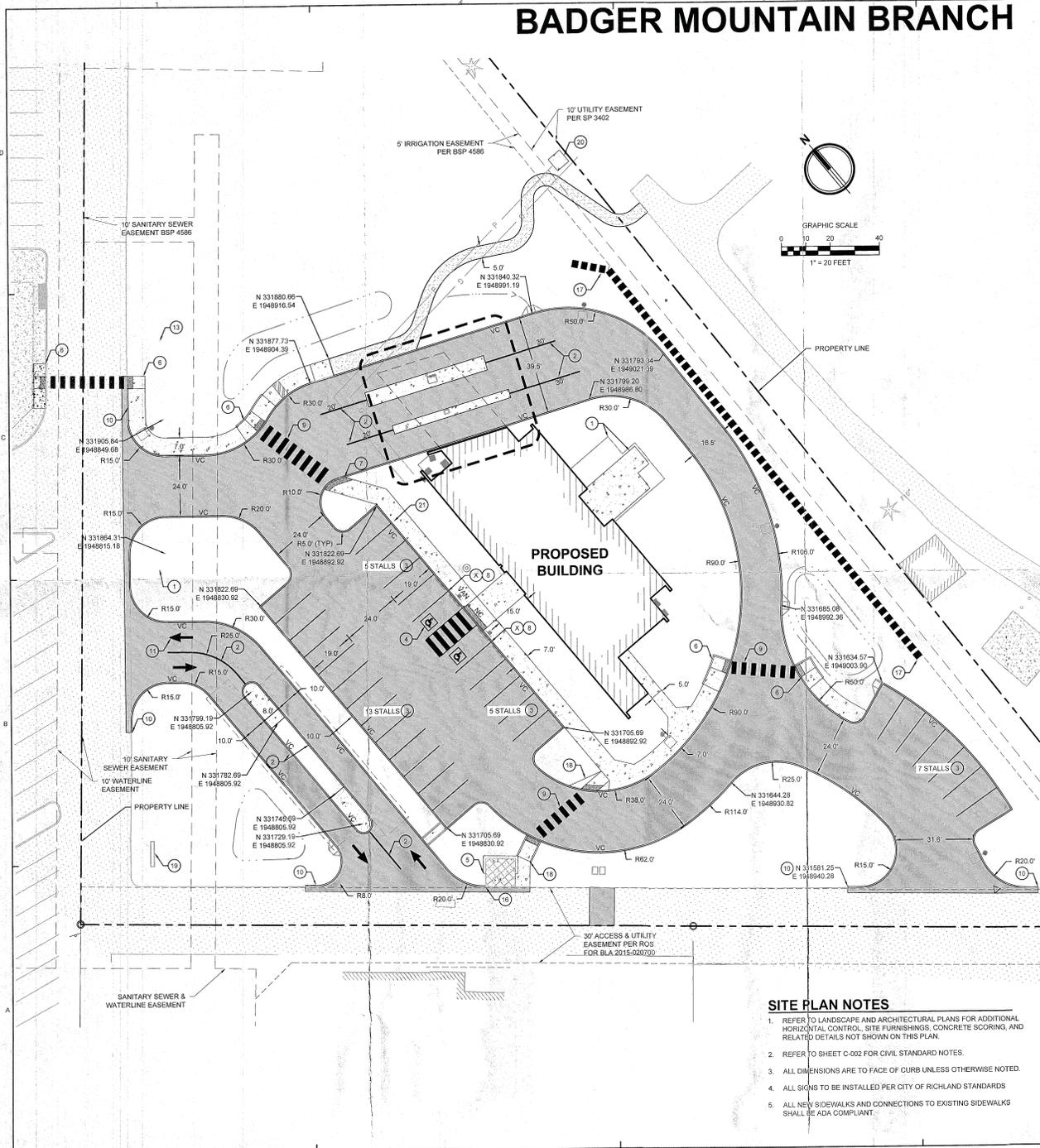
The Richland Hearing Examiner, on **Monday, September 10**, 2018, will conduct a public hearing and review of the application at 6:00 p.m. in the Council Chamber at the Richland City Hall, 505 Swift Boulevard. All interested parties are invited to attend and give testimony at the public hearing.

Notice is further given that the project is exempt from the provisions of the State Environmental Policy Act under the flexible threshold for categorical exemption under WAC 197-11-305 and as adopted by the City under Richland Municipal Code Section 22.09.090(b). Copies of the special use permit application, and proposed development plans are available for review at the Richland Development Services Center at 840 Northgate Drive, Richland, Washington.

The proposed application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulation Administration and RMC Title 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Development Services Division at the above referenced address with questions related to the available appeal process.



BADGER MOUNTAIN BRANCH



A DRIVE THROUGH DETAIL
NOT TO SCALE

KEY NOTES

- 1 SEE LANDSCAPING PLANS FOR SITE FURNISHING AND FENCING
- 2 8" WHITE PAINTED STRIPE
- 3 PARKING STALL MARKINGS
- 4 ACCESSIBLE PARKING
- 5 TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
- 6 SIDEWALK RAMP TYPE 2B PER CITY OF RICHLAND STD STS
- 7 SIDEWALK RAMP TYPE 3A PER CITY OF RICHLAND STD STS
- 8 9 FT TRANSITION FROM NO CURB TO VERTICAL CURB
- 9 CROSSWALK
- 10 CURB NOSEDOWN
- 11 TRAFFIC ARROW, VARIOUS, PER WSDOT STANDARD PLANS
- 12 SEE ELECTRICAL FOR ADDITIONAL INFORMATION ON TRANSFORMER PAD, ELECTRICAL TRENCHING, AND LIGHTING
- 13 APPROXIMATE LOCATION OF TRANSFORMER PAD, REFER TO ELECTRICAL PLANS.
- 14 BOLLARDS
- 15 SEE ELECTRICAL PLANS FOR ADDITIONAL DETAIL
- 16 END CURBING AT ENCLOSURE
- 17 RETAINING WALL
- 18 SIDEWALK RAMP TYPE 1A PER CITY OF RICHLAND STD ST4
- 19 SEE ARCHITECTURAL PLANS FOR SITE SIGNAGE
- 20 TRANSFORMER PAD, SEE ELECTRICAL
- 21 FUTURE EV CHARGING LOCATION

SURFACING LEGEND

	CONCRETE SIDEWALK		VC VERTICAL CURB
	HD CONCRETE		NC NO CURB
	HMA PAVEMENT		X CHANGE IN CURB TYPE
	8" THICK CSTC PATH		V CONCRETE CURB TRANSITION
			2' WIDE STOP LINE

SITE PLAN NOTES

1. REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR ADDITIONAL HORIZONTAL CONTROL, SITE FURNISHINGS, CONCRETE SCORING, AND RELATED DETAILS NOT SHOWN ON THIS PLAN.
2. REFER TO SHEET C-002 FOR CIVIL STANDARD NOTES.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL SIGNS TO BE INSTALLED PER CITY OF RICHLAND STANDARDS
5. ALL NEW SIDEWALKS AND CONNECTIONS TO EXISTING SIDEWALKS SHALL BE ADA COMPLIANT.



BADGER MOUNTAIN BRANCH
STCU

REV	DATE	DESCRIPTION

PROJ. NO. 2017-039
DRAWN: EMP
CHECKED: MRW
DATE: 08/10/2018
© ALSO ARCHITECTS, P.S.

CIVIL SITE PLAN

C-201



CITY OF RICHLAND
PLANNING & DEVELOPMENT SERVICES
Mail To - 505 Swift Boulevard, MS-18
Richland, WA 99352
Telephone (509) 942-7771
Fax (509) 942-7764
Physical Location - 840 Northgate Dr.
CI.RICHLAND.WA.US · 509-942-7390

August 29, 2018

Erick Fitzpatrick, PE
AHBL, Inc.
5804 Rd. 90 Sutie H
Pasco, WA 99301

RE: STCU – SEPA Exemption

Dear Mr. Fitzpatrick:

This letter is written to confirm the City's determination that the Spokane Teacher's Credit Union proposed at 430 Keene Road is exempt from the provisions of the State Environmental Policy Act. The building, at 4,590 square feet with 32 off-street parking spaces is exempt under the flexible threshold for categorical exemption adopted by the City under Richland Municipal Code Section 22.09.090(b). Under this section, minor new construction of commercial or office buildings of less than 12,000 square feet with associated parking lots designed for 40 automobiles are exempt from SEPA review.

If you have any questions regarding this matter, I can be reached at 509-942-7586.

Sincerely,

Kerwin Jensen, Director
Community & Development Services

Cc: Becky Blankenship

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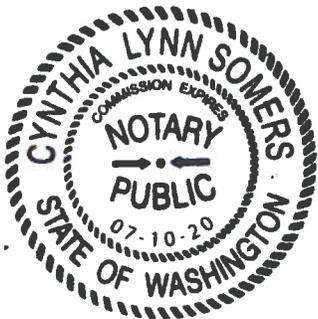
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, October Lynne Follett, who, being first duly sworn upon oath deposes and says:

- I am an employee in the Planning & Development Services Department for the City of Richland.
- On the 30th day of August 2018, I mailed a copy of the attached NOTICE OF PUBLIC HEARING to the attached list of individuals via regular USPS or E-mail on the date indicated above. The Notice of Public Hearing is related to a request for a Special Use Permit for a drive-thru located in C-1 (Neighborhood Retail) district at 430 Keene Road.

October Lynne Follett
October Lynne Follett

SIGNED AND SWORN to before me this 30th day of August, 2018 by OCTOBER LYNNE FOLLETT



Cynthia Lynn Somers
Notary Public in and for the State of Washington,
Residing at Kennewick
My appointment expires: July 20, 2020

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND
ENVIRONMENTAL DETERMINATION (SUP2018-102)

Notice is hereby given that Spokane Teachers Credit Union, on August 29, 2018 filed application for a Special Use Permit (SUP 2018-102) to allow for the construction of a drive-thru window associated with a financial institution on a 3-acre site located at 430 Keene Road. The property is generally located east of Englewood Drive and north of Keene Road. Pursuant to Richland Municipal Code (RMC) Section 19.30.030 the City of Richland determined the application complete for processing on August 29, 2018.

Any person desiring to express views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 840 Northgate Avenue, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7587 or e-mailed to soneill@ci.richland.wa.us.

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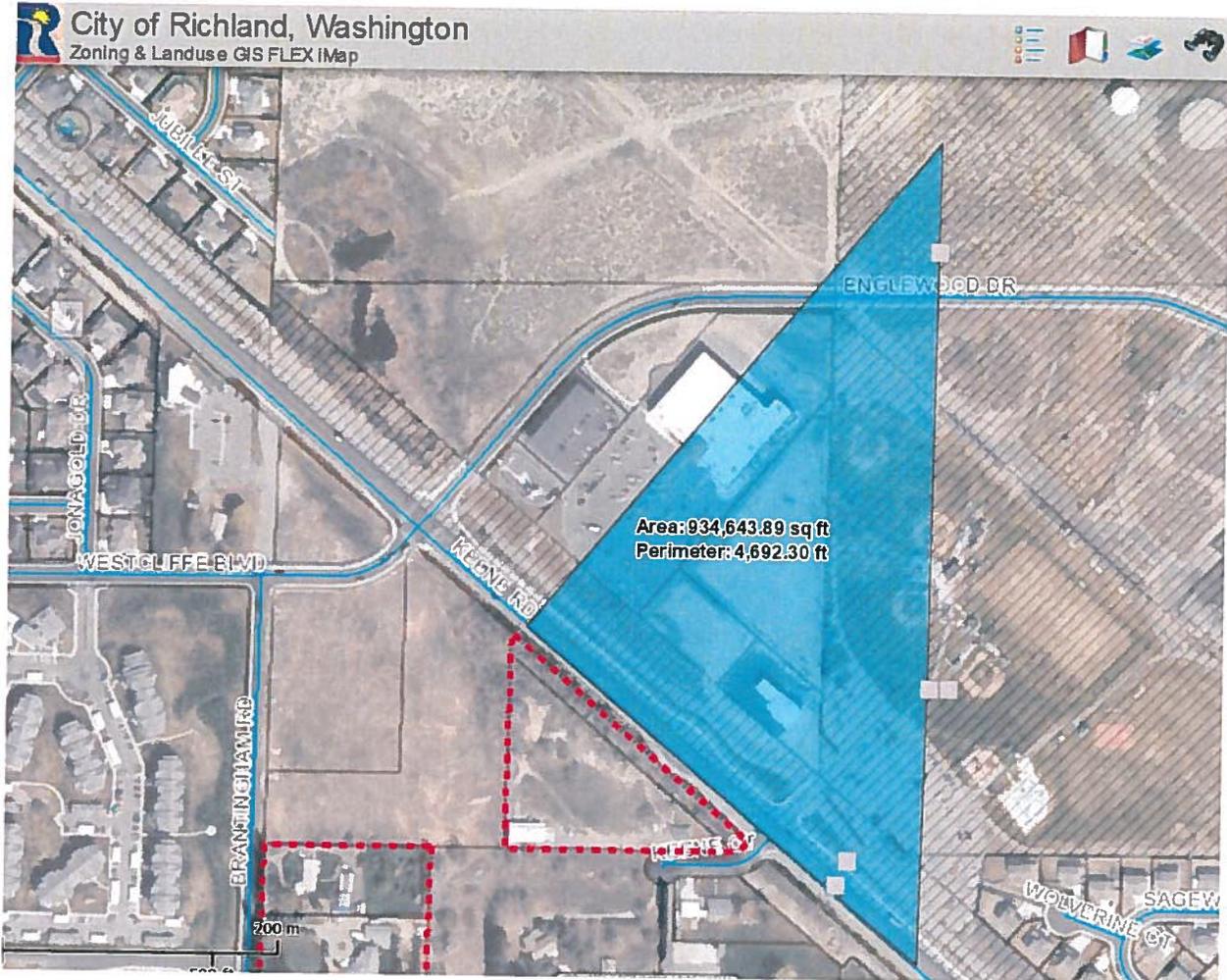
Notice is further given that the project is exempt from the provisions of the State Environmental Policy Act under the flexible threshold for categorical exemption under WAC 197-11-305 and as adopted by the City under Richland Municipal Code Section 22.09.090(b). Copies of the special use permit application, and proposed development plans are available for review at the Richland Development Services Center at 840 Northgate Drive, Richland, Washington.

