



NOTICE OF PUBLIC HEARING

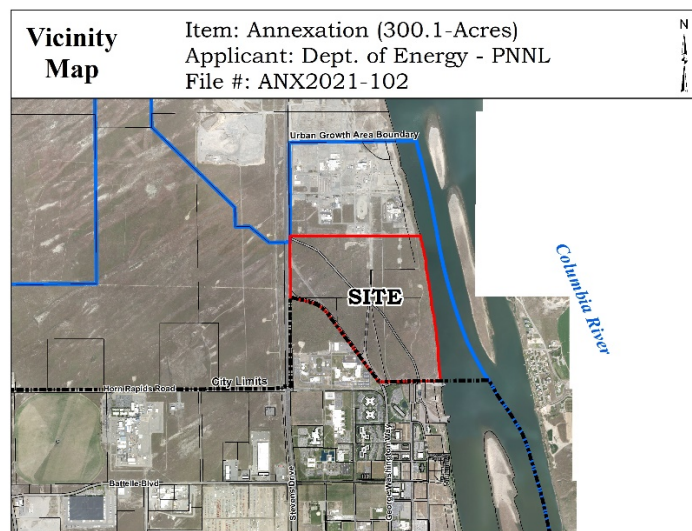
Notice is hereby given that the Richland Planning Commission will hold a virtual public hearing on Wednesday, October 13, 2021, beginning at 6:00 p.m. to consider the appropriate zoning designation(s) for the proposed annexation of approximately 300.1 acres of land owned by the Department of Energy. The property is described as Assessor's Tax Parcel Nos. 11108000000000 and 114081000001003 and is generally located north of the intersection of Horn Rapids Road and George Washington Way, east of Stevens Drive, West of the Columbia River with the northern boundary being the south fence line of the "300 Area" in Sections 10, 11, 14 & 15, Township 10 North, Range 28 East W.M., Benton County, Washington.

This notice has been mailed to you because your property is located within the proposed annexation area or within 300' of the proposed annexation area.

All interested persons are invited to attend the virtual hearing to provide verbal testimony to the Commission. All written correspondence received on or prior to October 6, 2021 will be included in the written information that is distributed to the Commission prior to the hearing. Any correspondence received after October 6th will be presented to the Commission at the hearing on October 13th.

Written comments may be mailed to: Richland Development Services, 625 Swift Blvd., MS #35, Richland, WA 99352 or via email at: mstevens@ci.richland.wa.us. Questions regarding the hearing may be directed to Mike Stevens, Planning Manager at (509) 942-7596. Copies of the Staff Report may be obtained by visiting the City of Richland website at www.ci.richland.wa.us on, or after, October 7, 2021.

Please note that the purpose of the hearing before the Planning Commission is to consider zoning for the proposed annexation area, in the event of annexation. ***The hearing will not consider the relative merits of the proposed annexation.*** There are several options for zoning, which are summarized below.



Zoning

Newly assigned zoning for the property must be consistent with the City's comprehensive plan. The City's Comprehensive Plan designates the proposed annexation area as Business Research Park (B-RP) and Natural Open Space (NOS). As a result, the corresponding zoning districts allowed for the property are Business Research Park (B-RP) and Natural Open Space (NOS).

For more information as to what the allowed uses are for each zoning district, please refer to the following link to access the Richland Municipal Code. Business Research Park zoning can be found in Chapter 23.28 and Natural Open Space zoning can be found in Chapter 23.30.

<http://www.codepublishing.com/WA/Richland/#!/Richland23/Richland23.html>



Department of Energy
Office of Science
Pacific Northwest Site Office
P.O. Box 350, K9-42
Richland, Washington 99352

JUN 2, 2021

21-PNSO-0158

Mr. Mike Stevens
Planning Manager
City of Richland, PNNL Annexation
625 Swift Boulevard, MS-35
Richland, WA 99352

Dear Mr. Stevens:

U.S. DEPARTMENT OF ENERGY PACIFIC NORTHWEST SITE OFFICE (DOE-PNSO)
ACKNOWLEDGEMENT OF ANNEXATION REQUEST APPLICATION - PACIFIC
NORTHWEST NATIONAL LABORATORY (PNNL), NORTH CAMPUS

In response to PNNL letter dated May 17, 2021 (OUT-0172-2021), this letter is to acknowledge that I, Ryan Kilbury, on behalf of the DOE-PNSO Office of Science, Richland, WA, hereby grants PNNL, its employees, and agents, and assigns the authority to submit an Annexation Request to the City of Richland on behalf of DOE-PNSO for the following parcel numbers and portions thereof totaling 300.1 acres:

1. 111080000000000 – 85.6 Acres (*portion of primary parcel per Record Survey 4768*)
2. 114081000001003 – 214.5 Acres (*per Record Survey 3673*)

The legal descriptions are found on the enclosed record of surveys from Rogers Surveying, Inc. If you have any questions or comments, please feel free to contact me at (509) 372-4030 or via email Ryan.Kilbury@Science.doe.gov.

Sincerely,

**Ryan M.
Kilbury**

Ryan M. Kilbury
Business Division Manager

Digitally signed by Ryan
M. Kilbury
Date: 2021.06.02 11:26:55
-07'00'

BUS:RMK

Enclosure

cc w/encl:
T. L. Doyle, PNNL
A. Lambert, PNNL
D. M. Storms, PNNL
P. Weaver, PNNL



902 Battelle Boulevard
P.O. Box 999, MSIN J2-33
Richland, WA 99352
(509) 372-4826
tracy.spooner@pnnl.gov

www.pnnl.gov

OUT-0172-2021

May 17, 2021

Mr. Mike Stevens
Planning Manager
City of Richland
625 Swift Boulevard, MS-35
Richland, WA 99352

Dear Mr. Stevens:

CONTRACT NO. DE-AC05-76RL01830 – SUBMITTAL OF APPLICATION FOR ANNEXATION FOR THE PACIFIC NORTHWEST NATIONAL LABORATORY NORTH CAMPUS

On behalf of the US Department of Energy (DOE) Office of Science, Pacific Northwest Site Office, please accept this letter as a formal request for the City of Richland to consider annexation of 300 acres of land owned by DOE. Please find the Application for Annexation and Exhibits attached.

The property is located north of the Pacific Northwest National Laboratory campus, is within the City of Richland's urban growth area, and consists of two parcels identified as follows:

- 1) 111080000000000 – 85.6 Acres (*portion of primary parcel per Record Survey 4768*)
- 2) 114081000001003 – 214.5 Acres (*per Record Survey 3673*)

The specific acreage and legal descriptions are found on the attached record of surveys from Rogers Surveying, Inc., exhibits 2A & 2B.

If you have any questions or comments, please contact me at (509) 372-4826 or Aaron Lambert, Facilities and Infrastructure Strategic Planner, at (509) 371-7038 or email aaron.lambert@pnnl.gov.

Sincerely,

Tracy Spooner Digitally signed by Tracy Spooner
Date: 2021.05.17 20:15:11 -07'00'

Tracy L. Spooner
Division Director
Campus Development



OUT-0172-2021

Mr. Mike Stevens
May 17, 2021
Page 2

TLS/ATL/tpr/ral

Attachment (s): as stated

cc: Ryan Kilbury, PNSO
Dana M. Storms, PNNL



Application for Annexation

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

PROPERTY OWNER INFORMATION Contact Person

Owner: United States Department of Energy, Pacific Northwest Site Office - Office of Science
Address: P.O. Box 350, MS K9-42, Richland, WA 99352
Phone: (509) 372-4005 Email:

APPLICANT INFORMATION (if different) Contact Person

Company: UBI# N/A
Contact: Ryan Kilbury, Business Division Director
Address:
Phone: (509) 372-4030 Email: Ryan.Kilbury@Science.doe.gov

DESCRIPTION OF REQUEST

The Department of Energy is seeking to annex approximately 300.1 acres of land found within two parcels on the north end of the PNNL Richland Campus. The land is in unincorporated Benton County and the City of Richland Urban Growth Area. The location of the undeveloped land is generally north of the intersection of Horn Rapids Rd. and George Washington Way, east of Stevens Drive, west of the Columbia River with the northern boundary being the south fence line of the "300 Area".

PROPERTY INFORMATION

Parcel #: A) 111080000000000 B) 114081000001003
Legal Description: See attached Record of Survey #'s 3673 & 4768
Current Comp. Plan: BRP & NOS Requested Zoning: BRP & NOS Size of Property: 300.1 Acres
Domestic Water Supply: City Private Well Sewage Disposal: City Septic
Irrigation Source: City Private Well Columbia Irrig. District Kennewick Irrig. District BMID

APPLICATION MUST INCLUDE

- 1. Completed application and filing fee
- 2. A "Notice of Intent" form requesting annexation to the City of Richland
- 3. Full legal description of the proposed annexation area
- 4. A map showing all of the following: general vicinity of proposed annexation in relation to the City of Richland, the proposed boundaries of the annexation, and all public roads near the annexation area
- 5. Other information as determined by the Administrator

ANSWER QUESTIONS BELOW AS COMPLETELY AS POSSIBLE – USE ADDITIONAL SHEET(S) IF NECESSARY

Why are you requesting annexation into the City of Richland?
The intent of the annexation is so that the entirety of the land managed by the Department of Energy, Office of Science is located under the same local jurisdiction. Future development in this area is dependent on city services such as water, sewer and electrical, which is already provided by the city of Richland under a previous agreement. Incorporation into the City is consistent with the level of services already provide and future services such as Fire and Emergency.

What use, building or structure is intended for the property?

The planned use of the property is to support the future expansion of the PNNL Richland Campus with laboratory and research buildings and supporting facilities. The development will be similar to the development on other parts of the PNNL Richland campus to the south. The future development will be incremental and likely occur from the south to the north with phased infrastructure extensions.

What changes have occurred in the area that justify the requested annexation?

PNNL has entered into an agreement with the City of Richland to provide fire protection for the buildings north of Horn Rapids and the adjacent 300 area to the north of the campus which includes the subject area. This increase in city services aligns with the City's comprehensive plan to expand jurisdictional boundaries to the north. The provision of city fire response is consistent with existing city services such as water and sewer.

Are there any other properties in your neighborhood that could be part of your annexation request? If so, have you spoken to the owners about joining your annexation request?

The remaining property in the 300 Area is managed by a different office of the Department of Energy, the Office of Environmental Management (EM) and has no plans for future development.