The proposed application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulation Administration and RMC Title 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Development Services Division at the above referenced address with questions related to the available appeal process.



SUP2018-101 – STCU Drive Thru

Public Notice



APN	Name	Mailing Address	City	State	Zip
126982000003004	South Richland Investments	PO Box 141268	Spokane	WA	99214-1268
126982000005001	City of Richland	505 Swift Blvd	Richland	WA	99352
123682000001000	City of Richland	505 Swift Blvd	Richland	WA	99352
126982BP4586005	OPH DBD LLC	5453 Ridgeline Dr. STE 160	Kennewick	WA	99338
1269BP4586006	Skaan Co LLC	2966 Lorraine J Blvd	Kennewick	WA	99338

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AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Michael Boring**, who, being first duly sworn upon oath deposes and says:

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

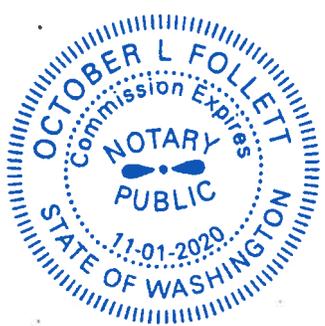
2. On the 30th day of August, 2018, I posted the attached NOTICE OF PUBLIC HEARING, File Number SUP2018-102 at the following location:

In the center of the subject property, in plain view of adjacent properties and access road.



Print Name: Michael Boring

SIGNED AND SWORN to before me this 30st day of August, 2018 by Michael Boring.





Signature of Notary

October Lynne Follett
Printed Name

Notary Public in and for the State of Washington,
Residing in Benton County

My appointment expires: 11-1-2020

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND
ENVIRONMENTAL DETERMINATION (SUP2018-102)

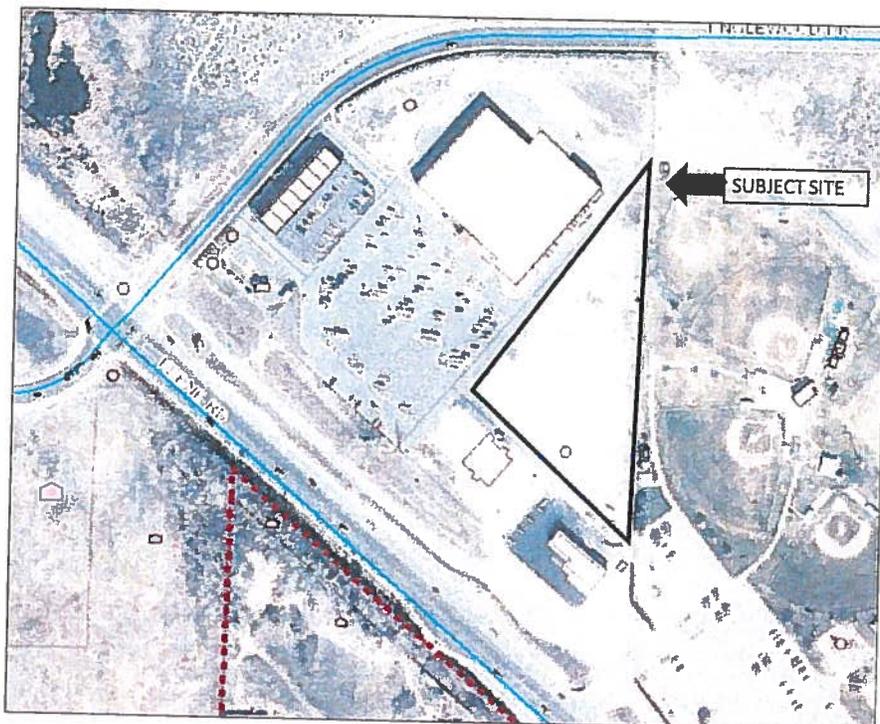
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The Richland Hearing Examiner, on **Monday, September 10**, 2018, will conduct a public hearing and review of the application at 6:00 p.m. in the Council Chamber at the Richland City Hall, 505 Swift Boulevard. All interested parties are invited to attend and give testimony at the public hearing.

Notice is further given that the project is exempt from the provisions of the State Environmental Policy Act under the flexible threshold for categorical exemption under WAC 197-11-305 and as adopted by the City under Richland Municipal Code Section 22.09.090(b). Copies of the special use permit application, and proposed development plans are available for review at the Richland Development Services Center at 840 Northgate Drive, Richland, Washington.

The proposed application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulation Administration and RMC Title 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Development Services Division at the above referenced address with questions related to the available appeal process.





CITY OF RICHLAND NOTICE OF PUBLIC HEARING

Notice is hereby given that Spokane Teacher's Credit Union has submitted an application for a Special Use Permit to allow for the construction of a 4,590 square foot credit union with drive-thru service (SUP 2018-102) on an approximate 3-acre site located at 430 Keene Rd.; generally located east of Englewood Drive and north of Keene Road.

A public hearing on the proposed special use permit will be held before the Hearing Examiner on **Monday, September 10, 2018** at 6:00 pm in the Council Chambers, 505 Swift Blvd., Richland WA 99352.

Any person desiring more information, to express his views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Ph. 509-942-7587, soneill@ci.richland.wa.us.



HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 09/10/2018

Agenda Category: New Business – Public Hearing

Prepared By: Shane O'Neill, Senior Planner

Subject:

BSP2018-101 - Binding Site Plan
Stevens Drive
Grant Land Company

Department:

Community Development Services

Recommended Motion:

Staff recommends the Hearing Examiner concur with the findings and conclusions set forth in the Staff Report (BSP2018-101) and approve the binding site plan for Grant Land Company subject to the conditions of approval set forth in the Technical Advisory Committee Report dated August 7, 2018.

Summary:

Grant Land Company is requesting approval of a binding site plan to reconfigure and further subdivide ten (10) existing parcels into twelve (12) new parcels in order to organize parcel lines around existing commercial structures. Over the years properties within the subject site have been altered by dedication of the bisecting segment of Stevens Drive and the vacation of Railroad Avenue right-of-way

The proposed binding site plan includes a variety of lot sizes ranging from 0.62 acres to 1.49 acres in area. The site plan survey proposes two vacant lots which would become/remain available for commercial development consistent with C-3 zoning regulations.

Staff supports this application and recommends approval subject to the conditions of the attached TAC report.

Attachments:

1. FULL Staff Report (BSP2018-101)

STAFF REPORT

TO: RICHLAND HEARING EXAMINER
FILE NO.: BSP2018-101

PREPARED BY: SHANE O'NEILL
MEETING DATE: SEPTEMBER 10, 2018

GENERAL INFORMATION:

APPLICANT: GRANT LAND COMPANY

REQUEST: BINDING SITE PLAN APPROVAL TO DIVIDE 12.26 ACRES INTO 12 COMMERCIAL LOTS IN THE C-3 (GENERAL BUSINESS) ZONE

LOCATION: BOTH EAST AND WEST OF THE INTERSECTION OF STEVENS DRIVE AND FITCH STREET

REASON FOR REQUEST:

The applicant is requesting approval of a binding site plan to reconfigure and further subdivide ten (10) existing parcels into twelve (12) new parcels in order to organize parcel lines around existing commercial structures. Over the years properties within the subject site have been altered by dedication of the bisecting segment of Stevens Drive and the vacation of Railroad Avenue right-of-way.

On-site, property lines run through portions of some of the existing structures as currently configured. The proposal remedies this matter by reconfiguring several property lines to completely contain their respective structures. The applicable C-3 (General Business) zoning district does not impose minimum setback requirements for buildings within the site, however, the property line reconfiguration will reduce the degree of non-conformity with respect to IFC fire separation regulations. Additionally, there are three parcels on-site which presently do not have right-of-way frontage (to Stevens Drive) nor the appropriate access easements in place necessary for securing legal access to the buildings on those parcels. The proposed Binding Site Plan would remedy this access issue by providing each new parcel with direct access by way of public of right-of-way frontage.

Another reason for the request is that RMC Title 24 limits the number of lots available for subdivision through the administrative short plat process to four (4) and State law limits the short plat process for the creation of up to nine (9) lots. The twelve (12) lots commercial proposed on the subject survey can only be achieved using the binding site plan review process.

CODE CRITERIA

The applicable Richland Municipal Code chapter (RMC 24.14) is included as Exhibit 3 herein. Planning review of the plat survey finds the proposed Binding Site Plan to conform to with the design criteria listed in RMC 24.14.090. Planning staff also finds the review criteria generally, to be primarily geared toward platting undeveloped commercial and

industrial lands where more design flexibility is available compared to the subject Binding Site Plan site where the property line reconfiguration is bound by several existing conditions such as roadways, utilities, buildings and easements.

The Code section for binding site plans provides for an optional preliminary site plan review process (RMC 24.14.030) intended to assist applicants in understanding code provisions and to inform them of any dedications, easements, covenants, or other restrictions that may be required on the binding site plan. In this case the applicant did not request a preliminary review; as such there is no recommendation report resulting from this process. Instead the binding site plat is being treated much in the same way as a standard survey review, whereby the survey is routed to City departments and affected agencies for commenting. Review comments from said referrals have been incorporated into the Technical Advisory (TAC) report included in this report as Exhibit 3. Staff has completed its review of the request for approval of the Grant Land Company binding site plan and, subject to the conditions set forth in the Technical Advisory Committee Report dated August 7, 2018.

RMC 24.14.090 (see Exhibit 4) sets forth design criteria for commercial and industrial binding site plans. The criteria contained in said section relate to designing: streets, access roadways, trails and paths, and block size. In this case many, if not all, of those infrastructure components are existing; records of which are held by the city. In particular, that portion of Stevens Drive transecting the site, is newly constructed. In fact the right-of-way dedication thereof split the site in a way that necessitated the survey at hand. In consideration of recent routing of Stevens Drive and its associated utility infrastructure, pedestrian facilities and revised driveway approaches, the Public Works Department intentionally excluded the elements called for in RMC section 24.14.090 from the list of requirements in the TAC report. The new Stevens Drive right-of-way corridor together with temporary construction easements were purchased from Grant Land Company by the City for approximately \$275K.

FINDINGS AND CONCLUSIONS

Findings of Fact:

1. All ten of the parcels included in the proposed Binding Site Plan are owned by the Grant Land Company.
2. All of the parcels included in the Binding Site Plan survey are zoned C-3 (General Business).
3. The Richland Comprehensive Plan designates the site for commercial and developed open space land uses.
4. The proposed binding site plan includes a variety of lot sizes ranging from 0.62 acres to 1.49 acres in area. The proposed parcels currently contain three metal Quonset hut structures, a multi-tenant commercial building containing an auto-body

shop, an outdoor appliance recycling yard, a vehicle towing service, a general contractor building and a few construction materials lay-down yards.

5. The Binding Site Plan survey proposes two vacant lots which would become/remain available for commercial development consistent with C-3 zoning regulations.

Conclusion of Law:

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

Findings of Fact:

6. Chapter 24.12 of the RMC sets forth standards for review of binding site plans that call for the City to consider the location of driveway access to public thoroughfares, interior circulation corridors and area circulation patterns; conformance with planned or existing utilities and storm drainage and the general compatibility with planned and existing land uses in the surrounding area.
7. The proposed binding site plan is located on that portion of Stevens Drive which was recently developed to city standards by the city. The new roadway contains a paved roadway, underground utilities striped bike lanes, crosswalks, sidewalks, pedestrian ramps and street trees.
8. The City recently relinquished the Railroad Avenue right-of-way back to the adjacent property owners through the vacation process.
9. City staff has reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report dated August 7, 2018.