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

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

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

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

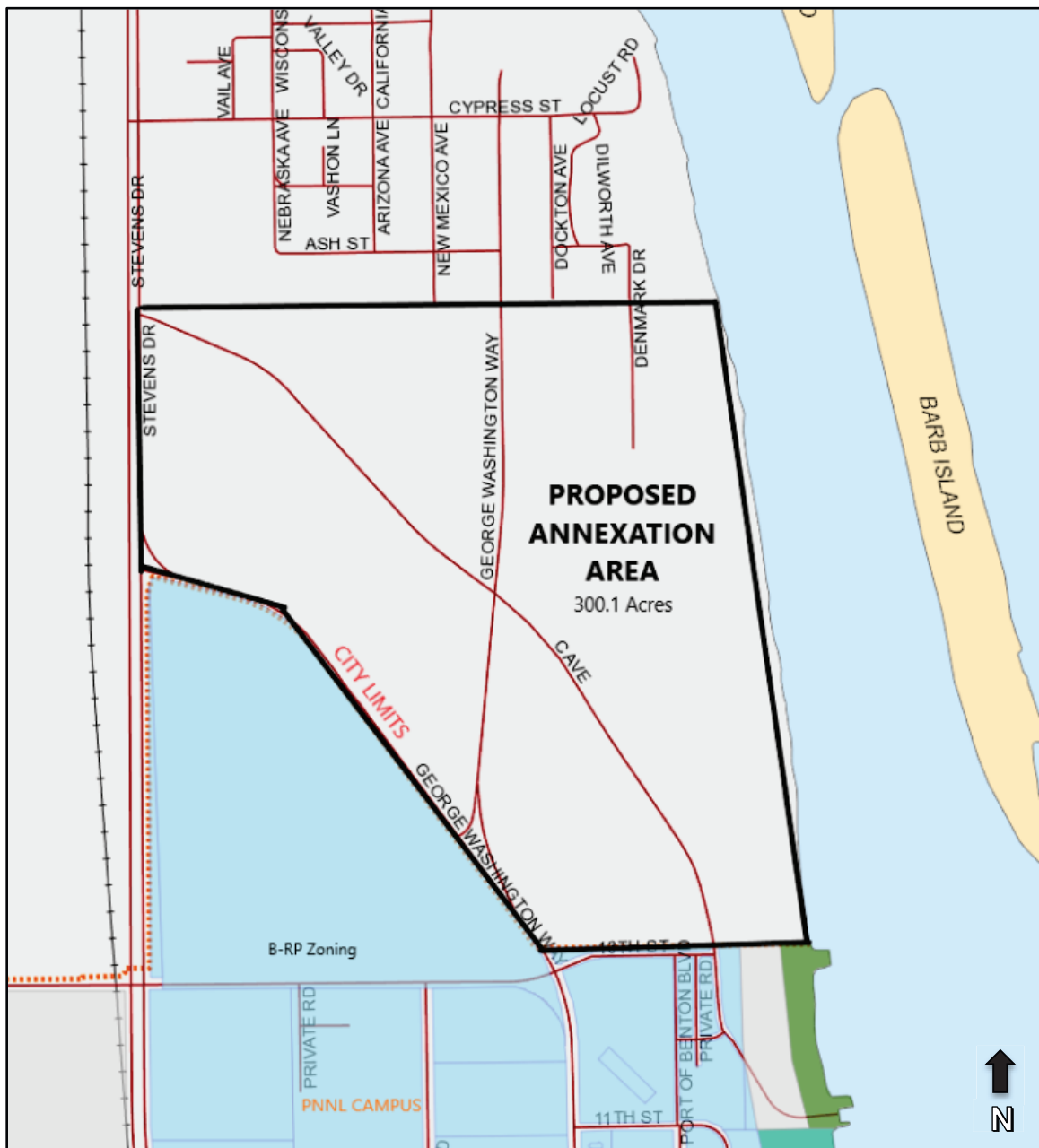
Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent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