Conclusions of Law:

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

Findings of Fact:

10. The applicant submitted a SEPA checklist (Planning Master File # EA2018-120) addressing the potential environmental impacts of the proposed platting action.
11. After review of the SEPA checklist the Planning office issued a Determination of Non-Significance (DNS) on August 8, 2018.

12. The public comment period for the DNS expired on August 24, 2018. No public comments on the determination or checklist were received during the public comment period.

Conclusions of Law:

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

RECOMMENDATION

Staff recommends the Hearing Examiner concur with the findings and conclusions set forth in the Staff Report (BSP2018-101) and approve the binding site plan for Grant Land Company subject to the conditions of approval set forth in the Technical Advisory Committee Report dated August 7, 2018.

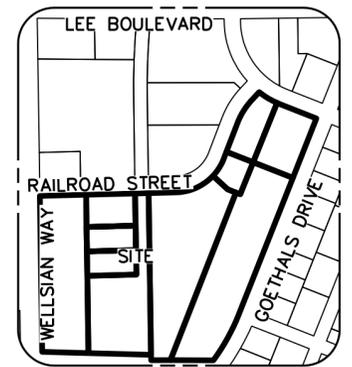
EXHIBITS

1. Binding Site Plan Survey
2. Binding Site Plan Application
3. Technical Advisory Report
4. RMC 23.14
5. SEPA Checklist
6. SEPA Determination of Non-Significance
7. Vicinity Map
8. Zoning Map
9. Land Use Map
10. Site Photos

RECORD SURVEY NO. _____

FOR A BINDING SITE PLAN

SW 1/4 OF THE SW 1/4 OF SEC. 11,
T.09N., R.28E., W.M.
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON



VICINITY SKETCH
NOT TO SCALE

SCALE 1" = 60'



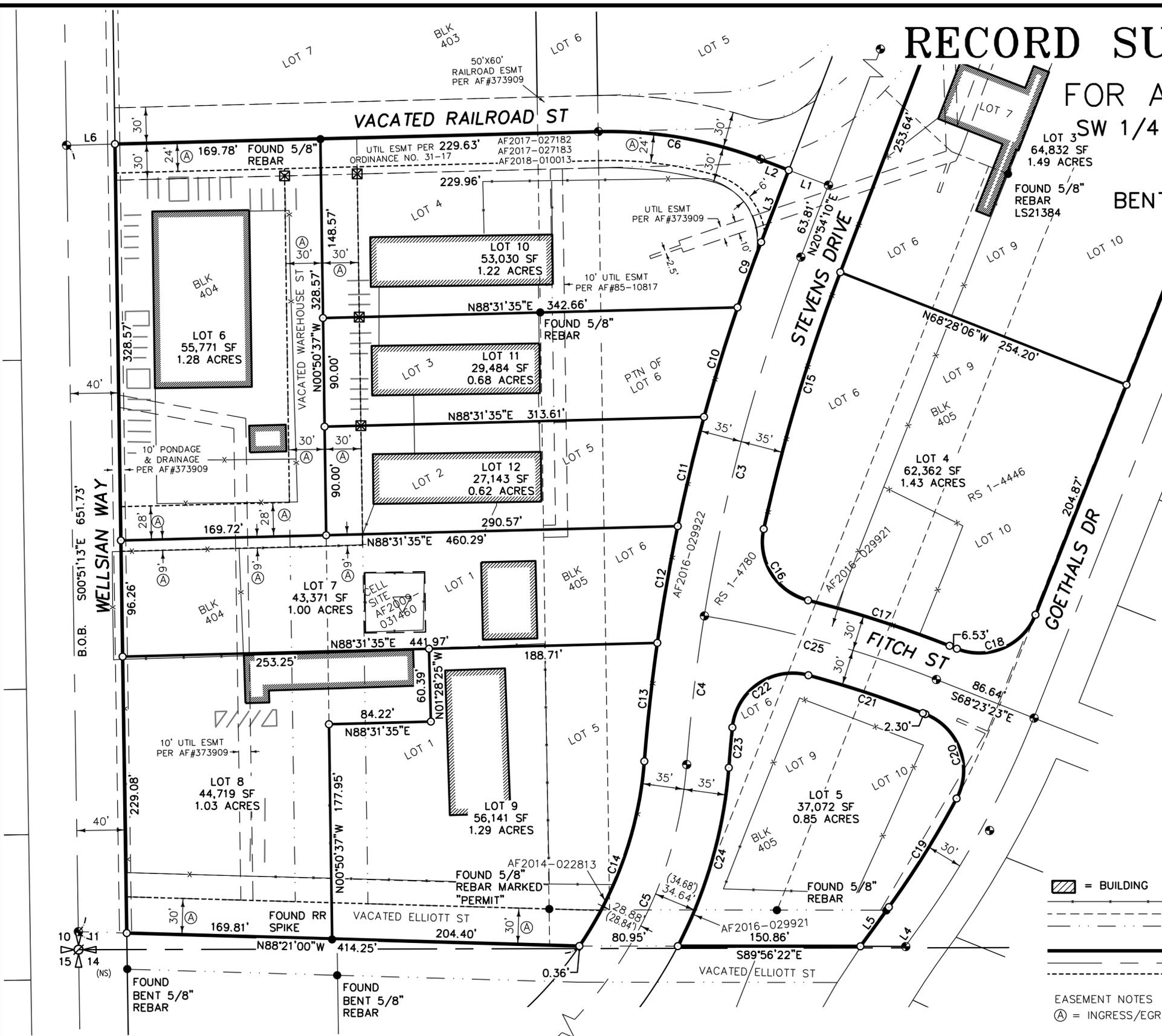
BASIS OF BEARING
PLAT OF RICHLAND
VOLUMES 1 & 2 OF PLATS
RECORDS OF BENTON COUNTY,
WASHINGTON

EQUIPMENT USED
A THREE-SECOND TOTAL STATION
SPECTRA PRECISION RTK GPS

LEGEND

- = SET 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED OR LEAD AND TACK WITH WASHER "STRATTON AAD 38021"
- = FOUND AS INDICATED
- ⊠ = HEARD STRONG SIGNAL FROM METAL DETECTOR PROPERTY CORNER IS PAVED OVER, NOT RECOVERED
- B.O.B. = BASIS OF BEARING
- ⊙ = FOUND CASED MONUMENT
- = FENCE
- - - = OLD LOT LINE
- · - · - = OLD R-O-W LINE, UTILITY ESMT RETAINED AF#2014-001618 CITY ORD. NO. 02-14
- = PROPERTY BOUNDARY
- - - = CENTERLINE
- · - · - = INGRESS/EGRESS EASEMENT

EASEMENT NOTES
Ⓐ = INGRESS/EGRESS ESMT



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MEIER ENGINEERING IN JANUARY OF 2018.

AARON A. DYCK LS38021 DATE _____



SURVEY FOR

Meier
ENGINEERING

INDEX

1/4	SEC	T.	R.
11	09N	28E	

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2018 AT _____ MINUTES PAST _____ M., AND RECORDED IN VOLUME _____ OF SURVEYS PAGE _____, AT THE REQUEST OF AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR

DEPUTY _____ FEE NO. _____



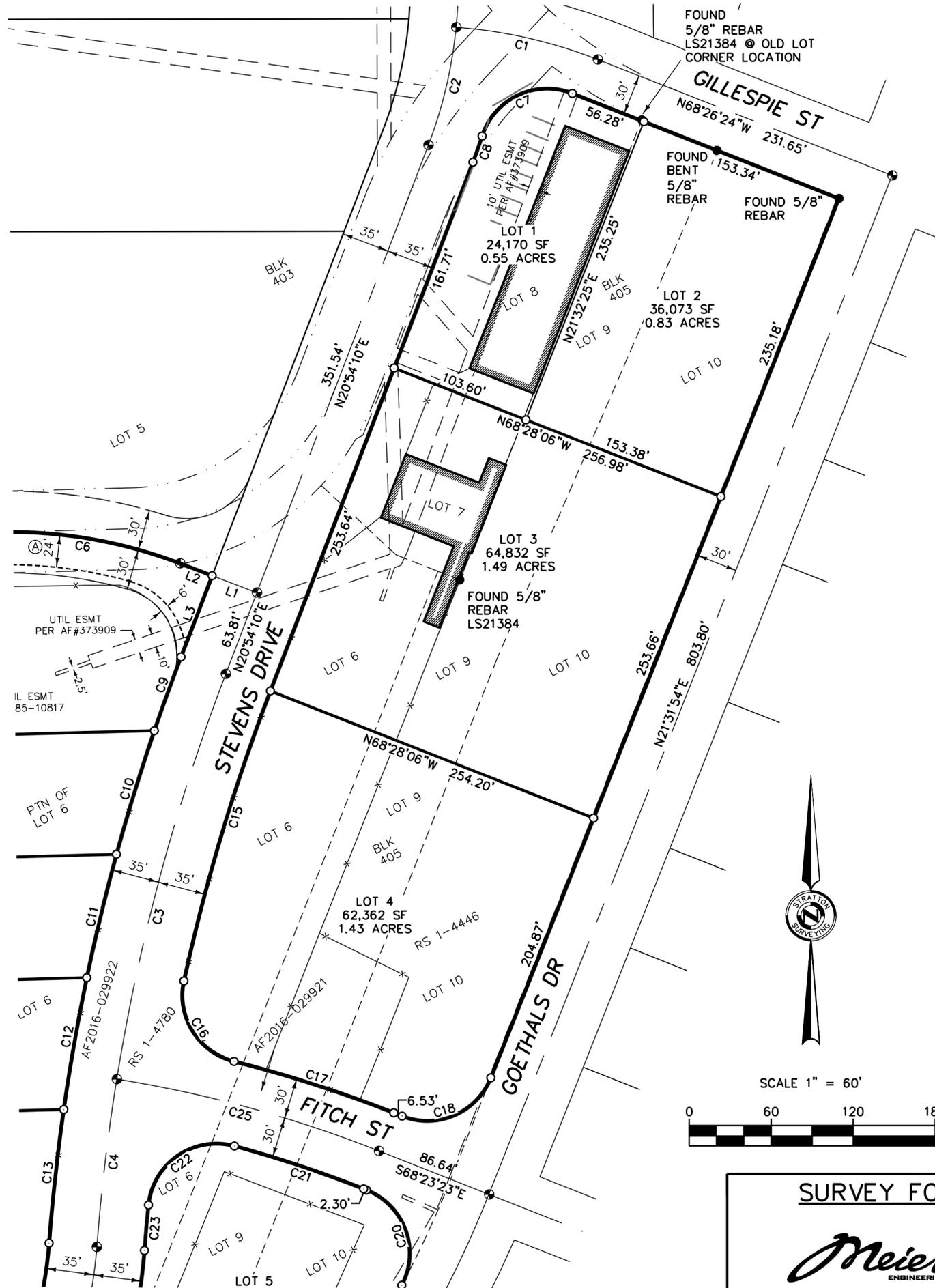
STRATTON SURVEYING & MAPPING, PC

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stratton@strattonsurvey.com

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DATE: 06/29/18	SHT. 1 OF 5
DRAWN BY: AAD/DCI	JOB # 5411

RECORD SURVEY NO. _____

FOR A BINDING SITE PLAN
 SW 1/4 OF THE SW 1/4 OF SEC. 11,
 T.09N., R.28E., W.M.
 CITY OF RICHLAND,
 BENTON COUNTY, WASHINGTON



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	106.56	350.00	17°26'40"	N77°09'44"W	106.15
C2	89.13	333.00	15°20'08"	N13°14'06"E	88.86
C3	308.35	1500.00	11°46'41"	S15°00'49"W	307.81
C4	124.03	1500.00	4°44'15"	S06°45'21"W	123.99
C5	517.76	350.00	84°45'30"	N46°45'59"E	471.82
C6	136.69	350.00	22°22'38"	N80°17'06"W	135.83
C7	81.87	50.00	93°49'18"	S64°38'57"W	73.03
C8	20.32	368.00	3°09'52"	N19°19'14"E	20.32
C9	57.53	1535.00	2°08'50"	S19°49'45"W	57.52
C10	94.89	1535.00	3°32'31"	S16°59'04"W	94.88
C11	93.16	1535.00	3°28'38"	S13°28'30"W	93.15
C12	98.20	1535.00	3°39'55"	S09°54'13"W	98.18
C13	98.69	1535.00	3°41'01"	S06°13'45"W	98.67
C14	164.09	315.00	29°50'44"	N19°18'36"E	162.24
C15	222.25	1465.00	8°41'31"	S16°33'24"W	222.03
C16	76.85	50.00	88°03'36"	S31°49'09"E	69.50
C17	122.92	944.12	7°27'34"	N72°07'10"W	122.83
C18	78.61	50.00	90°04'43"	N66°34'15"E	70.76
C19	106.07	766.64	7°55'38"	N31°53'04"E	105.99
C20	84.05	50.00	96°18'38"	N20°14'04"W	74.50
C21	99.67	884.12	6°27'32"	N71°37'09"W	99.61
C22	86.79	50.00	99°27'17"	S55°25'26"W	76.30
C23	33.48	1465.00	1°18'34"	S05°02'31"W	33.48
C24	154.78	385.00	23°02'01"	N15°54'15"E	153.74
C25	199.16	914.12	12°28'58"	N74°37'52"W	198.76