Applicant Printed Name: Ryan Kilbury

Applicant Signature: Ryan M. Kilbury Date 3/30/2021

2021 North Campus Annexation Request

EXHIBIT 1A – Overall Annexation Area



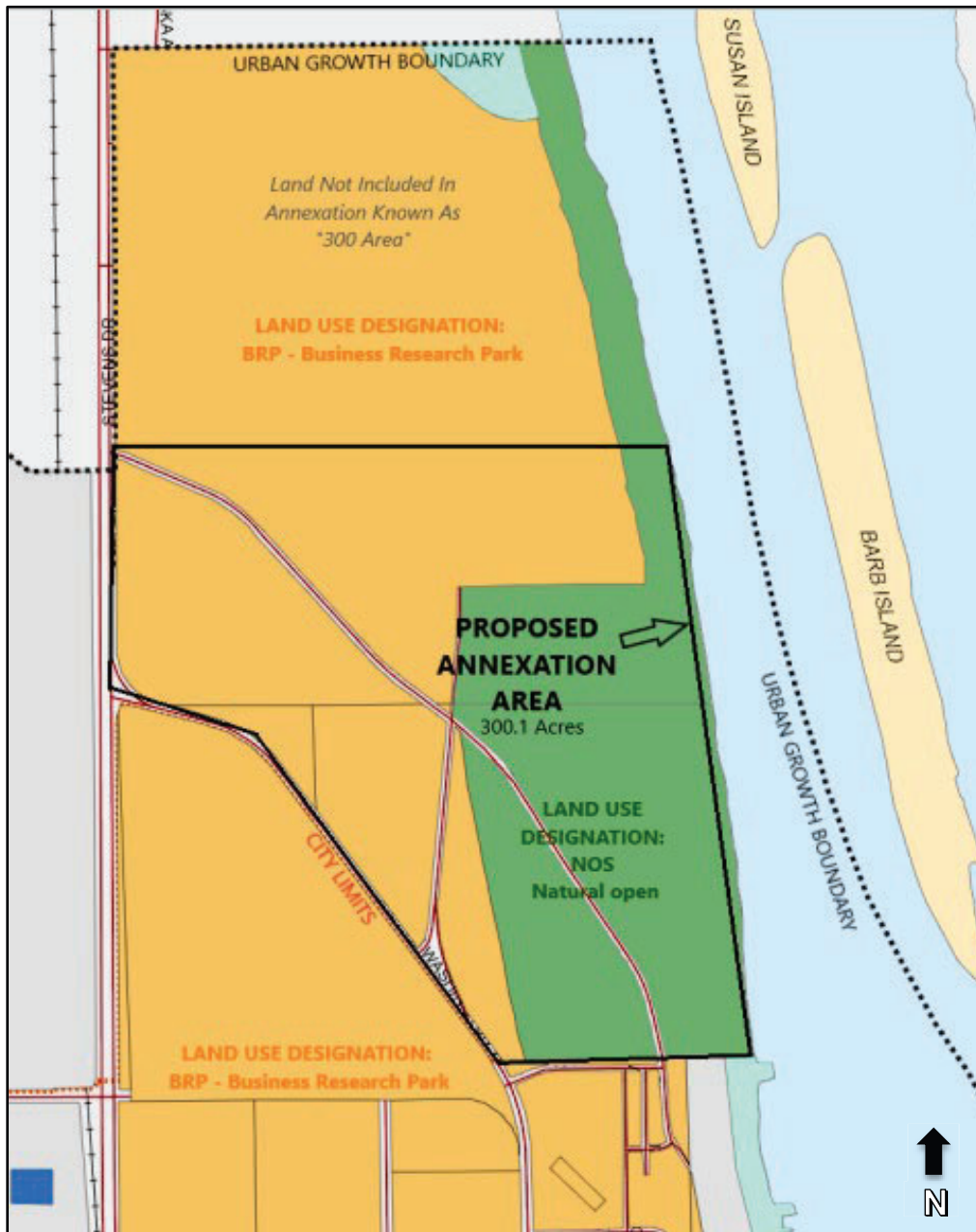
2021 North Campus Annexation Request

EXHIBIT 1B – Overall Annexation Area Aerial Photo



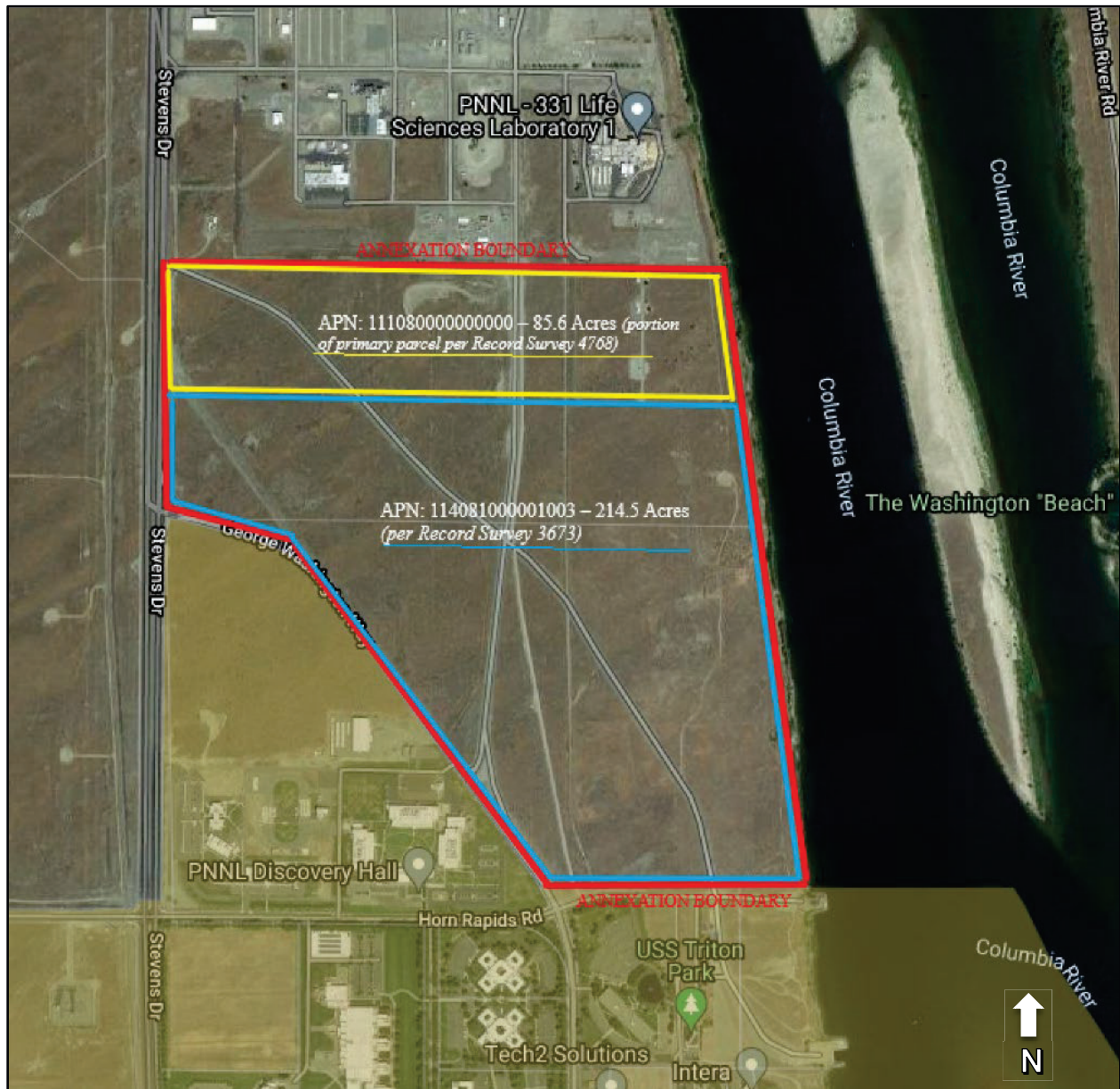
2021 North Campus Annexation Request