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	35.00	S69°05'50"E
L2	25.24	N69°05'50"W
L3	63.81	N20°54'10"E
L4	18.48	N35°50'53"E
L5	40.11	N35°50'53"E
L6	40.00	N88°31'35"E



SCALE 1" = 60'



SURVEY FOR



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2018 AT _____ MINUTES PAST _____ M., AND RECORDED IN VOLUME _____ OF SURVEYS PAGE _____, AT THE REQUEST OF AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR _____

DEPUTY _____ FEE NO. _____



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 stratton@strattonsurvey.com

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DATE: 06/29/18	SHT. 2 OF 5
DRAWN BY: AAD/DCI	JOB # 5411

NEW DESCRIPTIONS

LOT 1:
THAT PORTION OF LOTS 8, 9 AND 10 BLOCK 405, AND VACATED RAILROAD STREET OF THE PLAT OF RICHLAND, RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 10 THENCE NORTH 68°26'24" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GILLESPIE STREET 153.34 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 68°26'24" WEST ALONG SAID LINE 56.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 21°33'36" WEST 50.00 FEET, THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE 81.87 FEET THROUGH A DELTA ANGLE OF 93°49'18" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 72°15'42" WEST 368.00 FEET THENCE SOUTHWESTERLY ALONG SAID CURVE AND THE EASTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE 20.32 FEET THROUGH A DELTA ANGLE OF 03°09'52";
THENCE SOUTH 20°54'10" WEST ALONG SAID RIGHT-OF-WAY LINE 161.71 FEET;
THENCE SOUTH 68°28'06" EAST 103.60 FEET;
THENCE NORTH 21°32'25" EAST 235.25 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 24,170 SF / 0.55 ACRES

LOT 2:
THAT PORTION OF LOTS 9 AND 10 BLOCK 405, OF THE PLAT OF RICHLAND, RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10, THENCE NORTH 68°26'24" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GILLESPIE STREET 153.34;
THENCE SOUTH 21°32'25" WEST 235.25 FEET;
THENCE SOUTH 68°28'06" EAST 153.38 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GOETHALS DRIVE;
THENCE NORTH 21°31'54" EAST ALONG SAID RIGHT-OF-WAY LINE 235.18 FEET TO THE SAID POINT OF BEGINNING.

CONTAINS 36,073 SF / 0.83 ACRES

LOT 3:
THAT PORTION OF LOTS 6, 7, 9 AND 10 BLOCK 405, OF THE PLAT OF RICHLAND, RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 10, THENCE SOUTH 21°31'54" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF GOETHALS DRIVE 235.18 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 68°28'06" WEST 256.98 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE;
THENCE SOUTH 20°54'10" WEST ALONG SAID RIGHT-OF-WAY LINE 253.64 FEET;
THENCE SOUTH 68°28'06" EAST 254.20 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF GOETHALS DRIVE;
THENCE NORTH 21°31'54" EAST ALONG SAID LINE 253.66 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 64,832 SF / 1.49 ACRES

LOT 4:
THAT PORTION OF LOTS 6, 9 AND 10 BLOCK 405, OF THE PLAT OF RICHLAND, RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 10 THENCE SOUTH 21°31'54" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF GOETHALS DRIVE 488.84 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 68°28'06" WEST 254.20 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE AND A NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 69°05'50" EAST 1465.00 FEET THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE 222.25 FEET THROUGH A DELTA ANGLE OF 08°41'31" TO THE BEGINNING OF COMPOUND CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 77°47'21" EAST 50.00 FEET, THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE 76.85 FEET THROUGH A DELTA ANGLE OF 88°03'36" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 14°09'03" WEST 944.12 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF FITCH STREET 122.92 FEET THROUGH A DELTA ANGLE OF 07°27'34";
THENCE SOUTH 68°23'23" EAST ALONG SAID RIGHT-OF-WAY LINE 6.53 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 21°03'37" EAST 50.00 FEET, THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE 78.61 FEET THROUGH A DELTA ANGLE OF 90°04'43";
THENCE NORTH 21°31'54" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOETHALS DRIVE 204.87 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 62,362 SF / 1.43 ACRES

RECORD SURVEY NO. _____

**FOR A BINDING SITE PLAN
SW 1/4 OF THE SW 1/4 OF SEC. 11,
T.09N., R.28E., W.M.
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON**

LOT 5:
THAT PORTION OF LOTS 6, 9, 10 OF BLOCK 405, AND VACATED ELLIOTT STREET, OF THE PLAT OF RICHLAND, RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF RAILROAD AVENUE AND WELLSIAN WAY, THENCE NORTH 88°31'35" EAST ALONG THE CENTERLINE OF SAID RAILROAD STREET 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELLSIAN WAY; THENCE SOUTH 00°51'13" EAST ALONG SAID RIGHT-OF-WAY LINE 653.91 FEET TO THE CENTERLINE OF SAID VACATED ELLIOTT STREET; THENCE SOUTH 88°21'00" EAST ALONG SAID LINE 374.57 FEET; THENCE SOUTH 89°56'22" EAST ALONG SAID LINE 80.95 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°56'22" EAST ALONG SAID ELLIOTT STREET CENTERLINE 150.86 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GOETHALS DRIVE;
THENCE NORTH 35°50'53" EAST ALONG SAID RIGHT-OF-WAY LINE 40.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 54°09'07" WEST 766.64 FEET, THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE 106.07 FEET THROUGH A DELTA ANGLE OF 07°55'38" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 62°04'45" WEST 50.00 FEET, THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE 84.05 FEET THROUGH A DELTA ANGLE OF 96°18'38";
THENCE NORTH 68°23'23" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FITCH STREET 2.30 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 21°36'37" WEST 887.12 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE 99.67 FEET THROUGH A DELTA ANGLE OF 06°27'32" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 15°09'22" WEST 50.00 FEET, THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE 86.79 FEET THROUGH A DELTA ANGLE OF 99°27'17" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 84°18'12" EAST 1465.00 FEET, THENCE SOUTHERLY ALONG SAID CURVE AND THE SAID EASTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE 33.48 FEET THROUGH A DELTA ANGLE OF 01°18'34" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 85°36'46" WEST 385 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE 154.78 FEET THROUGH A DELTA ANGLE OF 23°02'01" TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 37,072 SF / 0.85 ACRES

SURVEY FOR



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2018 AT _____ MINUTES PAST _____ M., AND RECORDED IN VOLUME _____ OF SURVEYS PAGE _____, AT THE REQUEST OF AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR _____

DEPUTY _____ FEE NO. _____



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stratton@strattonsurvey.com

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DATE: 06/29/18	SHT. 3 OF 5
DRAWN BY: AAD/DCI	JOB # 5411

NEW DESCRIPTIONS

LOT 6:
THAT PORTION OF BLOCK 404, VACATED WAREHOUSE STREET AND VACATED RAILROAD STREET OF THE PLAT OF RICHLAND, RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF RAILROAD STREET AND WELLSIAN WAY THENCE NORTH 88°31'35" EAST ALONG THE CENTERLINE OF SAID RAILROAD STREET 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°31'35" EAST ALONG SAID LINE 169.78 FEET;
THENCE SOUTH 00°50'37" EAST ALONG THE CENTERLINE OF SAID VACATED WAREHOUSE STREET 328.57 FEET;
THENCE SOUTH 88°31'55" WEST 169.72 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WELLSIAN WAY;
THENCE NORTH 00°51'13" WEST ALONG SAID RIGHT-OF-WAY LINE 328.57 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 55,771 SF / 1.28 ACRES

LOT 7:
THAT PORTION OF BLOCK 404, LOTS 1, 5 AND 6 OF BLOCK 405, AND VACATED WAREHOUSE STREET OF THE PLAT OF RICHLAND, RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF RAILROAD STREET AND WELLSIAN WAY THENCE NORTH 88°31'35" EAST ALONG THE CENTERLINE OF SAID RAILROAD STREET 40.00 FEET; THENCE SOUTH 00°51'13" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELLSIAN WAY 328.57 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°31'35" EAST 460.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE AND A NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 78°15'49" EAST 1535.00 FEET, THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE 98.20 FEET THROUGH A DELTA ANGLE OF 03°39'55";
THENCE SOUTH 88°31'55" WEST 441.97 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF WELLSIAN WAY;
THENCE NORTH 00°51'13" WEST ALONG SAID RIGHT-OF-WAY LINE 96.26 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 43,371 SF / 1.00 ACRES

LOT 8:
THAT PORTION OF BLOCK 404, LOT 1 OF BLOCK 405, VACATED WAREHOUSE STREET AND VACATED ELLIOT STREET OF THE PLAT OF RICHLAND, RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF RAILROAD STREET AND WELLSIAN WAY THENCE NORTH 88°31'35" EAST ALONG THE CENTERLINE OF SAID RAILROAD STREET 40.00 FEET; THENCE SOUTH 00°51'13" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELLSIAN WAY 424.83 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°31'35" EAST 253.25 FEET;
THENCE SOUTH 01°28'25" EAST 60.39 FEET;
THENCE SOUTH 88°31'55" WEST 84.22 FEET TO THE CENTERLINE OF SAID VACATED WAREHOUSE STREET;
THENCE SOUTH 00°50'37" EAST ALONG SAID LINE 177.95 FEET TO THE INTERSECTION OF SAID VACATED WAREHOUSE STREET AND SAID VACATED ELLIOT STREET;
THENCE NORTH 88°21'00" WEST ALONG THE CENTERLINE OF SAID VACATED ELLIOT STREET 169.81 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF WELLSIAN WAY;
THENCE NORTH 00°51'13" WEST ALONG SAID RIGHT-OF-WAY LINE 229.08 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 44,719 SF / 1.03 ACRES

LOT 9:
THAT PORTION OF LOT 1, 5 AND 6 OF BLOCK 405, VACATED WAREHOUSE STREET AND VACATED ELLIOT STREET OF THE PLAT OF RICHLAND, RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF STREET AVENUE AND WELLSIAN WAY THENCE NORTH 88°31'35" EAST ALONG THE CENTERLINE OF SAID RAILROAD STREET 40.00 FEET; THENCE SOUTH 00°51'13" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELLSIAN WAY 424.83 FEET; THENCE NORTH 88°31'35" EAST 253.25 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01°28'25" EAST 60.39 FEET;
THENCE SOUTH 88°31'55" WEST 84.22 FEET TO THE CENTERLINE OF SAID VACATED WAREHOUSE STREET;
THENCE SOUTH 00°50'37" EAST ALONG SAID LINE 177.95 FEET TO THE INTERSECTION OF SAID VACATED WAREHOUSE STREET AND SAID VACATED ELLIOT STREET;
THENCE SOUTH 88°21'00" EAST ALONG THE CENTERLINE OF SAID VACATED ELLIOT STREET 204.40 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE AND A NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 55°46'02" WEST 315.00 FEET, THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE 164.09 FEET THROUGH A DELTA ANGLE OF 29°50'44" TO THE BEGINNING OF REVERSE CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 85°36'46" EAST 1535.00 FEET, THENCE ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE 98.69 FEET THROUGH A DELTA ANGLE OF 03°41'01";
THENCE SOUTH 88°31'55" WEST 188.71 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 56,141 SF / 1.29 ACRES

RECORD SURVEY NO. _____

**FOR A BINDING SITE PLAN
SW 1/4 OF THE SW 1/4 OF SEC. 11,
T.09N., R.28E., W.M.
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON**

LOT 10:
THAT PORTION OF LOTS 4, 5 AND 6, BLOCK 405, VACATED WAREHOUSE STREET AND VACATED RAILROAD STREET, OF THE PLAT OF RICHLAND, RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF RAILROAD STREET AND WELLSIAN WAY THENCE NORTH 88°31'35" EAST ALONG THE CENTERLINE OF SAID RAILROAD STREET 209.78 FEET TO THE INTERSECTION OF SAID VACATED WAREHOUSE STREET AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°31'35" EAST ALONG SAID CENTERLINE 229.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 01°28'25" EAST 350.00 FEET, THENCE EASTERLY ALONG SAID CENTERLINE AND SAID CURVE 136.69 FEET THROUGH A DELTA ANGLE OF 22°22'38";
THENCE SOUTH 69°05'50" EAST ALONG SAID CENTERLINE 25.54 FEET;
THENCE SOUTH 20°54'10" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE 63.81 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 69°05'50" EAST 1535.00 FEET, THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE 57.53 FEET THROUGH A DELTA ANGLE OF 02°08'50";
THENCE SOUTH 88°31'35" WEST 342.66 FEET TO THE CENTERLINE OF SAID WAREHOUSE STREET;
THENCE NORTH 00°50'37" WEST ALONG SAID CENTERLINE 148.57 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 53,030 / 1.22 ACRES

LOT 11:
THAT PORTION OF LOTS 3, 5 AND 6, BLOCK 405, AND VACATED WAREHOUSE STREET OF THE PLAT OF RICHLAND, RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF RAILROAD STREET AND WELLSIAN WAY THENCE NORTH 88°31'35" EAST ALONG THE CENTERLINE OF SAID RAILROAD STREET 209.78 FEET TO THE INTERSECTION OF SAID VACATED WAREHOUSE STREET; THENCE SOUTH 00°05'37" EAST ALONG THE CENTERLINE OF SAID WAREHOUSE STREET 148.57 FEET THE TRUE POINT OF BEGINNING:

THENCE NORTH 88°31'35" EAST 342.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 71°14'40" EAST 1535.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE 94.89 FEET THROUGH A DELTA ANGLE OF 03°32'31";
THENCE SOUTH 88°31'35" WEST 313.61 FEET TO THE SAID CENTERLINE OF WAREHOUSE STREET;
THENCE NORTH 00°50'37" WEST ALONG SAID LINE 90.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 29,484 SF / 0.68 ACRES

LOT 12:
THAT PORTION OF LOTS 2, 5 AND 6, BLOCK 405, AND VACATED WAREHOUSE STREET, OF THE PLAT OF RICHLAND, RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF RAILROAD STREET AND WELLSIAN WAY THENCE NORTH 88°31'35" EAST ALONG THE CENTERLINE OF SAID RAILROAD STREET 209.78 FEET TO THE INTERSECTION OF SAID VACATED WAREHOUSE STREET; THENCE SOUTH 00°05'37" EAST ALONG THE CENTERLINE OF SAID WAREHOUSE STREET 238.57 FEET THE TRUE POINT OF BEGINNING:

THENCE NORTH 88°31'35" EAST 313.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 74°47'11" EAST 1535.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE 93.16 FEET THROUGH A DELTA ANGLE OF 03°28'38";
THENCE SOUTH 88°31'35" WEST 290.57 FEET TO THE SAID CENTERLINE OF WAREHOUSE STREET;
THENCE NORTH 00°50'37" WEST ALONG SAID LINE 90.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 27,143 SF / 0.62 ACRES

SURVEY FOR



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2018 AT _____ MINUTES PAST _____ M., AND RECORDED IN VOLUME _____ OF SURVEYS PAGE _____, AT THE REQUEST OF AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR _____

DEPUTY _____ FEE NO. _____



STRATTON SURVEYING & MAPPING, PC

313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
stratton@strattonsurvey.com

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DATE: 06/29/18	SHT. 4 OF 5
DRAWN BY: AAD/DCI	JOB # 5411

ORIGINAL DESCRIPTIONS

PARCEL A
LOT 2, BLOCK 405, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 & 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, TOGETHER WITH PORTION OF VACATED WAREHOUSE STREET PER ORDINANCE 532.

PARCEL B
LOT 3, BLOCK 405, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 & 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, TOGETHER WITH PORTION OF VACATED WAREHOUSE STREET PER ORDINANCE 532.

PARCEL C
LOT 4, BLOCK 405, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 & 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, TOGETHER WITH PORTION OF VACATED WAREHOUSE STREET PER ORDINANCE 532.

PARCEL D
LOT 6, BLOCK 405, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 & 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION CONVEYED TO THE CITY OF RICHLAND FOR ROAD RIGHT OF WAY PER AUDITOR'S FILE NO. 2014-023011 AND 2016-029922. TOGETHER WITH THAT PORTION OF VACATED RAILROAD STREET PER CITY OF RICHLAND ORDINANCE 31-17.

PARCEL E
LOT 7, BLOCK 405, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 & 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION FOR ROAD RIGHT OF WAY PER AUDITOR'S FILE NO. 2014-022812.

PARCEL F
LOT 8, BLOCK 405, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 & 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION FOR ROAD RIGHT OF WAY PER AUDITOR'S FILE NO. 2014-022811.

PARCEL G
LOT 1, BLOCK 405, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 & 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THE SOUTH 20 FEET THEREOF FOR STREET. TOGETHER WITH PORTION OF VACATED WAREHOUSE STREET PER ORDINANCE NO. 532. TOGETHER WITH PLAT OF RICHLAND LOT 5, BLOCK 405, EXCEPT ANY PORTION CONVEYED TO THE CITY OF RICHLAND FOR ROAD RIGHT OF WAY PER AUDITOR'S FILE NO. 2014-022813. TOGETHER WITH THAT PORTION OF VACATED ELLIOTT STREET.

PARCEL H
PORTION WITHIN BLOCK 405 OF THE PLAT OF RICHLAND ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 & 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THAT PORTION OF LOTS 9 AND 10 OF SAID BLOCK 405 LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 405, SAID POINT BEING AT THE INTERSECTION OF THE SOUTH LINE OF GILLESPIE STREET AND THE WEST LINE OF GOETHEL'S DRIVE; THENCE SOUTH 21° 31' 23" WEST, 235.19 FEET ALONG THE WEST LINE OF GOETHEL'S DRIVE TO THE TRUE POINT OF BEGINNING; THENCE NORTH 68° 28' 37" WEST, 155.47 FEET TO THE SOUTHEAST CORNER OF LOT 8 OF SAID BLOCK 405 AND THE TERMINUS OF SAID LINE.

PARCEL I
PORTION WITHIN BLOCK 405 OF THE PLAT OF RICHLAND ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 & 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THAT PORTION OF LOTS 9 AND 10 OF SAID BLOCK 405 LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 405, SAID POINT BEING AT THE INTERSECTION OF THE SOUTH LINE OF GILLESPIE STREET AND THE WEST LINE OF GOETHEL'S DRIVE; THENCE SOUTH 21° 31' 23" WEST 235.19 FEET ALONG THE WEST LINE OF GOETHEL'S DRIVE TO THE TRUE POINT OF BEGINNING; THENCE NORTH 68° 28' 37" WEST, 155.47 FEET TO THE SOUTHEAST CORNER OF LOT 8 OF SAID BLOCK 405 AND THE TERMINUS OF SAID LINE. EXCEPT THAT PORTION CONVEYED TO THE CITY OF RICHLAND FOR ROAD RIGHT OF WAY. TOGETHER WITH THAT PORTION OF VACATED ELLIOTT STREET.

PARCEL J
BLOCK 404, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 & 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, EXCLUDING THE SOUTH 20 FEET FOR STREET. TOGETHER WITH PORTION OF VACATED WAREHOUSE STREET, PER ORDINANCE NO. 532.

DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED INTO PARCELS, THAT THE DIVISION OF PROPERTY SHOWN ON THE BINDING SITE PLAN HAS BEEN MADE WITH OUR FREE CONSENT AND DESIRES AND ALSO CERTIFY THAT THE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE PUBLIC FOR THE USES AND PURPOSES SHOWN.

GRANT LAND COMPANY, A WASHINGTON CORPORATION

SIGNED _____ TITLE _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES _____

NOTARY STAMP
BLACK INK ONLY

RECORD SURVEY NO. _____

**FOR A BINDING SITE PLAN
SW 1/4 OF THE SW 1/4 OF SEC. 11,
T.09N., R.28E., W.M.
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON**

IRRIGATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT BUT THAT THIS PROPERTY IS NOT CLASSIFIED AS IRRIGABLE LAND AND IS NOT ENTITLED TO IRRIGATION WATER UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THE DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS BINDING SITE PLAN ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.

KENNEWICK IRRIGATION DISTRICT _____ DATE _____

CITY NOTES

- 1. NO BUILDING PERMITS FOR THE PROPOSED LOTS SHALL BE ISSUED FOR ANY STRUCTURE REQUIRING POTABLE WATER AND SANITARY SEWER SERVICE UNTIL AN APPROVED WATER AND SEWER DISTRIBUTION SYSTEM THAT WILL PROVIDE SERVICES TO THE LOT THE STRUCTURE WILL BE BUILT ON HAS BEEN DESIGNED AND ACCEPTED BY THE CITY OF RICHLAND ENGINEERING DEPT. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY STRUCTURE UNTIL SAID SYSTEM IS CONSTRUCTED AND ACCEPTED BY THE CITY. UTILITY INFORMATION IS AVAILABLE THROUGH THE CITY OF RICHLAND.
- 2. [####] = ADDRESSES SUBJECT TO CHANGE BY THE CITY OR RICHLAND. ZIP CODE 99352.

APPROVALS

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

CITY OF RICHLAND BINDING SITE PLAN ADMINISTRATOR _____ DATE _____

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ PARCEL NOS. 111983020404000, 111983020405004, 111983020405003, 111983020405002, 111983020405011, 111983020405006, 111983020405013 111983020405007, 111983020405008, 111983020405012.

TREASURER, BENTON COUNTY _____ DATE _____

SURVEY FOR



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2018 AT _____ MINUTES PAST _____ M., AND RECORDED IN VOLUME _____ OF SURVEYS PAGE _____, AT THE REQUEST OF AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR _____
DEPUTY _____ FEE NO. _____



STRATTON SURVEYING & MAPPING, PC
313 NORTH MORAIN STREET
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stratton@strattonsurvey.com

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DATE: 06/29/18	SHT. 5 OF 5
DRAWN BY: AAD/DCI	JOB # 5411



Exhibit 2

FILE NO. BSP2018-101

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

BINDING SITE PLAN APPLICATION

Applicant's Section			
Applicant/Sponsor/Contact <u>Grant Land Company</u>			
Address <u>Box 789</u>		City <u>Richland,</u>	State <u>WA</u>
Zip <u>99352</u>			
Phone Number <u>206-327-3783</u>	Fax Number	E-mail <u>beverlygrantreed@gmail.com</u>	
Name of Land Surveyor <u>Stratton Surveying & Mapping, PC</u>			
Address <u>313 N. Morain</u>		City <u>Kennewick</u>	State <u>WA</u>
Zip <u>99336</u>			
Phone Number <u>509-735-7364</u>	Fax Number <u>509-735-6560</u>	E-mail <u>stratton@strattonsurvey.com</u>	
General Location of Site <u>Stevens Dr. & Gillespie, Richland</u>			
Is the Proposed Lot(s) within the Boundary of a Previously Approved General Binding Site Plan <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes, list name of Approved Binding Site Plan:			
Total Acreage of Site <u>12.27</u>		Number of Lots <u>12</u>	
Binding Site Plan Proposed to be Served by:			
Water <u>Richland</u>	City System <input checked="" type="checkbox"/>	Well <input type="checkbox"/>	Private System <input type="checkbox"/>
Sewer <u>Richland</u>	City Sewer <input checked="" type="checkbox"/>	Septic System <input type="checkbox"/>	
Power <u>Richland</u>	City of Richland <input checked="" type="checkbox"/>	Other (Specify)	
Telephone	GTE <input checked="" type="checkbox"/>	Other (Specify)	
Natural Gas - Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		If yes, list name of utility <u>Cascade</u>	
Existing Improvements (i.e., power lines, septic systems, structures, roads, water, or sewer lines): <u>Buildings @ 526 Wellbrian; 514 Warehouse; 516 Warehouse; 594 Warehouse; 586 Railroad & 1337 Gillespie. Cell tower - Wellbrian Way; Stevens Dr; Fitch St. & former Railroad & Warehouse Streets.</u>			

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

Beverly Grant Reed
Applicant's Signature

July 11, 2018
Date

Submit the following with application:

1. An electronic copy of Binding Site Plan and 3 paper copies of Binding Site Plan.
2. For new Binding Site Plans with properties containing over 200,000 square feet in surface area, a report from a title insurance company showing:
 - a. ownership of the property involved;
 - b. easements, exceptions and restrictions of record;
 - c. a list of names and addresses of owners of property within 300-feet of the property involved, exclusive of the right-of-way, and of the property owned by the applicant; and
 - d. a key map showing the property involved and delineating the adjacent property exclusive of the public right-of-way with each parcel that is shown numbered to correspond with the ownership report.

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

- a. ownership of the property involved, and
 - b. easements, exceptions, and restrictions of record.
3. Fees are required by RMC 19.60 030

(BSP2018-101 – Grant Land Company Binding Site Plan)

**RICHLAND HEARING EXAMINER
TECHNICAL ADVISORY COMMITTEE REPORT
August 7, 2018**

APPLICANT: GRANT LAND COMPANY
REQUEST: BINDING SITE PLAN APPROVAL TO SUBDIVIDE 12.26 ACRES INTO 12 COMMERCIAL LOTS
LOCATION: EAST AND WEST OF THE INTERSCETION OF STEVENS DRIVE AND FITCH STREET
SURVEYOR: STRATTON SURVEYING AND MAPPING

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

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

General Conditions:

1. In accordance with Chapter 24.14.050 of Richland municipal code, please include:
 - A proposed master utility layout sheet; “Preliminary engineering plans including but not limited to water, sewer, power, street lighting, roads, storm drainage and sidewalks”.
 - “Existing topography of the land indicated by contour lines at two-foot intervals or less”.
2. The binding site plan and the master utility plan sheets shall all be recorded together on the same size sheets, in accordance with Richland Municipal Code.
3. Please include the following note: “The attached master utility plans are preliminary and have been approved by the City of Richland as a guideline for future utility & road installation. The location and size of future utilities and roads may change as construction occurs, please contact the City of Richland Public Works Dep’t for more information.”
4. All future final plans for public utility improvements shall be submitted on a 24” x 36” format and in electronic format consistent with the City’s standard CAD software. Addendums are not allowed; all information shall be supplied in full size format. When the construction is substantially complete a paper set of “record drawings” shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document “RECORD DRAWING REQUIREMENTS & PROCEDURES” for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City’s standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to acceptance of the project.
5. Easements shall be provided for any existing public utilities located within the proposed binding site plan.
6. 10-foot wide public utility easements are needed along all right-of-way frontages.