EXHIBIT 1C – Annexation Area Comprehensive Plan Designations



2021 North Campus Annexation Request

EXHIBIT 1D – Annexation Parcels, Aerial Photo



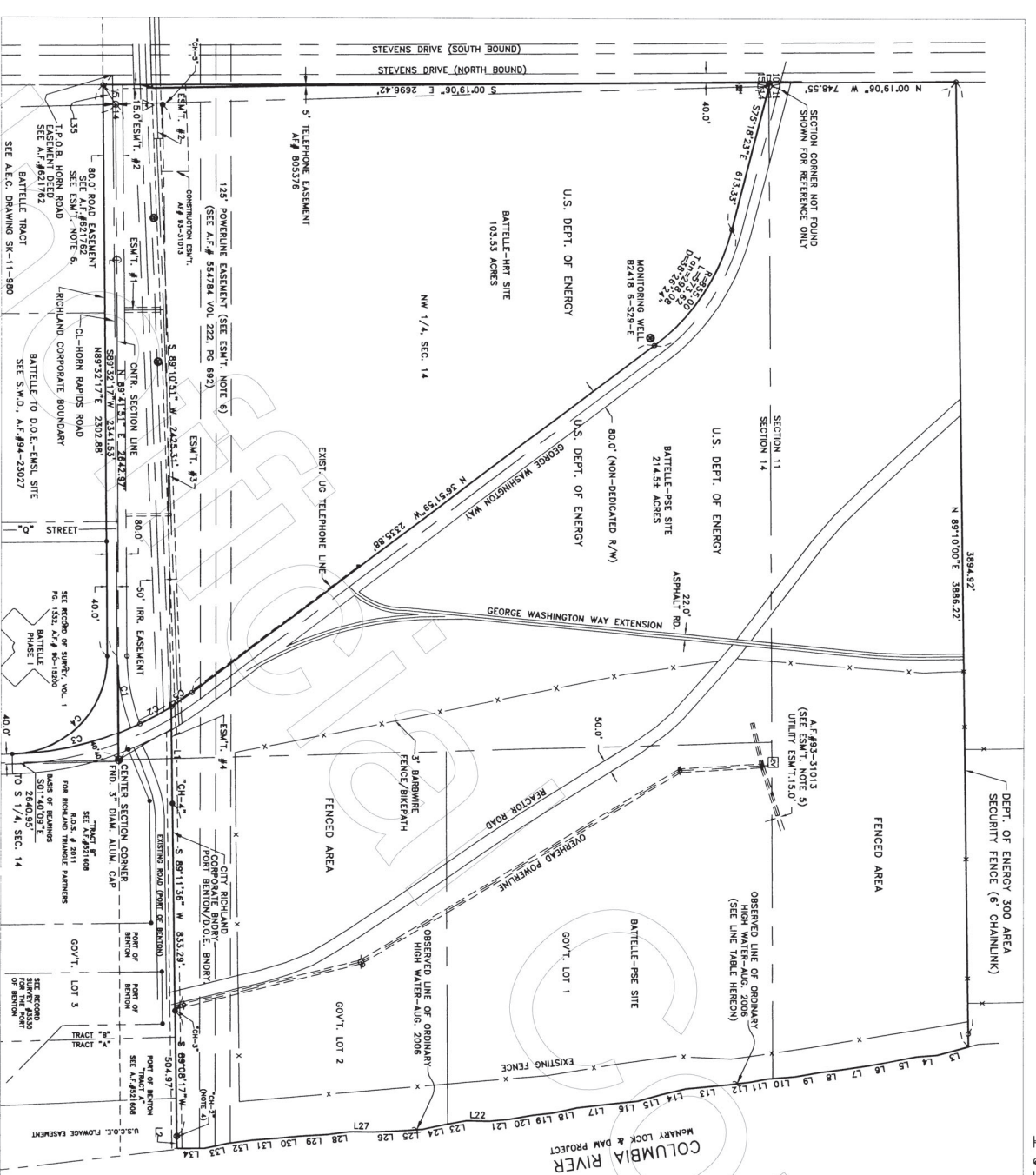
10/11, 14, 15-10-28

3673

1/2

RECORD SURVEY

FOR BATTELLE MEMORIAL INSTITUTE
 PORTIONS OF SECTIONS 10, 11, 14 & 15
 TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.
 BENTON COUNTY, WASHINGTON



EASEMENT NOTES:

AUDITOR'S CERTIFICATION

1. 20' WIDE UTILITY EASEMENT RECORDED UNDER A.F.#4 3888 TO THE CITY OF RICHLAND
2. 20' WIDE UTILITY EASEMENT RECORDED UNDER A.F.#3-3255 TO THE CITY OF RICHLAND
3. 25' WIDE UTILITY EASEMENT RECORDED UNDER A.F.#3-3256 TO THE CITY OF RICHLAND
4. 40' WIDE UTILITY EASEMENT RECORDED UNDER A.F.#3-3257 TO THE CITY OF RICHLAND
5. THE EASEMENT SHOWN HEREON IS BASED ON THE "AS-BUILT" LOCATION OF THE EXISTING POWERLINE. THE EASEMENT DESCRIPTION PER A.F.#93-31013 IS NOT CONSISTENT WITH THE AS-BUILT LOCATION.
6. EASEMENT DIRT CLAM DIED FROM THE ATOMIC ENERGY COMMISSION TO CITY OF RICHLAND FOR PUBLIC ROAD ON STREET RIGHT OF WAY RECORDED IN VOLUME 281, PAGE 122.

FILED FOR RECORD THIS 18 DAY OF Oct, 2008 A.D., AT 47 MINUTES PAST 10:00 A.M. AND RECORDED IN VOLUME PAGE 3673, AT THE REQUEST OF ROGERS SURVEYING, INC. *Bobbie Gagnon by Debra Thomas* BENTON COUNTY AUDITOR *WDO Gaud* 2008-03-45992 FILE NUMBER RECORD SURVEY NUMBER *XX120281XXX01*

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°09'09"E	49.42
L2	N89°09'09"E	49.42
L3	N15°04'24"W	130.58
L4	N05°12'51"W	83.59
L5	N02°45'41"W	82.87
L6	N08°51'25"W	109.25
L7	N07°01'54"W	95.47
L8	N02°48'42"W	99.74
L9	N04°38'28"W	108.88
L10	N10°40'13"W	81.28
L11	N10°40'13"W	81.28
L12	N05°22'55"W	173.88
L13	N15°15'52"W	101.33
L14	N15°15'52"W	96.13
L15	N15°41'20"W	98.80
L16	N06°12'28"W	98.80
L17	N05°10'31"W	130.55
L18	N12°09'13"W	78.22
L19	N10°14'52"W	97.59
L20	N05°13'08"W	82.70
L21	N01°02'31"E	91.07
L22	N10°04'20"W	85.69
L23	N12°18'55"W	95.72
L24	N02°28'50"W	90.17
L25	N00°50'54"E	91.98
L26	N02°23'15"W	93.33
L27	N02°23'15"W	93.33
L28	N02°23'15"W	93.33
L29	N02°23'15"W	93.33
L30	N06°03'48"W	91.42
L31	N04°45'58"W	99.50
L32	N07°12'21"W	94.44
L33	N07°12'21"W	111.53
L34	N02°29'09"W	94.09
L35	S58°07'38"W	94.09

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS SURVEY DATA AND THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 50, LAWS OF 1973, FILED FOR RECORD AT THE REQUEST OF P.M.I. (BATTELLE).

DATE: 10/17/08

CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C1	20°48'29"	767.38	276.89	N79°08'03"E	277.18
C2	6°24'00"	1265.82	51.99	N82°03'43"W	54.32
C3	2°08'40"	353.50	6.09	N13°45'30"W	550.48
C4	4°56'12"	1265.82	101.70	N43°53'49"W	101.68

RSB ROGERS SURVEYING INC., P.S.
 1465 COULUBIA PARK TRAIL
 RICHLAND, WA 99352
 PHONE (509) 728-8441
 FAX (509) 728-8441
 www.rogerssurveying.com



CLIENT: BATTELLE PACIFIC NW DIVISION
 PROJECT: RECORD SURVEY
 NORTH RICHLAND, SECS 14 & 15 T.10N., R.28E.
 DWN. BY: TWG
 SCALE: 1" = 300'
 DATE: 8-11-06
 APPROVED: GBW
 SHEET 1 OF 2

NARRATIVE.

THIS SURVEY WAS PERFORMED IN AUGUST, 2006 AT THE REQUEST OF PACIFIC...
WEST RAPIDS (HORN RAPIDS) ROAD...
PORTION OF SECTION 14 AND 15...
TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.

THE CENTERLINE ALIGNMENT OF HORN RAPIDS ROAD WAS ESTABLISHED FROM RECORD DATA...
ACCORDING TO THE A.E.C. MAP OF THE "BATTELLE" TRACT, DRAWING SK-11-980, AND THE...
EASEMENT DEED FROM THE U.S.A. TO THE CITY OF RICHLAND REFERENCED ON SHEET 1...