7. Show existing addresses parcel [in brackets] adjacent to the front property of each proposed lot including new and alternate addresses indicated in the annotated survey attached to this letter.
8. Proposed lot 7 has an underground [electrical power] line coming from Wellsian Way to a power pole located towards the East end of proposed lot 7. The Richland Energy Services Department requests a 10' easement to cover that line and pole.
9. Public utility infrastructure installed on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and/or release of a building's 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 project developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for occupancy.
10. A match line delineating sheets 1 and 2 should be provided.
11. The "Irrigation" signature block on sheet 5 should be eliminated if not needed.
12. Pursuant to RMC 24.14.050 the binding site plan shall contain of a cover sheet containing approvals, conditions, certificates, and inscriptions; and a scaled drawing(s) representing the parcel(s) to be divided. Pursuant to said code section: At the top of the sheet, the title "Binding Site Plan No. (number) of (year)" followed by the name of the proposed binding site plan (Planning suggests the name "Grant Land Company Binding Site Plan") shall be shown.
13. Pursuant to RMC 24.14.050(B) the binding site plan drawing(s) shall contain existing topography of the land indicated by contour lines at two-foot intervals or less.
14. **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.

15. Any proposed access roadways within this development shall be constructed to accommodate fire trucks and solid waste collection vehicles and account for their turning radii.
16. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This requirement and City standards may require looping of the watermain from off-site locations.
17. The fire hydrant layout shall be approved by the City Fire Marshal.
18. Future construction projects may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions in place at that time. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
19. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.
20. Any private on-site storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. Calculations shall be stamped by a registered professional Civil Engineer. Prior to discharging any storm drainage waters from paved surfaces into drainage ditches, groundwater or a public system, an oil/water separator must be installed. The applicant's design shall provide runoff protection to downstream property owners.
21. 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.
22. Development proposals for parcels within this binding site plan may require analysis, mitigation, and or site specific design features to address impacts to the City's street system caused by traffic associated with the development. The City Engineer will determine the scope of analysis, mitigation, and design of required features based on review of the development proposal.

BSP Recording Requirements:

23. Any public access and utility easements, such as water, sewer, electrical etc., must be provided prior to final acceptance by the City. As development proceeds, easements must be dedicated by appropriate instrument.
24. A copy of the approved Master Utility Plan for this project shall be recorded along with the Binding Site Plan. All line types shall be clearly identified and all proposed utilities and symbols clearly labeled.
25. The recorded Binding Site Plan shall include notes identifying all common parking/access areas, and acknowledging the ownership and maintenance responsibility of said areas.

26. All landscaped areas within the binding site plan that are in the public Right of Way shall be completed and maintained by the site owners.
27. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

Chapter 24.14

BINDING SITE PLAN PROCEDURE

Sections:

- 24.14.010 Purpose and scope.
- 24.14.015 Definitions.
- 24.14.020 Overview of procedures.
- 24.14.030 Preliminary site plan procedures.
- 24.14.040 Application for binding site plan approval.
- 24.14.050 Content of binding site plan.
- 24.14.060 Review procedures for large properties.
- 24.14.070 Review procedures for small properties.
- 24.14.080 Requirements for design and bonding of improvements.
- 24.14.090 Commercial and industrial subdivisions and binding site plan.
- 24.14.100 Appeals.
- 24.14.110 Rescission.

24.14.010 Purpose and scope.

The purpose of this chapter is to establish procedures for public review of the division of commercial and industrial land which are less cumbersome and more flexible than traditional subdivision and short subdivision procedures, while fulfilling the purpose of this code as set forth in this title. This chapter shall apply to every division of commercially or industrially zoned land into two or more parcels for the purposes of sale, lease, or other transfer of ownership, except for those land divisions exempted in this title, and except when the land is to be platted.

24.14.015 Definitions

A. Administrator. The city manager or his designee shall be responsible for the administration and enforcement of this code.

24.14.020 Overview of procedures

The general procedures for processing a binding site plan shall consist of the following steps:

- A. Preparation and submittal of a preliminary site plan (optional) for review by affected city departments and other appropriate agencies;
- B. Submittal of an application for binding site plan processing:
 - 1. For a lot containing less than 200,000 square feet in surface area, administrative review and action on the binding site plan;
 - 2. For a lot containing 200,000 square feet or more in surface area, review and recommendation by the technical advisory committee and review and action by the physical planning commission;
- C. Approval by the city engineer of appropriate engineering design plans for streets and other public improvements and either construction of improvements or provision of bonding or other legally sufficient assurance of improvement as required;

D. Approval of the binding site plan by the administrator; and

E. Recording of binding site plan with the Benton County auditor.

24.14.030 Preliminary site plan procedures

A. Preliminary Site Plan Procedures – Optional. It is the applicant’s option whether or not to apply for preliminary site plan review. Preliminary site plans should be filed for properties that have not been previously divided under the binding site plan procedure or for properties for which additional dedications, easements, covenants, or other restrictions may be required. The preliminary site plan procedure is intended to assist applicants in understanding code provisions and to inform them of any dedications, easements, covenants, or other restrictions that may be required on the binding site plan. Being so informed, applicants may be able to avoid revisions to the binding site plan and delays in division of property.

Properties for which a binding site plan has already been filed and for which few, if any, additional requirements will be imposed on the binding site plan may, but need not, apply for preliminary site plan review.

B. Request for Review.

1. A letter requesting a preliminary binding site plan review and meeting shall be filed with the administrator at least 15 days prior to the binding site plan file deadline for properties containing more than 200,000 square feet of surface area. Fifteen copies of the preliminary site plan shall be submitted with the letter of request.

2. A letter requesting a preliminary binding site plan review by the administrator for properties containing less than 200,000 square feet shall be filed at least 10 working days prior to a request for review under RMC 24.14.070, Review procedures for small properties. Fifteen copies of the preliminary site plan shall be submitted with the letter of request.

C. Contents of Preliminary Site Plan. The preliminary site plan shall be a sketch drawing which shall contain sufficient information to describe:

1. The location and boundaries of the property to be divided;
2. The general outline of the property division desired;
3. The locations of existing streets and other rights-of-way;
4. The desired location of driveway accesses onto public thoroughfares and the desired location and pattern of circulation corridors for the entire parcel to be divided; and
5. The general location, arrangement, and size of existing and proposed buildings, yards, outdoor sales areas, and parking areas.

D. Referral. The administrator shall, within three working days of the date that the request for preliminary site plan review is received, transmit to the following departments and divisions at least one copy of the map:

1. Engineering division;

2. Water and waste utilities subdepartment;
3. Electrical engineering;
4. Planning division;
5. Fire and emergency services department;
6. Building safety and inspection division; and
7. Energy resources division.

E. Response from Affected Departments. Each affected department/division shall provide a written response to the administrator outlining comments or recommended modifications to the preliminary site plan or indicating that no comments or recommendations are forthcoming. Such written response shall be delivered to the administrator either prior to or at the preliminary site plan meeting.

F. Preliminary Site Plan Meeting. At the time of referral to other departments, the administrator shall schedule a preliminary site plan meeting to be attended by the departments receiving the preliminary site plan. Such meeting shall be held not less than three or more than five working days from the date of preliminary site plan referral. The written recommendations of the various departments for revision of the preliminary site plan or inscriptions that will be required on the binding site plan should be discussed at such meeting and if modifications to the preliminary site plan are agreed to at the meeting, the administrator shall act on it as modified. A written summary of the meeting shall be prepared by the administrator.

G. Findings and Action by the Administrator. Following the aforesaid site plan meeting, the administrator shall evaluate the preliminary site plan according to the following criteria:

1. Appropriateness of the locations and dimensions of driveway accesses to public thoroughfares, and interior circulation corridors as evaluated against design criteria and appropriate city regulations;
2. Conformance of the circulation patterns shown on the preliminary site plan with thoroughfare plans and circulation patterns established or proposed for the area in which the binding site plan is proposed;
3. Conformance with planned or existing utilities and storm drainage; and
4. General compatibility with planned and existing land uses in the surrounding area.

After evaluating the preliminary site plan against the above criteria, the administrator shall prepare a recommendation for any modifications required by the preliminary site plan and inscriptions (easements, dedications, covenants, etc.) that will be required on the binding site plan.

H. Notification to Applicant and Further Action. The administrator shall formally notify the applicant by letter as to the findings and recommendations of the preliminary site plan meeting within three working days from the date of the meeting. Copies of the written recommendations and comments from the departments and the preliminary site plan meeting summary will be attached to this letter to provide the applicant with a complete record. The letter shall also indicate filing deadlines, fees, procedural steps, and the anticipated schedule for processing a binding site plan application. A copy of the letter,

including attachments, shall be forwarded to all affected departments or agencies that have reviewed the preliminary site plan.

24.14.040 Application for binding site plan approval

Prior to the division of commercial or industrial land, a binding site plan application shall be filed. If the property to be divided is 200,000 square feet or more in surface area, application for binding site plan approval shall be filed with the administrator at least 30 calendar days prior to the physical planning commission meeting at which the application is to be considered. The application shall include:

- A. A completed application form;
- B. Fifteen copies of the binding site plan prepared by a registered professional land surveyor and one set of letter size (eight and one-half inches by 11 inches) or legal size (eight and one-half inches by 14 inches) reductions of the binding site plan;
- C. For properties containing over 200,000 square feet in surface area, a report from a title insurance company showing:
 - 1. Ownership of the property involved;
 - 2. Easements, exceptions and restrictions of record;
 - 3. A list of names and addresses of owners of property within 300 feet of the property involved, exclusive of the public rights-of-way and other property owned by the applicant; and
 - 4. A key map showing the property involved and delineating the adjacent property exclusive of the public rights-of-way with each parcel that is shown numbered to correspond with the ownership report.
- D. For properties containing less than 200,000 square feet in surface area, a report from a title insurance company showing:
 - 1. Ownership of the property involved; and
 - 2. Easements, exceptions, and restrictions of record.
- E. Application fee as required by RMC 19.80.020.

24.14.050 Content of binding site plan

The binding site plan shall consist of a cover sheet, if necessary, containing approvals, conditions, certificates, and inscriptions; and a scaled drawing(s) representing the parcel to be divided. The cover sheet is necessary only if the binding site plan contains more than one sheet. All sheets shall be drawn in permanent black ink on sheets of stabilized drafting film measuring 24 by 36 inches, and with a two-inch margin on the left edge and a one-inch margin on all other edges. The drawing shall be drawn at an appropriate decimal scale such that it is not cramped or illegible. The cover sheet and drawing shall contain the following:

- A. Content of Cover Sheet. The cover sheet shall contain the following information and inscriptions:
 - 1. At the top of the sheet, the title "Binding Site Plan No. (number) of (year)" followed by the name of the proposed binding site plan. If the land to be divided is a portion of a larger property

for which a binding site plan has previously been recorded, the name shall be “a portion of....” followed by the name of previously recorded binding site plan;

2. Sufficient data to readily determine and reproduce on the ground the bearing and length of every line described below, for which an exact location is known, with all dimensions shown to the nearest one hundredth of a foot, curves described by length of arc, radius, and central angle, with all angles and bearings shown in degrees, minutes, and seconds;
3. Location by section, township, and range to the nearest quarter section;
4. Legal descriptions of all the lots, parcels, or tracts of land within the boundaries of the parcel as they are proposed to be divided at the time of binding site plan approval application; and
5. Inscriptions setting forth appropriate limitations and conditions for use of the land; and
6. Certificates, dedications, and approvals substantially in conformance with Plate No. 2 of this reference made a part of this code and set forth at the end of this chapter and any other certificates and approvals required by the administrative official.