SURVEY REFERENCES

- A.E.C. MAP OF THE "BATTELLE" TRACT DATED 10-4-84, DRAWING SK-11-980...
STATUTORY WARRANTY DEED FROM THE CITY OF RICHLAND TO BATTELLE RECORDED...
IN AUDITOR'S FILE NO. 537208 (BATTELLE TRACT)...

NOTES:

- 1. BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHWEST...
QUARTER OF SECTION 14, TOWNSHIP 10 NORTH RANGE 28 EAST W.M., BENTON...
COUNTY, WASHINGTON (S 0740 09' E 1/4 ALL BEARINGS SHOWN HEREON ARE GRID...
BEARINGS UNLESS OTHERWISE INDICATED). THE ANGLE MEASUREMENTS TO...
ZONE: NAD83/91; DATUM: ALL DISTANCES ARE TRUE GROUND MEASUREMENTS.

RECORD SURVEY
FOR BATTELLE MEMORIAL INSTITUTE
PORTIONS OF SECTIONS 10, 11, 14 & 15
TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.
BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTIONS

PER PARCEL...
THOSE PORTIONS OF SECTIONS 14 AND 15, TOWNSHIP 10 NORTH, RANGE 28 EAST, OF THE...
WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, LIEING WESTE...
THE ORDINARY HIGH WATERLINE OF THE COLUMBIA RIVER, THENCE S 89°09'09"W, 49.42'...

AUDITOR'S CERTIFICATION

FILED FOR RECORD THIS 18 DAY OF Oct, 2006 A.D. AT 4:27...
MINUTES PAST 12:00 P.M. AND RECORDED IN VOLUME 1 OF SURVEYS...
PAGE 3673, AT THE REQUEST OF ROGERS SURVEYING...

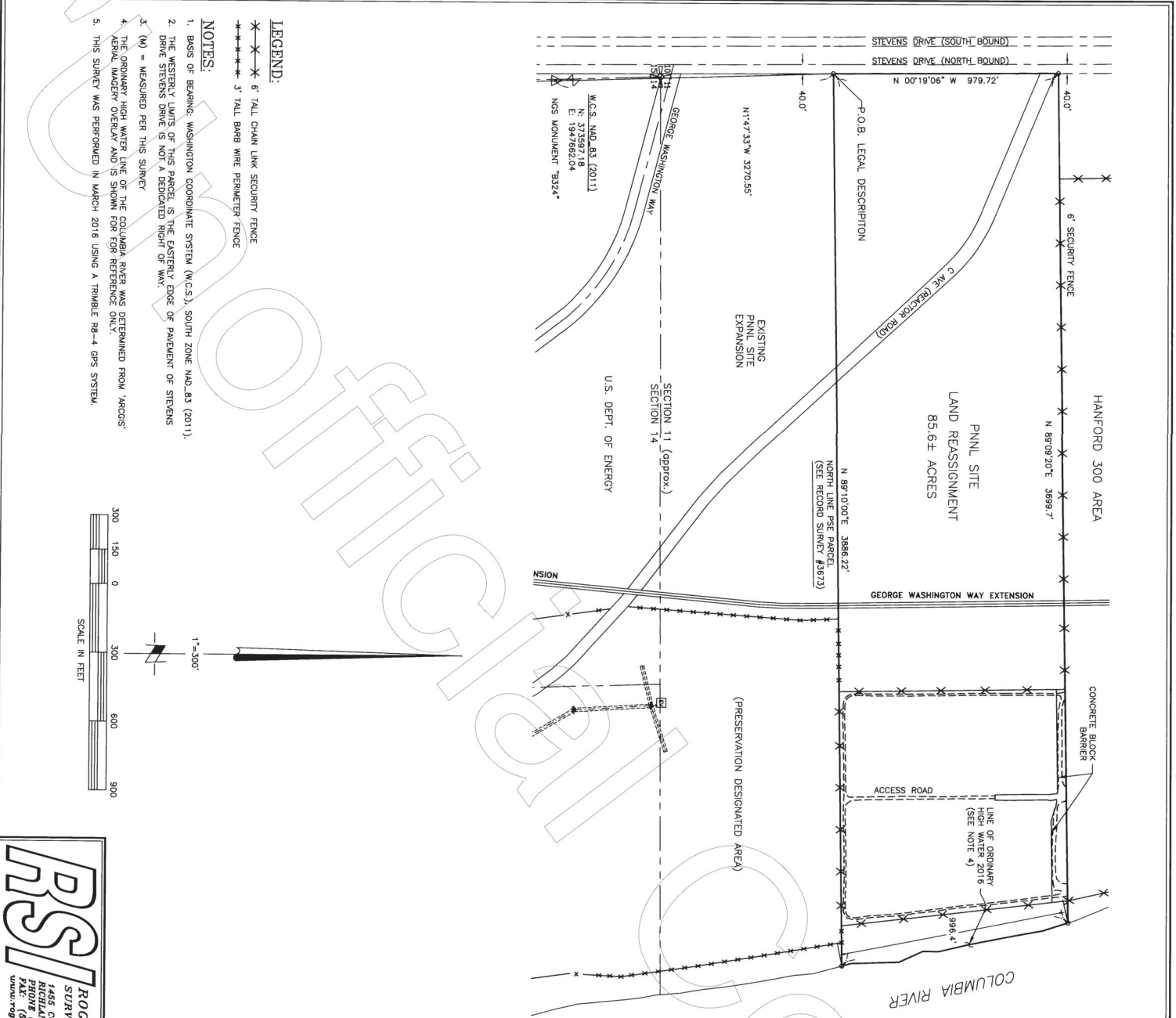
SURVEYORS CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON...
REGISTERED, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY...
WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 50, LAWS OF...
1973, FILED FOR RECORD AT THE REQUEST OF PNNL (BATTELLE).



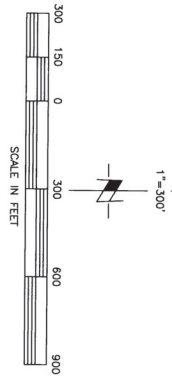
RSG ROGERS SURVEYING INC., P.S.
1466 COLUMBIA PARK TRAIL
RICHLAND, WA 99352
PHONE (509) 428-5944
www.rogerssurveying.com

Table with 4 columns: CLIENT (BATTELLE PACIFIC NW DIVISION), PRODUCT (RECORD SURVEY), PROJECT (NORTH RICHLAND, SECS 14 & 15 T.10N., R.28E.), and other details like scale and sheet info.



LEGEND:
 * * * * * 6' TALL CHAIN LINK SECURITY FENCE
 * * * * * 3' TALL BARB WIRE PERIMETER FENCE

NOTES:
 1. BASIS OF BEARING: WASHINGTON COORDINATE SYSTEM (W.C.S.), SOUTH ZONE NAD 83 (2011).
 2. THE WESTERLY LIMITS OF THIS PARCEL IS THE EASTERLY EDGE OF PAVEMENT OF STEVENS DRIVE.
 3. (N) = MEASURED PER THIS SURVEY.
 4. THE ORDINARY HIGH WATER LINE OF THE COLUMBIA RIVER WAS DETERMINED FROM AERIAL, IMAGERY OVERLAY AND IS SHOWN FOR REFERENCE ONLY.
 5. THIS SURVEY WAS PERFORMED IN MARCH 2016 USING A TRIMBLE R8-4 GPS SYSTEM.



RECORD SURVEY
 FOR BATTTELLE MEMORIAL INSTITUTE
 PORTION OF SECTIONS 11
 TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.
 BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTION
 ALL THAT PORTION OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, LYING EASTERLY OF THE MOST EASTERLY CORNER OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 28 EAST, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THAT TRACT OF LAND SHOWN AS THE PLACE BEING REASSIGNED IN SURVEY NO. 2006-024589 (S&D POINT BEARS N 01°42'31.7" W 3270.55 FEET FROM NATIONAL GEODETIC SURVEY MONUMENT 'B3247'), THENCE N 07°19'06" W, 979.72 FEET ALONG THE EAST LINE OF STEVENS DRIVE; THENCE N 89°09'20"E, 3699.7 FEET MORE OR LESS ALONG THE LINE OF ORDINARY HIGH WATER OF THE COLUMBIA RIVER; THENCE SOUTHERLY 996.4 FEET ALONG THE LINE OF ORDINARY HIGH WATER OF THE COLUMBIA RIVER; THENCE SOUTHERLY SURETY NO. 3673; SAID POINT BEARS N 89°10'00"E, 3886.22 FEET FROM THE POINT OF BEGINNING.
 CONTAINING 85.6 ACRES, MORE OR LESS.

NARRATIVE:
 THE PURPOSE OF THIS SURVEY MAP IS TO DOCUMENT A LAND REASSIGNMENT BETWEEN THE U.S. DEPARTMENT OF ENERGY AND PNNL AS SHOWN HEREON. THIS SURVEY IS FOR ADMINISTRATIVE PURPOSES ONLY. THERE WERE NO SURVEY MONUMENTS SET.

SURVEYOR'S CERTIFICATION
 I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, RECORD 2016, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN AUGUST 2016.



GARY B. WAGNER
 DATE 8/03/16

AUDITOR'S CERTIFICATION

FILED FOR RECORD THIS 8 DAY OF Aug 2016 A.D. AT 4 MINUTES PAST 9 A.M. AND RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4768, AT THE REQUEST OF ROGERS SURVEYING.
 ABBENDIA CHILTON by Richard Harris
 BENTON COUNTY AUDITOR
 RECORD SURVEY NUMBER 4768
 FEE NUMBER 2016-023157

RST ROGERS SURVEYING INC., P.S.
 1456 COLUMBIA PARK TRAIL
 RICHMOND, WA 98382
 PHONE: (509) 783-8844
 FAX: (509) 783-8844
 www.rogerssurveying.com

CLIENT	BATTELLE PACIFIC N.W. DIVISION	JOB	02316
PROJECT	PNNL SITE LAND REASSIGNMENT	F.B. NO.	TGC-2
DRAWN BY	GBW	ACAD. VER.	-2015
APPROVED	GBW	DATE	04/17/16
SCALE	1" = 300'	FILE	02316.DWG
SHEET	1	OF	1