B. Content of Binding Site Plan Drawing(s). The binding site plan drawing(s) shall contain the following information:

1. At the top of the sheet, the title and name of the binding site plan as provided in subsection (A)(1) of this section;
2. Location by section, township, and range to the nearest quarter section;
3. Scale of drawing, date, and north arrow;
4. Existing topography of the land indicated by contour lines at two-foot intervals or less;
5. The boundary line of the binding site plan which contains the entire parcel which is to be divided, and the line of all existing buildings, streets, roads, rights-of-way, easements, lots, blocks, tracts, etc., within or adjacent to the property to be divided;
6. The locations of all proposed streets, roads, rights-of-way, easements, etc.;
7. The lines of the lot divisions proposed at the time of binding site plan application;
8. The exact location, width, and name or purpose of existing and proposed streets, roads, alleys, walks, utility, access control, or other easements, driveway accesses onto public streets, open spaces, etc., except that where exact locations and dimensions are not known at the time of binding site plan application, general locations shall be shown and appropriate limitations and conditions shall be referenced to and contained within inscriptions on the binding site plan cover sheet;
9. Preliminary engineering plans including but not limited to water, sewer, power, street lighting, roads, storm drainage and sidewalks;
10. Sufficient data to readily determine and reproduce on the ground the bearing and length of every line described above, for which an exact location is known, with all dimensions shown to

the nearest one hundredth of a foot, with curves described by length of arc, radius, and central angle, with all angles and bearings shown in degrees, minutes and seconds; and

11. The location of all streams, ponds, wetlands, or other bodies of water, prominent topographic features, sensitive areas, or other significant natural features on the site which affect or might be affected by the division or development of the land. [Ord. 47-94; Ord. 23-03].

24.14.060 Review procedures for large properties

For properties containing 200,000 square feet or more in surface area, the following procedures shall apply:

A. Referral to Technical Advisory Committee and Other Involved Agencies. The administrator, within three working days of binding site plan application, shall transmit a copy of the binding site plan to each member of the technical advisory committee and to all other agencies required by this code. The transmittal of the binding site plan shall be under cover of a letter or memorandum scheduling a meeting of the technical advisory committee and shall stipulate the time and place of such meeting.

B. Written Response from the Technical Advisory Committee Member and Other Agencies Required. Written comments, recommendations, or requirements from the technical advisory committee members, or other involved agencies, shall be delivered to the administrator either prior to or at the technical advisory committee. Failure to provide such written response to the administrator shall constitute an assumption that the proposed binding site plan is acceptable to the department or agency not responding and, therefore, there is no need to comment.

C. Technical Advisory Committee Meeting. The technical advisory committee meeting shall convene at the stipulated time and place, and shall be attended by regular committee members, other involved agencies, and the applicant and/or applicant's representatives. The administrator shall serve as moderator of the meeting and shall prepare a written report summarizing the recommendations of the committee.

D. Public Hearing Notice Requirements. The administrator, upon receipt of a binding site plan application, shall schedule a public hearing before the hearing examiner. Notice of such hearing shall be given in accordance with the following requirements:

1. Notice shall be published in the official newspaper of the city, not less than 10 calendar days prior to the date of public hearing before the hearing examiner;
2. Written notice shall be mailed to owners of record of property within 300 feet of property involved, exclusive of public rights-of-way, at least 10 calendar days prior to the public hearing before the hearing examiner; and
3. All hearing notices shall include a legal description of the location of the proposed binding site plan and either a vicinity sketch or a location description in nonlegal language or both.

E. Referral to Hearing Examiner. The administrator shall forward the binding site plan to the hearing examiner at least five days prior to the public hearing. The following information shall be forwarded along with the binding site plan:

1. A copy of the notice of public hearing;

2. A copy of the preliminary binding site plan letter including attachments;
3. A copy of the technical advisory committee summary report; and
4. A report of the administrator's analysis, findings, and recommendation.

F. Hearing Examiner Public Hearing, Consideration, Findings, and Action. The hearing examiner shall conduct the public hearing on the binding site plan at the scheduled time and shall afford a reasonable opportunity for testimony both for and against the application to be heard. In addition to the testimony received, the hearing examiner shall consider all written and oral information made available and shall determine if the binding site plan makes adequate provision for the public health, safety, and welfare, and will be in the best interest of the citizens of the city and in accordance with the design criteria of this code.

After due consideration of all testimony, information, and criteria, the hearing examiner shall adopt such findings as it deems appropriate and, on the basis of such findings, shall approve, approve with modifications, or deny the application for binding site plan.

Upon approval, the applicant shall record the binding site plan with Benton County.

24.14.070 Review procedures for small properties

For properties containing less than 200,000 square feet in surface area, the following procedures shall apply:

A. Referral to City Departments and Divisions. Within three working days of the filing of a binding site plan application, the administrator shall transmit a copy of the binding site plan to the water and waste utilities subdepartment, electrical engineering, planning, engineering, building safety and inspection divisions, and the fire and emergency services department. The transmittal of the binding site plan shall be under cover of a memorandum scheduling a meeting of the affected departments and divisions within 10 working days following the filing of a binding site plan application and shall stipulate the time and place of such meeting.

B. Written Response from Affected Departments. Written comments and recommendations or requirements from affected departments shall be delivered to the administrator either prior to or at the binding site plan meeting. Failure to provide such written response shall constitute an assumption that the binding site plan is acceptable to the department not responding and, therefore, there is no need to comment.

C. Binding Site Plan Meeting. The binding site plan meeting shall convene at the stipulated time and place and shall be attended by affected departments and the applicant and/or representatives of the applicant. The administrator shall serve as moderator of the meeting and shall prepare a written report summarizing the recommendations of the meeting. A copy of the summary report shall be forwarded to each affected department and to the applicant or representative of the applicant no later than three working days from the date of the binding site plan meeting.

D. Consideration and Action by the Administrator. The administrator, within a period of three working days from the date of the binding site plan meeting, shall consider all information provided and determine if the application for binding site plan makes adequate provisions for the public health, safety, and welfare, and will be in the best interest of the citizens of the city and in accordance with the

design criteria of this code. After due consideration of the above, the administrator shall approve, approve with modifications, deny, or return the binding site plan application to the applicant.

The administrator may return the application for binding site plan to the applicant without taking action on it when additional information or modifications are required. After an application is resubmitted, the administrator may refer the application to affected city departments and divisions and schedule a second binding site plan meeting according to the procedure previously set forth for referral and meeting, or the administrator may take action on the binding site plan application resubmittal. The administrator shall act to approve, conditionally approve, or deny the application for the binding site plan; however, the administrator may, with the applicant's consent, return the binding site plan to the applicant without taking action on it.

Upon approval, the applicant shall record the binding site plan with Benton County.

E. Appeal. Any action by the administrator may be appealed to the hearing examiner in accordance with the requirements set forth in RMC Title 19 for Type I permit application.

24.14.080 Requirements for design and bonding of improvements

Prior to affixing of a signature of approval on the binding site plan by the administrator, the applicant shall upon the decision of the city engineer either have included specific conditions on the face of the binding site plan with regard to the timing of bonding or construction of public infrastructure improvements within the proposed rights-of-way or easement areas or have prepared and submitted to the city engineer, and the city engineer shall have approved detailed engineering and design plans for any required streets, utility systems, storm drainage systems, and street lighting systems, or other required improvements, in accordance with the applicable specifications and standards of the city and other involved utility agencies. Irrigation system designs, site grading, and other such designs or plans that may be required by law or that were specifically required as conditions of binding site plan approval shall be submitted concurrently for the city engineer's review and approval. Furthermore, bonding or other legally sufficient assurance of installation of required improvements shall be provided as required in Chapter 24.12 RMC, subdivision procedures. Following the affixing of all required signatures, the binding site plan shall be filed for record in the office of the Benton County auditor.

When binding site plans are approved in areas where a master plan including preliminary engineering has been reviewed and approved by all departments and the city council, the administrator shall allow recording of the binding site plan, provided specific conditions have been included on the face of the binding site plan noting that the master plan shall be the basis for controlling the location and size of all utilities and roads and that a building permit shall not be issued for site development until all detailed engineering plans are submitted and approved by the city and are either constructed or bonded or otherwise conditioned.

24.14.090 Commercial and industrial subdivisions and binding site plan

In addition to the design criteria found elsewhere in this chapter, commercial and industrial property proposed to be divided under the binding site plan provisions of this title shall be evaluated according to the following criteria:

A. Streets. Where necessary to meet the criteria for length and width of commercial and industrial blocks or where shown on the comprehensive plan, access streets shall be dedicated to the public. The

design and improvement of commercial and industrial streets shall conform to the applicable criteria and standards for streets elsewhere in this code. In addition, they shall be designed and improved in a manner sufficient to accommodate the types of vehicles and volume of traffic expected as determined by the city engineer. The city engineer may require commercial or industrial access streets to be developed to a greater width than required for residential access streets. Where it is proposed that frequent truck and bus traffic will share roadways with passenger vehicles, turning radii shall be such that encroachment of trucks and buses into adjacent lanes is minimized.

B. Access Roadways. In addition to any required public streets, private roadways or traffic aisles shall provide access to lots created such that the traffic generated by ultimate development within the boundaries of the property to be divided will be separated from through traffic on collector and arterial streets. The number of intersections of commercial and industrial access roadways with collector and arterial streets shall be minimized.

1. Except for driveway entrances of corner lots, the number of intersections of private streets and traffic aisles with arterial streets on any one street frontage of any block shall be limited to one for every 400 feet of street frontage, or portion thereof, on that side of the block, except where specifically permitted by the reviewers;
2. Corner lots shall be permitted a maximum of two driveway entrances for each street frontage and all driveway entrances shall be at least 25 feet from the right-of-way line of an intersecting street;
3. Corner lots shall have access to the access roadways for other lots in the block as described in this section;
4. As nearly as is practicable, intersections of access roadways with public streets, including driveway entrances, shall be evenly spaced; and
5. All access roadways shall be a minimum of 20 feet in width and shall be designed and improved in a manner sufficient to accommodate the type of vehicles and volume of traffic expected as determined by the city engineer.

C. Trails, Walkways, and Paths. Safe and convenient pedestrian and bicycle access shall be provided from public streets to commercial and industrial lots as determined by the reviewers.

D. Utilities and Storm Drainage. Utility plans and storm drainage plans shall be reviewed and approved by the utilities and public works group and community and development services group prior to approval of any binding site plan.

E. Blocks. Block length shall normally not exceed 2,000 feet or be less than 600 feet. Block width shall normally not exceed 1,000 feet or be less than 300 feet. When staff or the commission review and approve a detailed site plan containing specific location of building and design of traffic aisles and parking areas, or when special circumstances are found to exist, they may waive this requirement.

24.14.100 Appeals

Any action taken by the hearing examiner on a binding site plan application may be appealed to the city council in accordance with the requirements set forth in RMC Title 19 for a Type II permit application.

24.14.110 Rescission

A. The city may rescind, vacate or modify all or a portion of a general or final binding site plan upon the request of the owner or owners of a legal lot or lots subject to a recorded binding site plan; provided, that any portion of a binding site plan which is rescinded, vacated or modified shall be considered to be configured as it was immediately prior to the time that the binding site plan was recorded.

B. Signatures of all the owners of those portions of a binding site plan which are proposed to be altered by an amendment, rescission or vacation are required on the application for rescission, vacation or modification.

C. The process for rescinding, modifying or vacating a binding site plan shall be accomplished by following the same procedure and satisfying the same laws and conditions as required for a new binding site plan for small properties as set forth in RMC 24.14.070 and shall further be found by the city to further the public interest and not cause a significant environmental or land use impact on or beyond the site.

SEPA ENVIRONMENTAL CHECKLIST***Purpose of checklist:***

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable: **Grant Land Company Binding Site Plan lot size adjustment.**
2. Name of applicant: **Grant Land Company**
3. Address and phone number of applicant and contact person: **Beverly Reed, PO Box 789, Richland, WA 99352, (206) 327-3783**
4. Date checklist prepared: **August 8, 2018**
5. Agency requesting checklist: **Planning**
City of Richland
6. Proposed timing or schedule (including phasing, if applicable): **ASAP**
A non-project action
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **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. **Yes, Jack Grigsby has an ingress/egress area that is waiting on approval to support his building at 585 Stevens Drive.**
10. List any government approvals or permits that will be needed for your proposal, if known. **None**

City of Richland Binding Site Plan approval through the Hearing Examiner public hearing process.

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 Binding Site Plan revises the boundaries for several parcels. This revision is required due to the extension of Stevens Drive & Fitch Street and from the vacation of all or a part of Railroad Street, Warehouse Street and Elliott Street. These street revisions caused some parcels to be separated by streets into up to three locations and caused other parcels to not be salable or not feasible to develop. Upon approval of the Binding Site Plan, there will be twelve (12) parcels that are aligned with the new street configuration and be economically viable for development and/or sale.**

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. **Location of the proposal is detailed on Exhibit A attached hereto (Record Survey for a Binding Site Plan).** At the intersection of Stevens Drive and Fitch Street in Richland WA

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)? **1%**

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

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **None**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **There is no construction that is a part of this application. Approximately 15% of the site is currently covered by impervious surfaces.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *N/A*

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **None**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None

3. Water

- a. Surface Water:
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **None**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **No**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **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 Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No**
- 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 from this proposal**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **None from this proposal**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **No**

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

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **None**

4. Plants

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

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

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered? **None**

c. List threatened and 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: **None required for this proposal**

e. List all noxious weeds and invasive species known to be on or near the site. **None known**

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. None

Examples include:

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

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

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

- b. List any threatened and endangered species known to be on or near the site. **None known**

- c. Is the site part of a migration route? If so, explain. **Yes, the entire Columbia Basin is a migration route for several species of birds.**

- d. Proposed measures to preserve or enhance wildlife, if any: **None**

- e. List any invasive animal species known to be on or near the site. **None known.**

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **This project does not include any construction or addition of improvements.**
- 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? **No**

If so, describe.

1) Describe any known or possible contamination at the site from present or past uses. **None**

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None known**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **None known**

4) Describe special emergency services that might be required. **None**

5)

Proposed measures to reduce or control environmental health hazards, if any:
None required

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None**

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. **None**

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? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **Retail, office, residential and school.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **No**
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No**
- c. Describe any structures on the site. **One office building, One auto body shop, three Quonset buildings, two retail/warehouse buildings, three small storage buildings and a cell tower.**
- d. Will any structures be demolished? If so, what? **No**
- e. What is the current zoning classification of the site? **General Business Use District (C-3)**
- f. What is the current comprehensive plan designation of the site? **Commercial & Developed Open Space**
- g. If applicable, what is the current shoreline master program designation of the site?
Unknown
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No**
- i. Approximately how many people would reside or work in the completed project? **This project does not change the number of people that currently work or reside at the project.**

j. Approximately how many people would the completed project displace? **None**

k. Proposed measures to avoid or reduce displacement impacts, if any: **NONE**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **This proposal does not change the land uses or plans.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None required**

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **This project does not include any housing units.**

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? **No structures are proposed.**

b. What views in the immediate vicinity would be altered or obstructed? **None**

b. Proposed measures to reduce or control aesthetic impacts, if any: **None**

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **This project does not change any lighting**

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? **Two city parks are close to the property and two schools are across Wellsian Way from the property.**

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: **None**

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. **There are buildings near the site that are over 45 years old, but do not know if they are listed or eligible for listing in national, state, or local preservation registers.**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **None**

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **None**

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. **Wellsian Way, Stevens Drive and Fitch Street are adjacent to the project and provide access.**
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **Yes. Benton-Franklin Transit has a route on Wellsian Way.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **None**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **No**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **There are no vehicular trips that would part of this proposal.**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No**
- h. Proposed measures to reduce or control transportation impacts, if any: **None**

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **No**

c. Proposed measures to reduce or control direct impacts on public services, if any. **None**

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **None**

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: ... Beverly Grant Reed
Name of signee Beverly Grant Reed
Position and Agency/Organization Property Manager / Co-owner / Grant Land Co.
Date Submitted: August 8, 2018

COMMUNITY DEVELOPMENT DEPARTMENT

THIS APPLICATION WAS REVIEWED BY THE PLANNING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. ANY COMMENTS OR CHANGES MADE BY THE DEPARTMENT ARE ENTERED IN THE BODY OF THE CHECKLIST AND CONTAIN INITIALS OF THE REVIEWER

 8.8.18
Reviewer Signature Date

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? **None of these items will be impacted by this proposal, as this proposal is only for realignment of lot lines.**

Proposed measures to avoid or reduce such increases are: **None**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **There will be no affect from lot line adjustments.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **None**

3. How would the proposal be likely to deplete energy or natural resources? **No energy or natural resources are required as part of this proposal.**

Proposed measures to protect or conserve energy and natural resources are: **None**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? **This proposal does not use or affect any of the above areas.**

Proposed measures to protect such resources or to avoid or reduce impacts are: **None**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? **This proposal has no affect or change to land or shoreline use.**

Proposed measures to avoid or reduce shoreline and land use impacts are: **None**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **This proposal does not require any transportation or use of public services.**

Proposed measures to reduce or respond to such demand(s) are: **None**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **This proposal has no impact on the environment.**



File No. EA2018-120

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Binding site plan approval to divide 12.26 acres from 10 existing lots into 12 commercial lots in the C-3 (general business) zone

Proponent: Grant Land Company

Location of Proposal: Both east and west of the intersection of Stevens Drive and Fitch Street in Richland

Lead Agency: City of Richland

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

() There is no comment for the DNS.

(X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance, which is June 21, 2018. Public comments must be submitted by Friday, **August 24, 2018**.

() 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: Shane O'Neill
Position/Title: Planning Manager
Address: P.O. Box 190, Richland, WA 99352
Date: August 8, 2018

Signature _____

VICINITY MAP

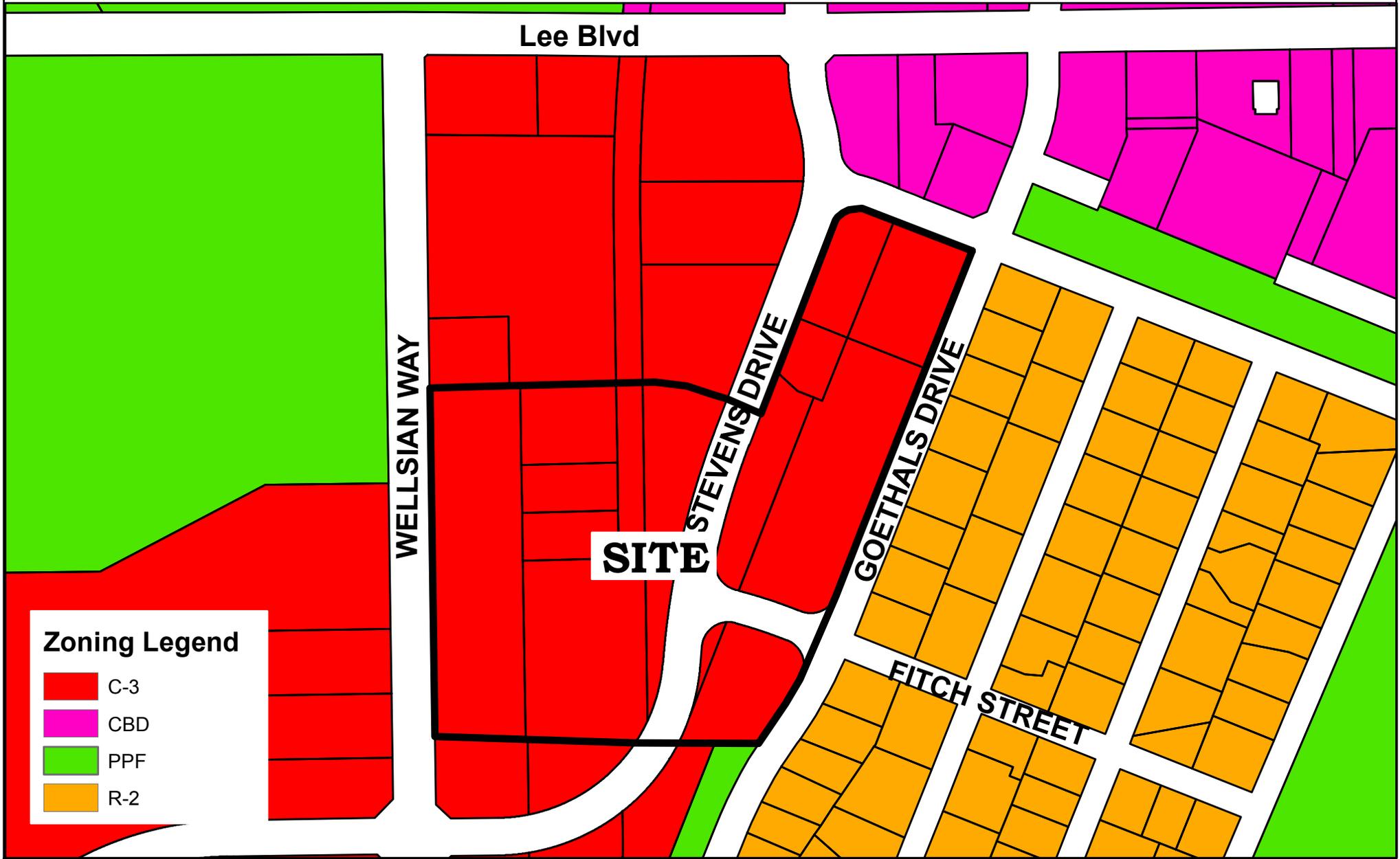
Item: Binding Site Plan
Applicant: Grant Land Company
File #: BSP2018-101

N



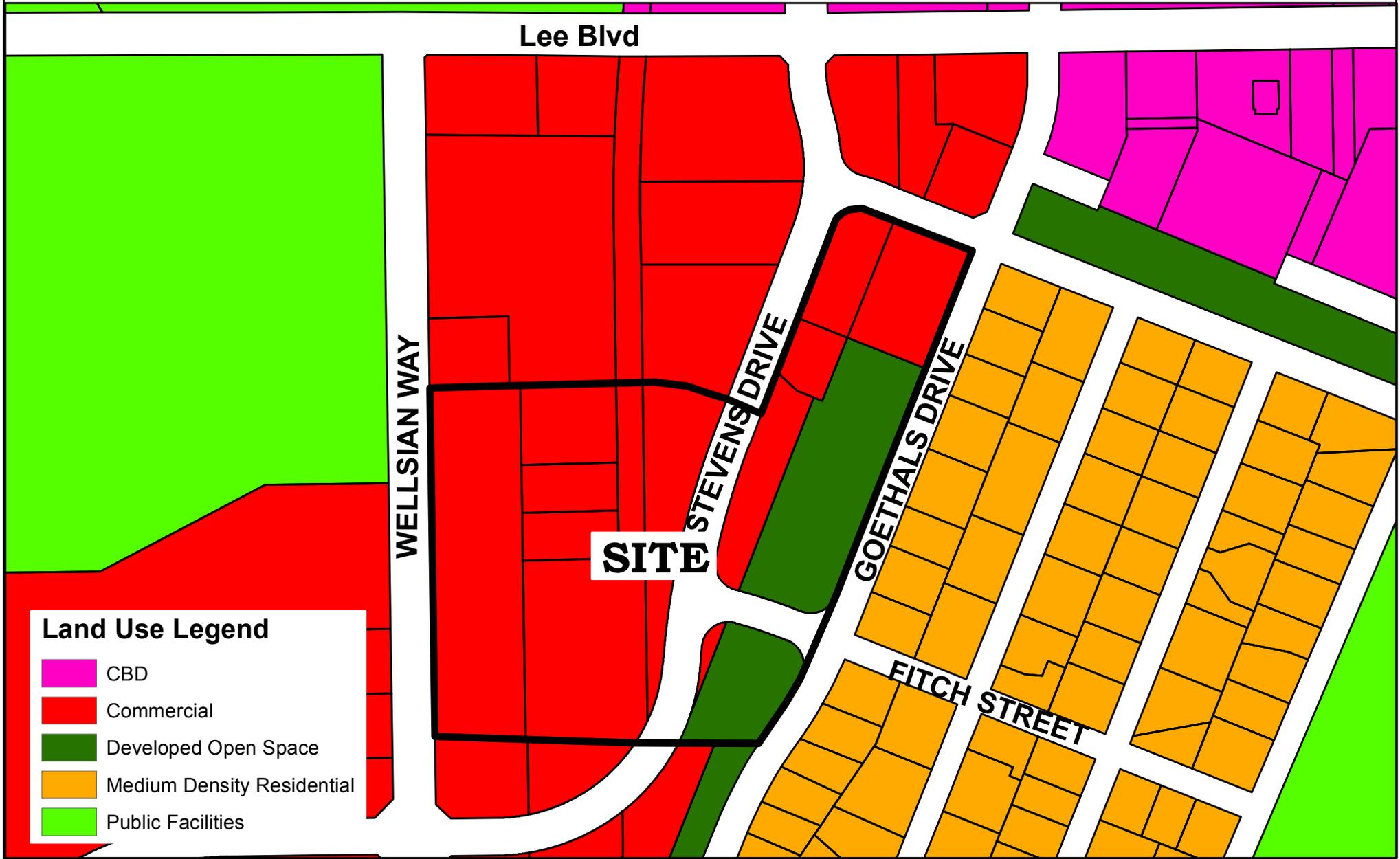
ZONING MAP

Item: Binding Site Plan
Applicant: Grant Land Company
File #: BSP2018-101



LAND USE MAP

Item: Binding Site Plan
Applicant: Grant Land Company
File #: BSP2018-101



Land Use Legend

-  CBD
-  Commercial
-  Developed Open Space
-  Medium Density Residential
-  Public Facilities

Site (Looking North)



Site (Looking East)



Stevens Drive

Site (Looking South)



Site (Looking West)



On-Site Structures





HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 09/10/2018

Agenda Category: New Business – Public Hearing

Prepared By: Shane O'Neill, Senior Planner

Subject:

M2018-100 - Multi-Family Site Plan - (RE-SCHEDULED)

Willowbrook Place

Cliff Mort

Department:

Community Development Services

Recommended Motion:

Summary:

The SEPA comment period will be re-opened. This item will be re-scheduled to a future Hearing Examiner Meeting.

Attachments: