

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

GENERAL INFORMATION:

PROPOSAL NAME: 521 Smith Ave, Short Plat & Rezone

LOCATION: 521 Smith Avenue - Richland, Washington

APPLICANT: Alan and Seana Mortensen

PROPERTY OWNER: Alan and Seana Mortensen

FILE NO.: SP2023-106, Z2023-104

DESCRIPTION: Request to rezone Parcel 110984020129011 from Medium Density Residential R-2 to R-2S.

PROJECT TYPE: Type IIIA Site-Specific Rezone

HEARING DATE: May 8, 2023

REPORT BY: Kyle Hendricks, Planner

RECOMMENDED ACTION: Approval

Vicinity Map

Item: 521 Smith Ave, Short Plat & Rezone
Applicant: Alan & Seana Mortensen
File #: SP2023-106 & Z2023-104

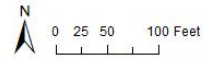


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

In combination with a short plat application to divide the approximately 9,600 square foot lot at 521 Smith Avenue into two (2) separate lots, this application also proposes to rezone the site from medium density residential R-2 to medium density residential small lot R-2S. The proposed lots would be approximately the same size, the new lot being slightly larger. Figure 1 (above) shows the site within its larger context.

REASON FOR REQUEST

Richland Municipal Code (RMC) Chapter 19.20.010(D)(1) 19.20.030, and 19.25.010 requires a site-specific rezone review to take place by the Hearing Examiner. See additional RMC guidance for the Hearing Examiner, below:

19.20.010 Procedures for processing development permits.

For the purpose of project permit processing, all development permit applications shall be classified as one of the following: Type I, Type II, Type III, or Type IIIA.

D. Type IIIA permits include the following types of permit applications:

1. Site-specific rezones;

19.60.060 Burden of proof.

Except for Type IV actions, the burden of proof is on the proponent. The project permit application must be supported by proof that it conforms to the applicable elements of the city's development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed.

23.18.020 Residential performance standards and special requirements

A. High-Density Residential Small Lot Special Requirements. In order to assure consistency with the purpose of the R-2S district, as stated in RMC 23.18.010(D), and further to avoid potential negative and undesirable effects that may result from the higher density of development afforded in an R-2S zone, the following special requirements and provisions shall apply:

1. Any application for reclassification of land to R-2S shall be accompanied by an application for preliminary plat approval submitted in accordance with RMC 24.12.010. In addition, the following information shall be submitted with the application for preliminary plat:
 - a. A street landscaping plan showing the location and type of landscaping proposed;
 - b. Information showing the location, dimensions and character of recreational facilities and/or open space, including paths and trails; and
 - c. Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.
2. The planning commission and city council may, in keeping with the intent of this section, impose requirements and conditions on the approval of the preliminary plat or zoning reclassification as deemed appropriate. These conditions may include, but are not limited to, architectural design parameters, screening and buffering treatments, and supplemental open space and/or recreational facility requirements. Compliance with these conditions shall be demonstrated precedent to final plat and/or building permit approval as appropriate.
3. A combined front yard setback configuration and street-facing residential architectural elevation may be repeated continuously on no more than five lots before a different combination must be utilized. Regardless of the street facing architectural elevation, a front yard setback configuration may be repeated on no more than 10 lots before a different setback configuration must be utilized. The administrative official may approve variations to this requirement which, in his judgment, accomplish the intent of avoiding a monotonous interface of the residential buildings with the streets, or are necessary due to constraints or unique characteristics of the site. This requirement shall be satisfied at the time of building permit application.

23.70.210(A) Public hearing and recommendation to council.

Reclassification. The hearing examiner shall conduct an open record public hearing as required by RMC Title 19 for a Type IIIA permit application. The recommendation shall include written findings of fact and the reasons for the hearing examiner's action; and shall refer expressly to the maps, description and other matters intended by the hearing examiner to constitute the reclassification.

Additional Considerations.

Washington Courts apply three basic rules when reviewing appeals of rezone applications: (1) there is no presumption favoring the rezone request; (2) the proponent must demonstrate that there has been a change of circumstances since the original zoning provided if a proposed rezone implements the policies of the comprehensive plan , a showing of changed circumstances is usually not required; and (3) the rezone must have a substantial relationship to the public health, safety, morals or general welfare.

For the purposes of this rezone request, the central questions presented are:

1. Whether the requested rezone implements policies of the City's Comprehensive Plan, and /or whether there has been a change of circumstances since the original Medium Density Residential (R-2) zoning was adopted for the site?
2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?

REVIEW AUTHORITY

Richland Municipal Code (RMC) Chapter 19.20.010(D)(1) 19.20.030, and 19.25.010 requires a site-specific rezone review to take place by the Hearing Examiner.

SITE DESCRIPTION & ADJACENT LAND USES

The site at 521 Smith Avenue is a flat rectangular lot, covering an area of approximately 9,600 square feet. About half of the lot is maintained as a residence, while the other half, adjacent to the corner of Hoffman St and Smith Ave intersection, is vacant, covered with grasses and minimal pavement.

Adjacent land uses are all residential lots within the R-2 zone district. Marcus Whiteman Elementary School is approximately 200 feet due west from the site.

CURRENT LAND USE DESIGNATION AND USES :

North: R-2 (Medium Density Residential) single family homes

East: R-2 (Medium Density Residential) single family homes

South: R-2 (Medium Density Residential) single family homes

West: R-2 (Medium Density Residential) single family homes. Elementary School nearby

Land Use Map

Item: 521 Smith Ave, Short Plat & Rezone
Applicant: Alan & Seana Mortensen
File #: SP2023-106 & Z2023-104

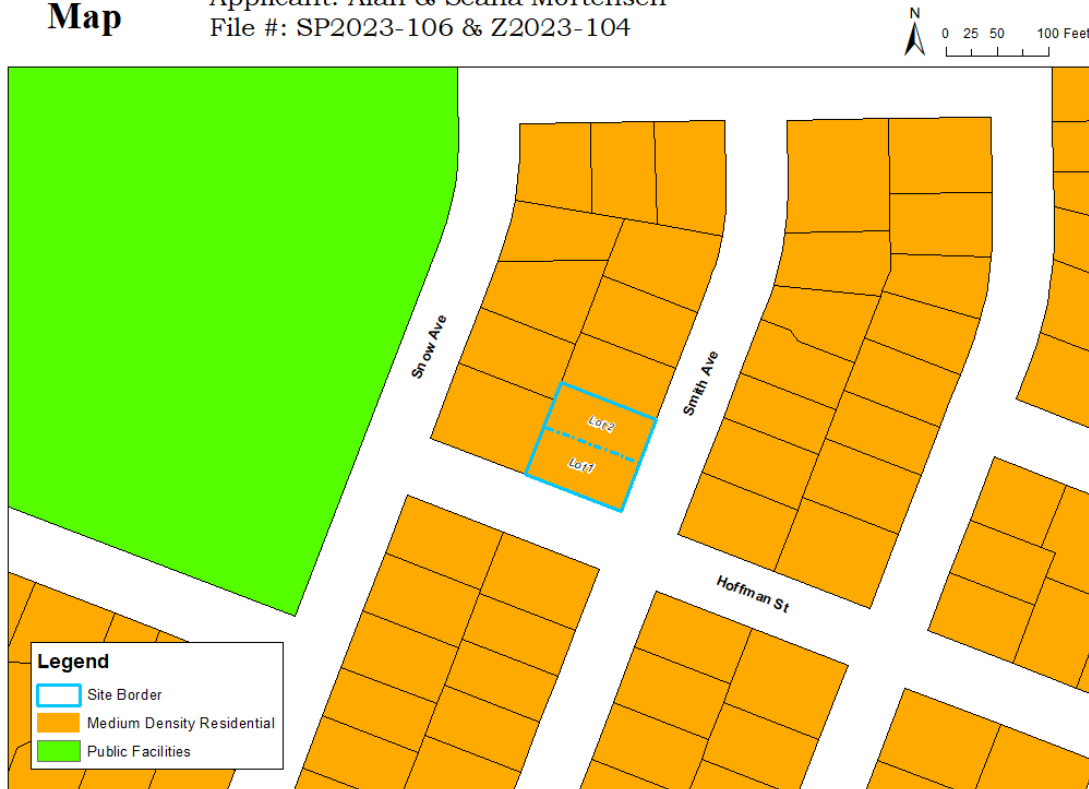


Figure 2 – Comprehensive Plan Land Use Map

COMPREHENSIVE PLAN

As illustrated in Figure 2 (above), the Comprehensive Plan Land Use designates the site for medium-density residential development. The intent of medium density residential is to provide a land use for a higher density of residents. The medium density small lot classification of R-2S describes the same goal of permitting a higher density of residents, with the additional encouragement of energy conservation. Which can be interpreted as requiring less effort to provide electrical and water utilities to an area since it will be denser. It can also be thought of as requiring less energy to get in a vehicle or other active modes of transportation. Both medium density residential land uses prescribe an average density of 5.1 to 10 dwelling units per acre, they are in essence the same zone.

Applicable Goals & Policies

Provided below is a set of Comprehensive Plan goals & policies which are particularly applicable to the subject property and associated proposals.

Land Use Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 1: Revitalize areas that are already within the City.

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

Land Use Goal 2: Establish land uses that are sustainable and create a livable and vibrant community.

Policy 1: Maintain a variety of land use designations to accommodate appropriate residential...uses that will take advantage of the existing infrastructure network.

Policy 3: Ensure that the intent of the land use and districts are maintained.

Land Use Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.

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

Housing Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland Community.

Policy 1: Ensure that the comprehensive plan and development regulations allow for a variety of housing types, sizes, densities, and lot configurations such as small lot single family housing, multi-family housing, mixed-use development, cluster development, live/work housing, cohousing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, and planned unit developments.

Policy 4: Promote and provide incentives (such as zoning/rezoning, revised regulations, and provision of infrastructure) for infill development and redevelopment, while respecting the character and scale of the existing neighborhood.

CURRENT ZONING

The subject site is zoned R-2, Medium Density Residential use district. Surrounding parcels are zoned as follows:

North: R-2

East: R-2

South: R-2

West: R-2

Zoning Map

Item: 521 Smith Ave, Short Plat & Rezone
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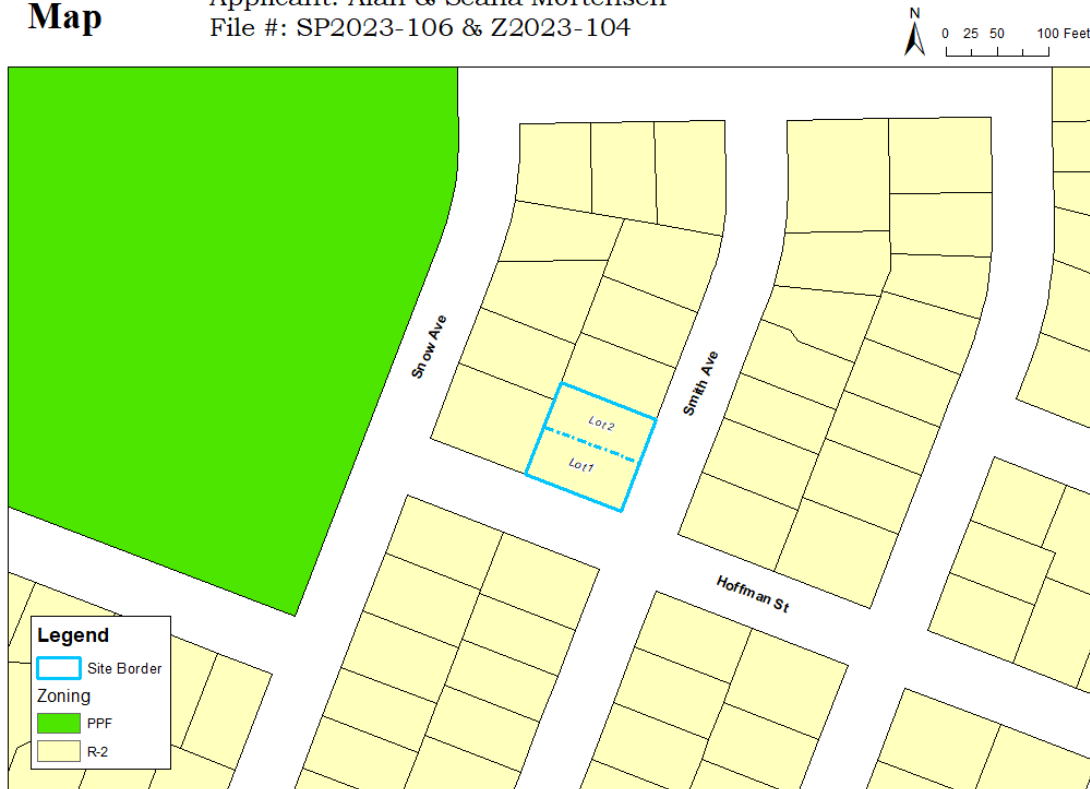


Figure 3 – Zoning Map

The Medium-density residential R-2 classification is the primary zoning for the area. This is a residential zone classification permitting a higher density of population including the establishment of duplex dwellings and providing for these single- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan. (RMC 23.18.010(C)).

REQUESTED ZONING

Following the applicant's request, City staff is presenting this staff report and associated application materials for a site-specific rezone of 9,600 square feet.

The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are

permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan. (RMC 23.18.010(D)).

The R-2S zoning classification is the only medium density residential zone that allows for a single-family dwelling on lots that are at least 4,000 square feet in area. To create a detached duplex housing type the lot would have to be a minimum 10,000 square feet, which the current lot is smaller than this minimum.

In accordance with RMC 23.18.020, any application for a zone change to R-2S requires the submittal of a preliminary plat. Because the associated short plat is for only two lots, a short plat application. Therefore, a short plat application is used instead. A short plat is typically decided by the Planning Manager as the administrator, but since this is combined with a re-zone, staff has determined that the hearing examiner should be the administrator for the associated short plat application.

Note: RMC 23.18.020(A) refers to R-2S as a "High-Density Residential Small Lot", which is incorrect. R-2S is a medium-density residential land use designation and is described (correctly) as such in RMC 23.18.010(D). Staff acknowledges the error and will seek to amend the heading in a future Code update.

UTILITY AVAILABILITY

There are existing domestic water, sewer, storm, and electrical power line connections in place, available within existing rights-of-way near the site with adequate capacity to supply the proposed project.

Utility Map

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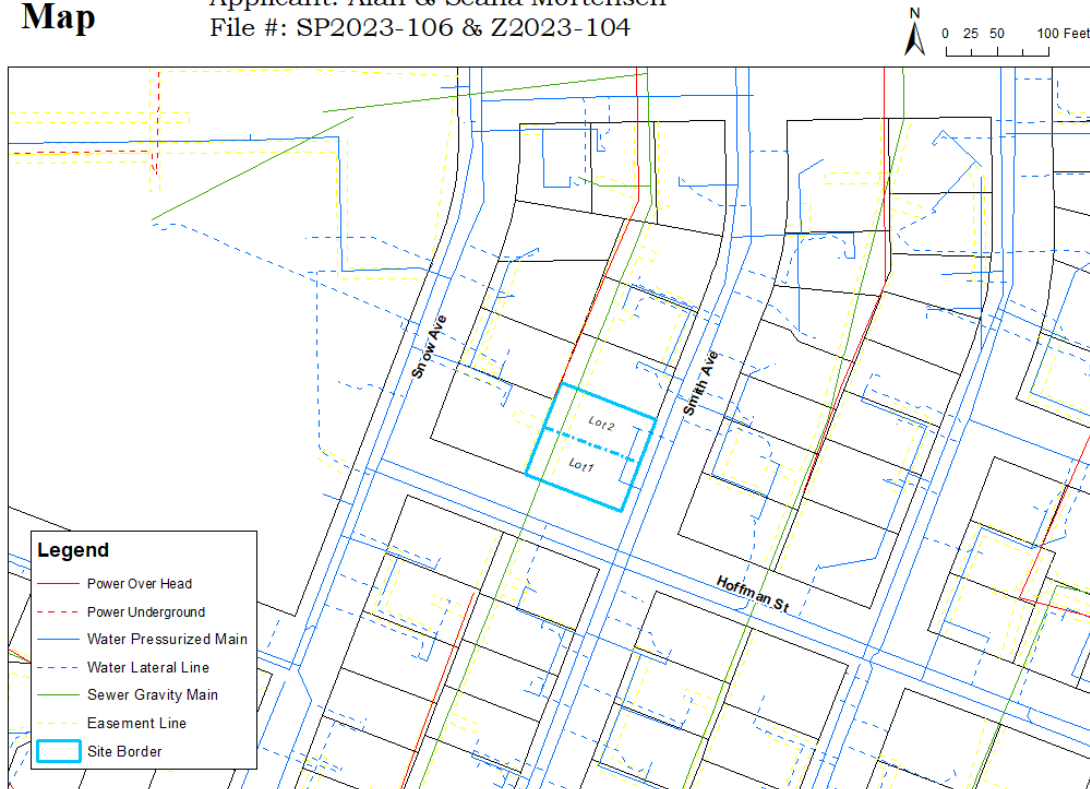


Figure 4 – Utilities Map

Sewer

There is an existing 8-inch gravity main running through the rear yard of the site, near the western property line. According to current city records, this line has an approximate 24-foot easement from the rear property line.

Water

There is an eight-inch distribution main within each of the Hoffman Street and Smith Avenue rights-of-way.

Power

The site has an existing overhead primary conductor running north-to-south along the northwestern boundary of the proposed site.

TRANSPORTATION & ACCESS

The site is currently accessed from Smith Avenue with a small concrete pad to park a vehicle. Sidewalk is already installed throughout the neighborhood, and a crosswalk is painted to Whitman Elementary School, across Snow Avenue, along the southern sidewalk of Hoffman Street.

There are Benton Franklin Transit bus routes along Thayer Drive (Route 20) and Wright Avenue (Route 25). The bus stop on Thayer Drive is approximately 770 feet

directly east from the property at the intersection of Hoffman Street. The nearest bus stop along Wright Avenue is approximately 1,450 feet by way of street travel, to the southwest of the site.

EASEMENTS

The only easement on the site appears to be the previously mentioned rear yard 24 foot utility easement from the rear property line.

FIRE SAFETY

The nearest fire hydrant is located at the southwest corner of the Hoffman Street and Smith Avenue intersection, approximately 90 feet from the site.

SCHOOLS

The site is relatively close to all Public School needs for a potential student approximately 200 feet from Whitman Elementary School, 1,300 feet from Carmichael Middle school, and 3,000 feet from Richland High School.

SEPA

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

Critical Areas

The subject site does lie within the 10-Year Aquifer recharge area. However the proposed re-zone and associated short plat are both exempt from critical areas requirements.

Shoreline Master Program

The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable with this proposal.

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. While comments were received regarding the parallel preliminary plat proposal, no comments were received regarding this zoning action.

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. As of the date of this report, city staff have received no public comments regarding this proposed zoning action.

PUBLIC NOTICE

Notice of Hearing Mailed:	April 6, 2023
Notice of Hearing Posted:	April 6, 2023
Notice of Hearing Published:	April 10, 2023
Public Hearing:	May 8, 2023

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in *Exhibit 3*.

ANALYSIS

There are numerous mentions throughout the Richland Comprehensive Plan to provide arrange of housing options and encourage infill development where it is appropriate. With the intention of dividing the lot, the site-specific zone change would allow this site additional residential development potential, consistent with the surrounding area. As it currently sits the lot could either be redeveloped with a larger single-family home, which may appear out of place with the surrounding neighborhood, or as this application intends, to have two smaller homes on these potential lots. The site is currently too small according to RMC 23.18.040 to contain a two-family detached dwelling project, therefore with the interpretation of code, the most feasible way to take advantage of this space, is to utilize the R-2S zoning classification, so the lots may utilize the 4,000 square foot minimum lot size for one family detached dwellings on each lot.

The Medium Density Residential (MDR) designation within the comprehensive plan allows for very similar densities between the R-2 and R-2S zones, 5.1 to 10 dwellings per acre. staff concurs that R-2S is appropriate for this site, in agreement with the goals and policies arrived at after the public Comprehensive planning efforts, and by extension, bears a substantial relationship to the public health, safety, morals, or general welfare.

This requested rezone does not approve any development activity on the site. As with all development proposals, City development regulations will apply to any specific projects that may eventually be proposed on the site. Following public notices and reviews conducted in accord with City practices for all other private or public rezone applications, there is no evidence in this record that would provide a basis in fact or law to deny the pending rezone request.

Staff also want to address questions posed to Hearing Examiner under "Reason for Request":

1. Whether the requested rezone implements policies of the City's Comprehensive Plan, and /or whether there has been a change of circumstances since the original zoning was adopted for the site?
The site is already designated for medium-density residential [MDR] uses by the City's Comprehensive Plan The requested rezone is meant to facilitate the applicant's plans to develop the site in a manner fully authorized by the appropriate residential zoning regulations.
2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?
It appears that the proposed rezone is consistent with this criterion because the rezone is consistent with the City's Comprehensive Plan, and any future, project-specific proposal will have to meet city development regulations, including SEPA, traffic impact reviews,

public infrastructure concurrency reviews, and payment of any impact fees in effect at the time of an application.

The Planning Department requests the Hearing Examiner recommend the proposed zoning map amendment to the Richland City Council.

SUGGESTED FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2021-102) and recommends approval of the request based on the following:

1. The property owner and applicant in this matter is Alan and Seana Mortensen.
2. The application is to rezone Benton County Assessor's Tax Parcel Number 1109844020129011.
3. The application is consistent with the criteria found in RMC 23.18.020.
4. The lot is zoned as a Medium Density Residential use district (R-2).
5. The requested zone change is to change the parcel to Medium Density Residential Small lot (R-2S).
6. Proposed Lot 1 is approximately 5,000 square feet, and proposed lot 2 (currently built on) would be 4,600 square feet.
7. The site is generally flat.
8. The surrounding area is single-family residential and a nearby school.
9. The site is located a reasonable distance from grade 1-12 schools within Richland School District.
10. The site is located a reasonable distance from the Central Business District, approximately $\frac{3}{4}$ of a mile.
11. Per RMC 23.18.010, the R-2S medium density residential small lot zoning is intended to be applied to land that is designated MDR (5.1-10 dwellings per acre) under the City's Comprehensive Plan.
12. No portion of this proposed rezone is in the Shoreline Management Program's jurisdiction.
13. The lot in this proposed rezone is in a Critical Aquifer Recharge Area (CARA). No other critical areas have been identified. This re-zone and associated short plat are not subject to critical areas requirements.
14. The proposed site has an easement along its rear boundary.
15. The application is exempt from the provisions of the State Environmental Policy Act (SEPA), as identified in WAC 197-11-800(6)(c).
16. Notice requirements of RMC 19.30.040 have been met:
 - a. Notice of Hearing Mailed: April 6, 2023
 - b. Notice of Hearing Posted: April 6, 2023
 - c. Notice of Hearing Published: April 10, 2023
17. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

EXHIBIT LIST

1. Application Materials
2. Zone Map
3. Short Plat
4. Public Notices & Affidavits

5. Agency Comments



Exhibit I

Application Materials



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

Contact Person

Owner: Alan and Seana Mortensen
Address: 2310 Enterprise Dr Richland WA 99354
Phone: (509) 528-3954 Email: stuandseana@aol.com

APPLICANT/CONTRACTOR INFORMATION (if different)

Contact Person

Company: UBI#: Contact: Address: Phone: Email:

DESCRIPTION OF WORK

Re-zone 521 Smith Avenue from R-2 (medium density residential) to R-2S (small lot medium density residential) to enable this parcel to be short platted. A new single family home would then be constructed on the newly created parcel, there by providing infill housing in central Richland.

PROPERTY INFORMATION

Parcel #: 110984020129011
Legal Description: Plat of Richland Block 129 Lot 11 Subject to Easements & Restrictions of Record.
Current Zoning: R-2 Current Comp Plan: 2017 Requested Zoning: R-2S
Current Use: Residential Proposed Use: Residential Area of Property: 9,600 sq ft.

APPLICATION MUST INCLUDE

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

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

This property is walking distance from three schools, which makes it ideal for residential housing.

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

An "infill" home will not be permitted to be built. This will result in the continued shortage of housing in central Richland



Short Plat Application

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

PROPERTY OWNER INFORMATION		<input checked="" type="checkbox"/> Contact Person
Owner: Alan and Seana Mortensen		
Address: 2310 Enterprise Dr, Richland, WA 99354		
Phone: (509) 528-3954	Email: stuanandseana@aol.com	

APPLICANT/CONTRACTOR INFORMATION (if different)		<input type="checkbox"/> Contact Person
Company:	UBI# n/a	
Contact:		
Address:		
Phone:	Email:	

SURVEYOR INFORMATION	
Contact: Rick Russum - Worley Surveying	
Address: 6310 Ryanick Road, Kennewick WA 99338	
Phone: (509) 582-6716	Email: rick@worleysurveying.com

PROJECT DESCRIPTION
Subdivide 512 Smith Avenue into two equal sized lots, in conformance with City of Richland zoning codes for medium density residential R-2S zoning requirements. Construct a single family dwelling on the empty lot to provide infill housing within the Richland Historic District.

PROPERTY INFORMATION		
Parcel #: 110984020129011	Zoning: R-2	
Legal Description: PLAT OF RICHLAND BLOCK 129 LOT 11 SUBJECT TO EASEMENTS & RESTRICTION OF RECORD.		
Comp Plan Designation: Medium Density Residential		
Gross Acreage: 0.2203	Number of Lots: 2	Smallest Lot Size: 4600 sq ft
Net Lot Area Acreage: 9,600 sq ft	Avg Lot Size: 4,800 sq ft	Largest Lot Size: 5,000 sq ft
Domestic Water Supply: <input checked="" type="checkbox"/> City <input type="checkbox"/> Private Well	Sewage Disposal: <input checked="" type="checkbox"/> City <input type="checkbox"/> Septic	
Irrigation Source: <input checked="" type="checkbox"/> City <input type="checkbox"/> Private Well <input type="checkbox"/> Columbia Irrig District <input type="checkbox"/> Kennewick Irrig District <input type="checkbox"/> Other		
SEPA Checklist Submitted? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Title Report (Subdivision Guarantee) Submitted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

APPLICATION MUST INCLUDE
1. Completed Application and Filing Fee
2. 2 – Copies of Plat & 1 .pdf
3. 1 – 11" x 17" reduction of Short Plat
4. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
5. SEPA Checklist (if necessary)
6. Other information as determined by the Administrator

UTILITY	PROVIDER
Power	City of Richland
Telephone	n/a
Natural Gas	n/a
Cable TV	Spectrum

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

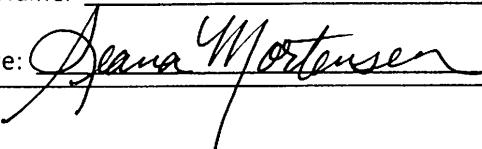
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation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

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

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

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

Applicant Printed Name: Seana Mortensen

Applicant Signature:  Date 3/8/23

TO: City of Richland Planning Department
DATE: March 17, 2023
FROM: Seana Mortensen 
SUBJECT: Residential Performance Standards and Special Requirements as applicable to 521 Smith Avenue Short Plat/Re-zone Application

Per Richland Municipal Code, Section 23.18.020 requires the following for this project.

- a. A street landscaping plan showing the location and type of landscaping proposed.

The new lot created by subdividing 521 Smith into two lots will contain a newly constructed single-family residence. Landscaping will consist of a lawn and ornamental grasses in front of the house.

- b. Information showing the location, dimensions, and character of recreational facilities and/or open space, including paths and trails.

Frankfort Park: Frankfort Park is a 2.8-acre community park, located four tenths of a mile (about an 11-minute walk) away from 521 Smith Avenue. The address is 400 Hartford Street, Richland. It offers a playground for children, open areas, a basketball court, and a baseball field.

Beverly Heights Park: Beverly Height Park is a 2.3-acre community park, located one half mile (about a 12-minute walk) away from 521 Smith. The address is 245 Wright Avenue, Richland. This park offers picnic tables, a playground for children, and a baseball field.

WE Johnson Park: The W.E. Johnson Park is a 236-acre park, approximately 1.5 miles (a six-minute drive) from 521 Smith Avenue. It borders the Yakima River and is designated as Natural Open Space. Within the park are riparian, wetland, and shrub-step habitats. It offers a variety of recreational activities, including a dedicated horse park, dedicated archery ranges, and a network of trails used by hikers, equestrians, bikers, and bird watchers. It is part of the Sun and Sage Loop of the Great Washington State Birding Trail.

Columbia Playfield: Columbia Playfield is a 29-acre recreational park located 1.1 miles, and an 18-minute walk or a four-minute drive from 521 Smith Avenue. It offers baseball/softball fields, bleachers, and concessions. Its address is 1500 Mansfield Street, Richland.

- c. Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.

This section is not applicable because 521 Smith Avenue is within an existing established neighborhood.



City of Richland
625 Swift Blvd.
Richland, WA 99352

Phone: 509-942-7794
Fax: 509-942-7764

Paid Invoice Summary

DATE	3/23/2023
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ACCOUNT :
Worley Surveying PO Box 6132 Kennewick WA 99336 Phone:

PROJECT NAME	521 Smith Ave-Mortenson-PLN-230321-1
521 Smith Ave Richland, WA 99352	

Date	Reference Number	Invoice Number	FeeCat	Description	Status	Amount
3/23/2023	521SmithAve-Mortenson-PLN-230321-1	2023-000713	001345810	Zoning - Short Plat	Paid	(-) 515.00
3/23/2023	521SmithAve-Mortenson-PLN-230321-1	2023-000713	001345810	Zoning - Zone Change	Paid	(-) 1425.00

Date	InvoiceNum	Status	Payment	Amount
3/21/2023	2023-000713	Original Due		1940.00
3/23/2023	2023-000713	Paid	CreditCard Seana Mortensen-CC	(-) 1940.00

Total Paid	1,940.00
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Permitting/Planning will be closed the 1st Tuesday of each month from 8:00-8:30am

PERMIT ISSUANCE HOURS - 8:00AM - 4:30PM

Please remit all payments to address above

Thank you!

Save Time & Money with Online Permits and Inspections. Go To: www.buildingdepartment.com

SHORT PLAT NO. _____

PORTION SW1/4, OF THE SE 1/4 SECTION 10, T9N, R28E, W.M.
 RICHLAND, BENTON COUNTY, WASHINGTON
 PARCEL NUMBER 110984020129011

DESCRIPTION

LOT 11, BLOCK 129 PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

OWNER'S CERTIFICATE

WE, ALAN AND SEANA MORTENSEN HUSBAND AND WIFE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THE EASEMENTS ON THE SHORT PLAT ARE GRANTED FOR THE USES SHOWN THEREON.

ALAN MORTENSEN _____ DATE _____

SEANA MORTENSEN _____ DATE _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON
 COUNTY OF BENTON
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALAN AND SEANA MORTENSEN HUSBAND AND WIFE SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE THERE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON _____ DATE _____

MY APPOINTMENT EXPIRES _____

NOTES

- DENOTES SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 41966" AT PROPERTY CORNER UNLESS NOTED OTHERWISE.
 ● DENOTES FOUND MONUMENT DATE VISITED FEBRUARY 2023
 ● DENOTES CALCULATED POINT NOT SET
- BASIS OF BEARING: NAD83/91 CITY OF RICHLAND CONTROL WASHINGTON SOUTH ZONE
- EQUIPMENT USED INCLUDED A LEICA TPS 1100 TOTAL STATION WITH STANDARD OF ERROR OF 2 SECONDS AND 5 MM ± 5 PPM. & TRIMBLE GPS
- ADDRESS NUMBERS [NOTED IN BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND. MAILING ADDRESS IS ZIP CODE 99352 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 THAT 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.

APPROVALS

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON.

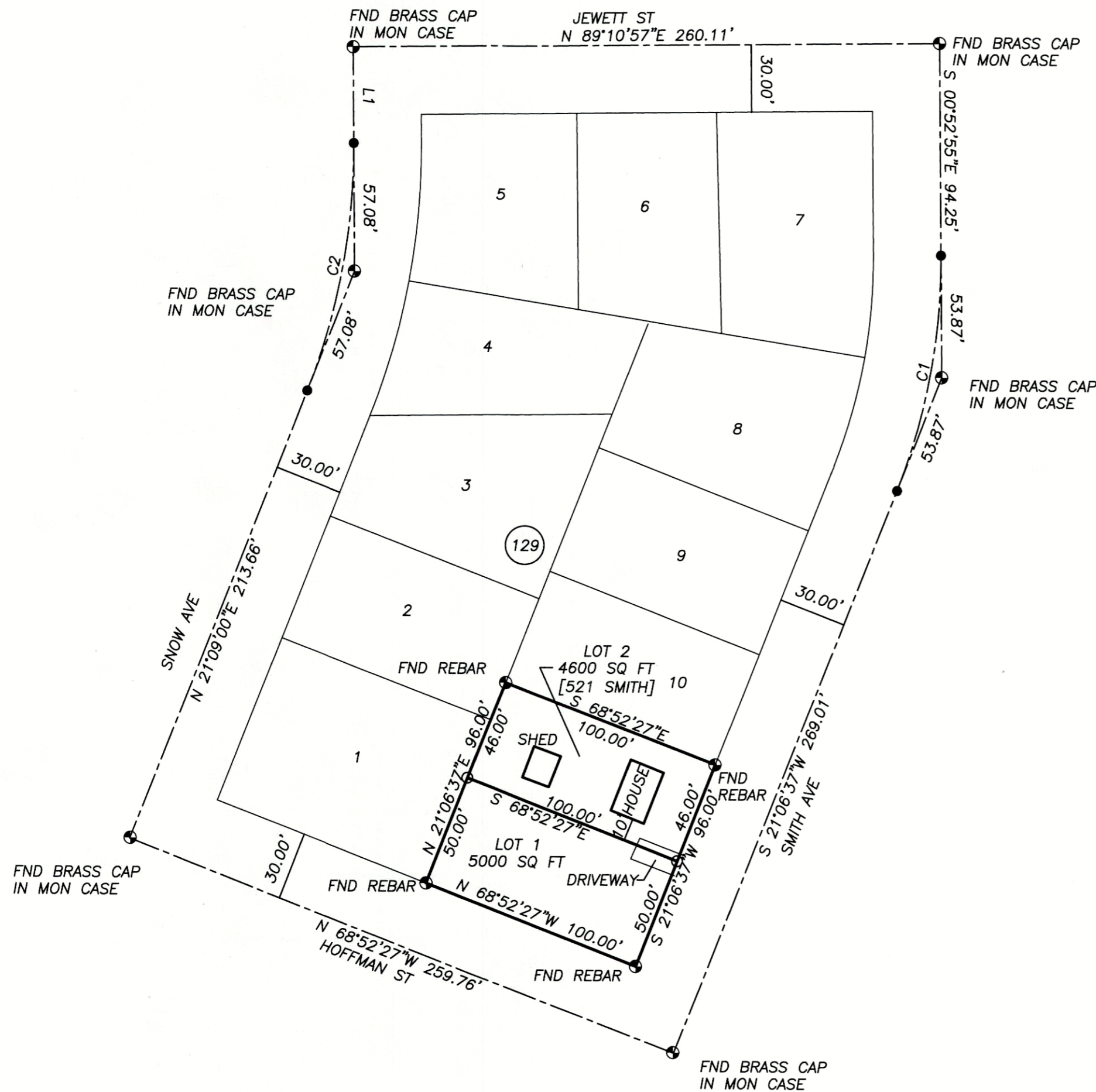
CITY OF RICHLAND CITY ENGINEER _____ DATE _____

TREASURER

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON THE DATE OF THIS CERTIFICATION HAVE BEEN PAID.

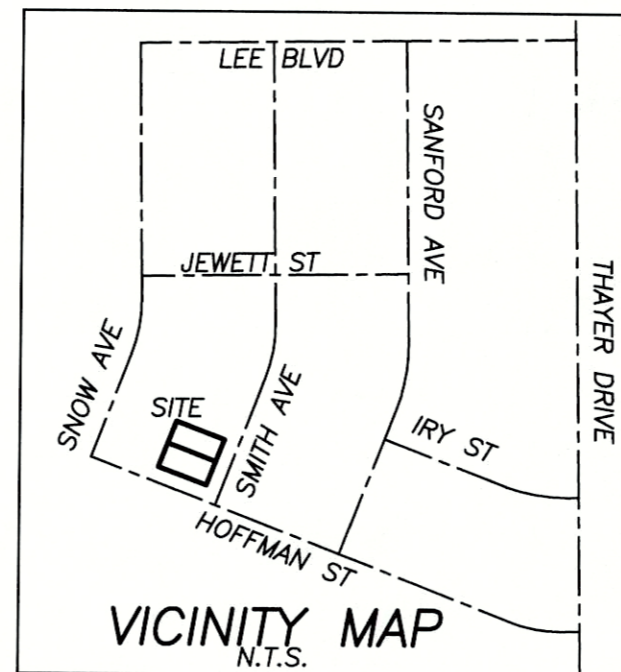
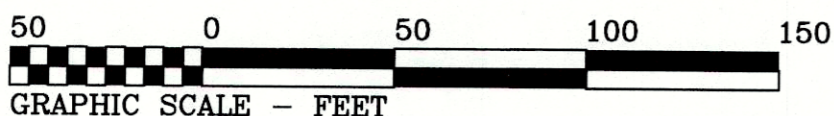
DATED THIS _____ DAY OF _____, 20____.
 PARCEL NUMBER 110984020129011

BENTON COUNTY TREASURER _____

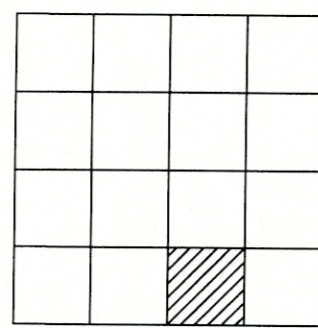


CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	277.24'	106.41'	21°59'31"	N 10°06'51" E	105.76'
C2	293.82'	112.75'	21°59'13"	N 10°09'23" E	112.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°50'13" W	42.41'



WORLEY SURVEYING SERVICE, INC., P.S.
 P.O. BOX 6132
 KENNEWICK, WASHINGTON 99336
 509-582-6716



SECTION INDEX
 SECTION 10, T9N, R28E, W.M.

SURVEYOR'S CERTIFICATE

I, RICHARD S. RUSSUM, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SEANA MORTENSEN AT _____ MINUTES PAST _____ M., THIS _____ DAY OF _____, 20____, AND RECORDED IN VOLUME _____ OF SHORT PLATS, PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON.

BENTON COUNTY AUDITOR _____ FEE NUMBER _____

JOB # 23-013

SHEET
 1 OF 1



SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY


Guarantee No.: G-6329-12238

Fee: \$250.00

Order No.: 1957373

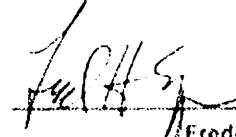
Dated: February 24, 2023

Stewart Title Guaranty Company (the "Company"), guarantees the County of Benton and any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

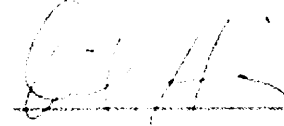


Authorized Countersignature
Stewart Title Company
7913 W. Grandridge Blvd
Kennewick, WA 99336





Frederick H. Eppinger
President and CEO



David Hisey
Secretary

For coverage information or assistance resolving a complaint, call (800) 729-1902 or visit www.stewart.com.
In writing this company, please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial No.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA and CPRA rights. Unless permitted by the CCPA or CPRA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements

Changes to This CCPRA & CPRA Notice

Stewart reserves the right to amend this CCPA & CPRA Notice at our discretion and at any time. When we make changes to this CCPA & CPRA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

Stewart's Privacy Notice can be found on our website at <https://www.stewart.com/en/privacy.html>.

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Typically, when we disclose personal information for a business purpose, we enter into a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

Category A: Identifiers

Category B: California Customer Records personal information categories

Category C: Protected classification characteristics under California or federal law

Category D: Commercial Information

Category E: Biometric Information

Category F: Internet or other similar network activity

Category G: Geolocation data

Category H: Sensory data

Category I: Professional or employment-related information

Category J: Non-public education information

Category K: Inferences

Your Consumer Rights and Choices Under CPPA and CPRA

Your Rights Under CCPA

The CCPA provides consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- l. Auditing for compliance with federal and state laws, rules and regulations.
- m. Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Stewart may disclose your personal information to a third party for a business purpose.

Privacy Notice at Collection for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020, effective January 1, 2023 ("CPRA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice at Collection for California Residents** ("CCPA & CPRA Notice"). This CCPA & CPRA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, and consumers and others who reside in the State of California or are considered California Residents as defined in the CCPA & CPRA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), Gramm Leach Bliley Act (GLBA) and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of **personal and sensitive personal information** from consumers within the last twelve (12) months:

Category	Examples	Collected
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES

- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Stewart may disclose your personal information to a non-affiliated third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter in a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Non-affiliated third-party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing to our affiliates for direct marketing, you may send an "opt out" request to Privacyrequest@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical and administrative safeguards and policies to protect your personal information.

Contact Information

If you have questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

STEWART TITLE GUARANTY COMPANY PRIVACY NOTICE

This Stewart Title Guaranty Company Privacy Notice ("Notice") explains how Stewart Title Guaranty Company and its subsidiary title insurance companies (collectively, "Stewart") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, social security number, driver's license number, passport number, or other similar identifiers;
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Name, signature, social security number, physical characteristics or description, address, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker;
3. Information about your transactions with Stewart, our affiliates, or others; and
4. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you or in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.

SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Order Number: 1957373

Guarantee No.: G-6329-12238

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.

**SUBDIVISION GUARANTEE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Order Number: 1957373

Guarantee No.: G-6329-12238

Lot 11, Block 129, Plat of Richland, according to the plat thereof recorded in Volumes 6 and 7 of Plats, records of Benton County, Washington.

SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

6. Restrictions, easements, dedications, notes and delineated matters contained on the face of the Plat of Plat of Richland as recorded in Volumes 6 and 7 of Plats, and any amendments thereto.

SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Prepared by:
Stewart Title Company
8511 W. Clearwater, Suite E
Kennewick, WA 99336

Order Number: 1957373

Guarantee No.: G-6329-12238

Effective Date: February 24, 2023

Premium: \$250.00
Sales Tax: \$21.50
Total: \$271.50

OWNERS: Alan Mortensen and Seana Mortensen, husband and wife

LEGAL DESCRIPTION:
See Exhibit "A" Attached Hereto

SUBJECT TO:

1. MAP

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

2. General taxes: First half delinquent May 1; Second half delinquent November 1:

Year: 2023
Amount Billed: \$1,242.54
Amount Paid: \$0.00
Amount Due: \$1,242.54, plus interest and penalty if delinquent
Tax Account No. 110984020129011
Levy Code: R1
Land: \$50,000.00
Improvements: \$71,740.00

3. Deed of Trust dated November 13, 2018 and recorded November 16, 2018 as Instrument Number 2018-034026 in the original principal amount of \$70,000.00 from Alan Mortensen and Seana Mortensen, husband and wife to George C. Reinmiller Trustee Inc., as trustee, for Boeing Employees' Credit Union.

4. Easement(s) as shown upon the face of said Plat of Richland and as amended under Auditor's File No. 373909.

5. Easement(s) and reservations in Deed from the United States of America and the terms and conditions thereof recorded under Instrument No. 395389.

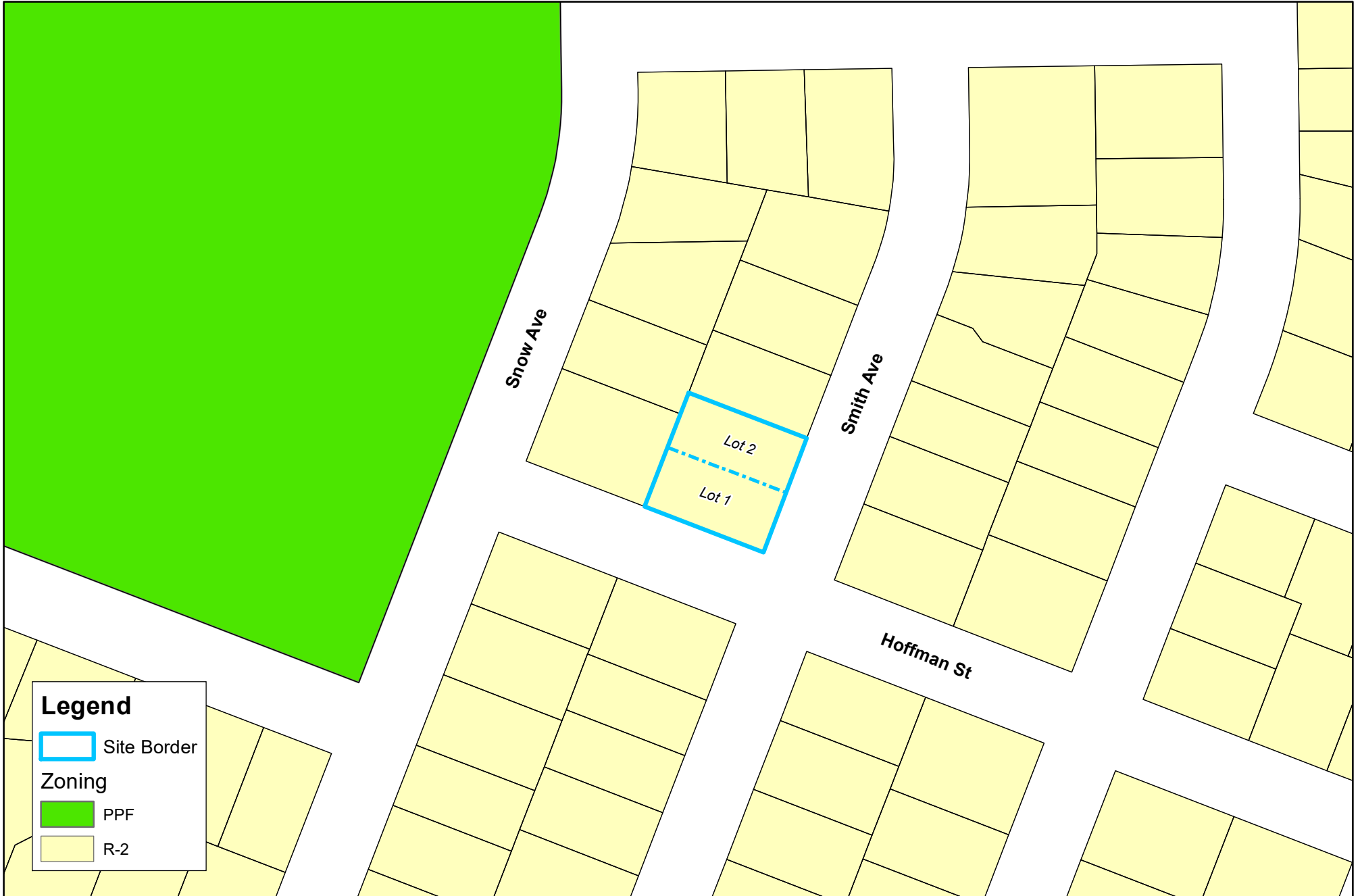
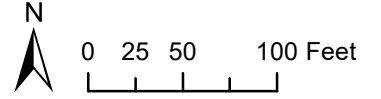


Exhibit 2

Zone Map

Zoning Map

Item: 521 Smith Ave, Short Plat & Rezone
Applicant: Alan & Seana Mortensen
File #: SP2023-106 & Z2023-104



Legend




-  Site Border
- Zoning**
-  PPF
-  R-2



Exhibit 3

Short Plat



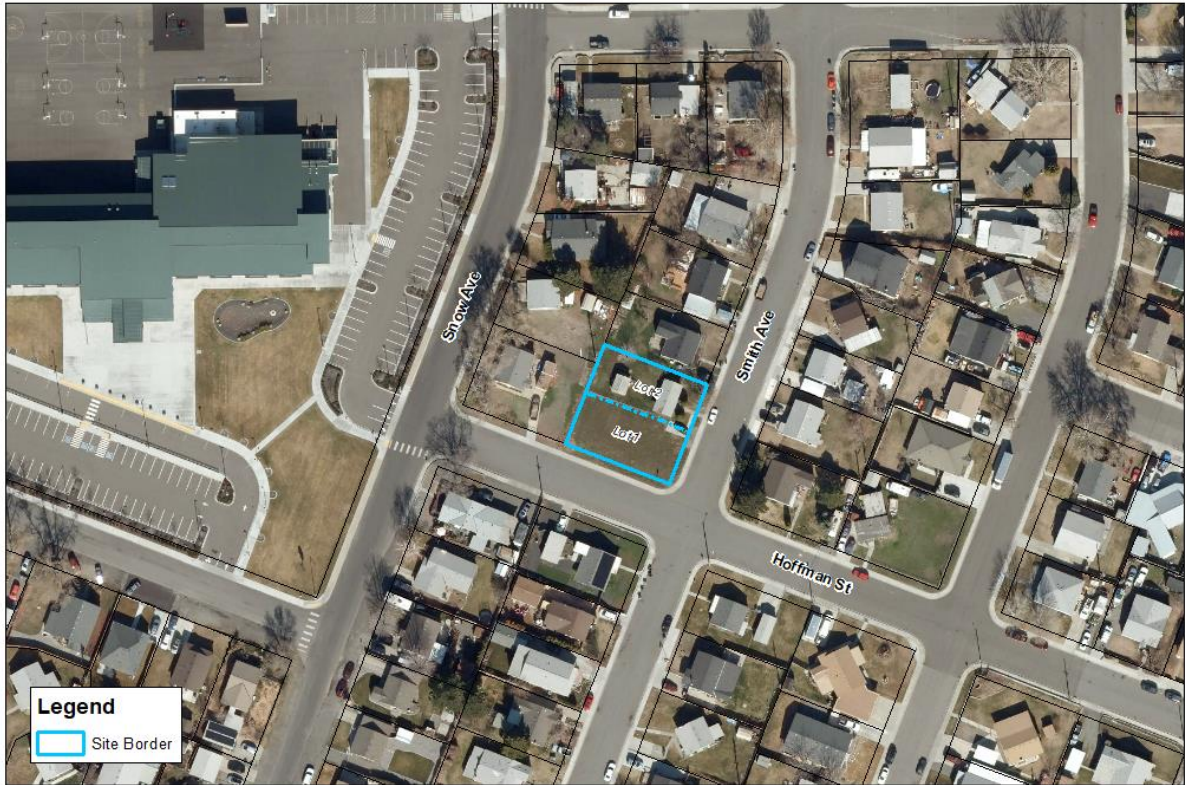
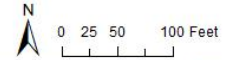
SHORT PLAT FINDINGS AND DECISION

SUMMARY AND PURPOSE OF REQUEST

Project Name:	521 Smith Ave Short Plat
Owner:	Alan and Seana Mortensen 521 Smith Avenue Richland, Washington 99352
Applicant:	Alan and Seana Mortensen (509) 528-3954 stuanandseana@aol.com
Contact:	Surveyor: Rick Russum – Worley Surveying 6310 Ryanick Road Kennewick, Washington 99338 (509) 582-6716 rick@worleysurveying.com
File Number:	SP 2023-106
Staff Contact:	Kyle Hendricks, Planner 509-942-7683 khendricks@ci.richland.wa.us
Parcel Numbers:	1-10984020129011
Project Summary:	Dividing one (1) lot totaling 9,600 square feet into two (2) lots of similar size
Project Location:	521 Smith Avenue is at the northwest corner of the Smith Avenue and Hoffman Street intersection; Located within the Southwest Quarter of the Southeast Quarter of Section 10, Township 9 North, Range 28 East, W.M.
Site Area:	9,600 square feet

**Vicinity
Map**

Item: 521 Smith Ave, Short Plat & Rezone
Applicant: Alan & Seana Mortensen
File #: SP2023-106 & Z2023-104



BACKGROUND INFORMATION

Owner(s) of Record: Alan and Seana Mortensen
521 Smith Avenue
Richland, Washington 99352

Zoning Designation: Medium Density Residential (R-2), Proposed zone change to R-2S

Comp Plan Land Use: Medium Density Residential (MDR)

Existing Use: Single Family Residential

Surrounding lands are developed and zoned as follows:

Surrounding Zoning & Land Uses:
North: Single Family Residential (R-2).
East: Single Family Residential (R-2).
South: Single Family Residential (R-2).
West: Single Family Residential (R-2).

Access: The proposed lots can be accessed from Smith Avenue, and proposed Lot 1 can potentially be accessed from Hoffman Street.

SITE CHARACTERISTICS

LAYOUT

Lot Size: 9,600 Square feet

Proposed Lot Sizes:	Lot 1	5,000 ft ² (0.11 acres) gross land area
	Lot 2	4,600 ft ² (0.10 acres) gross land area
Lot Dimensions:	The entire site is nearly a square, measuring 96 feet wide along Smith Avenue frontage and 100 feet along the Hoffman Street frontage.	
Setbacks: (primary structure)	R-2 Front Yard: 20 feet Side Yard: 6 feet Rear Yard: 25 feet	
	Potential R-2S Front Yard: 20 feet Side Yard: 6 feet Rear Yard: 20 feet for living space, 3 Feet for garages that take less than 60% of the measured rear lot line width.	
	Both Zones Corner lot, secondary street frontage: 15 feet Maximum building height: 30 feet	

ENVIRONMENTAL		
Topography:	Based on the City’s 2018 contour analysis, the site can be described as flat	
Vegetation	Based on the City’s February 2022 base map aerial imagery, the site is developed as a single-family home on proposed Lot 2, while Proposed Lot 1 is vacant and maintained grasses.	
Other:	<u>Soil:</u> USDA Soils online mapping indicates the underlying soils are classified as approximately 100% (QuA) Quincy Loamy sand 0 to 2 percent slopes (https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx)	
	<u>Floodplains:</u> The site does not lie within a floodplain.	
	<u>Critical Areas:</u> - The City’s critical areas maps identify the site is in a critical area. - According to the Source Water Assessment Program (SWAP) the site does belong to a 5-year aquifer recharge area. - The site is not within the Shoreline jurisdiction.	

FINDINGS		
Streets / Access:	The primary access for this site is Smith Avenue. New or revised driveway access-points shall be subject to review and approval by the City of Richland Traffic Engineer.	
Transit:	Benton Franklin Transit maintains two bus service lines near the site.	
	Route 20 along Thayer Drive approximately 770 feet directly east from the site to the nearest bus stop. Route 25 along Wright Avenue approximately 1,450 feet by way of street travel to the southwest of the site to the nearest bus stop.	

Water:	There is an eight-inch distribution main within each of the Hoffman Street and Smith Avenue rights-of-way.
Irrigation:	The site is outside the Kennewick Irrigation District boundary. There are no immediately available irrigation connections near the property.
Fire Protection:	The nearest fire hydrant is located at the southwest corner of the Hoffman Street and Smith Avenue intersection, approximately 90 feet from the site.
Sewer:	There is an existing 8-inch gravity main running through the rear yard of the site, near the western property line. According to current city records, this line has an approximate 24-foot easement from the rear property line.
Electrical:	The site has an existing overhead primary conductor running north-to-south along the northwestern boundary of the proposed site.
Parks, Recreation and Open Spaces:	The nearest Richland Park (Frankfort Park) is approximately 1,800 feet away by way of street access.
Stormwater:	There appears to be two 12-inch catch basins 95 feet west of the site on Hoffman Street.
Schools:	The City of Richland does not impose school impact fees. The site is relatively close to all Public School needs for a potential student, approximately 200 feet from Whitman Elementary School, 1,300 feet from Carmichael Middle school, and 3,000 feet from Richland High School.
Walkability:	Based on the City's February 2022 base map aerial imagery, it appears that all neighboring properties are connected with sidewalk.

DECISION

The short plat application to divide the existing parcel totaling 9,600 square feet, into two (2) lots, is hereby **Approved**, provided the following items are addressed:

1. Adequate fire protection, domestic water and sanitary sewer services need to be installed for the new parcels being created. These services shall be installed and all other necessary and required public infrastructure improvements (as required by municipal code) shall be installed prior to the short plat being approved & signed by the City Engineer. Utility information and public infrastructure requirements will be subject to the permitting requirements found in RMC 12.08. Detailed requirements can be found through the City of Richland Public Works Dept.
2. All signatures must be obtained (except for the county signatures) prior to submittal for city signatures. The short plat applicant and irrigation district shall have signed and notarized the document before the City Engineer.
3. The signature blocks need to be for City of Richland, not Benton County.
4. Note that each individual lot will be required to have separate water and sewer services extended onto the lots. Separate lots are not allowed to share services.

5. If the existing driveway is to be used by both parcels, then a shared access agreement will need to be established and recorded.
6. The existing 30-ft. sewer easement needs to be shown and documented on the short plat document.
7. The applicant shall add the following comment to the face of the plat: 'Addresses shown in brackets are subject to change by the City of Richland. Zip code: 99352'.
8. Add addressing brackets for each street frontage.
9. Add address numbers as shown in red on the attached annotated survey.

Other Comments

1. Frontage improvements for the establishment of the new parcel may require additional sidewalk ADA improvements to the existing crossing at the corner of Smith Ave. & Hoffman St.
2. Any new driveway established for the new parcel shall follow driveway spacing requirements established in RMC 12.04.070. The width of any new driveway shall follow guidance from RMC 12.04.090.

RECORDING

The short plat cannot be recorded until the conditions of this decision are completed and the final drawing is signed by all of the required agencies. The payment of the recording fee to the County Auditor is the applicant's responsibility.

At the time the short plat is to be recorded, all property taxes and special assessments must be paid for the entire year. If a short plat is not recorded by the end of the calendar year then all of the next year's taxes and special assessments must be paid before it can be recorded.

*All conditions are the landowner's/developer's responsibility, and all conditions must be completed prior to final plat approval, unless otherwise stated herein. **Have your contractor contact Public Works at (509) 942-7500, for the permits and specifications for the necessary items listed above.** The lot configuration and easements on the survey must reflect the general layout of the applicant's drawing, as modified by this decision.*

Gary McLean, Hearing Examiner

Date



Exhibit 4

Public Notices and Affidavits



**CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING
(SP2023-106 & Z2023-104)**

Notice is hereby given that Alan and Seana Mortensen, has filed a change of zoning and preliminary short plat application to rezone the property at 521 Smith Avenue, Assessor's Parcel Number 110984020129011, from R-2 to R-2S.

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, May 8, 2023. All interested parties are invited to attend in-person and present testimony at the public hearing or by visiting the City of Richland website (www.ci.richland.wa.us) and joining via Zoom. Copies of the complete application packet can be obtained by visiting the City of Richland website (www.ci.richland.wa.us).

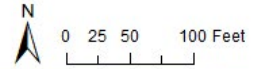
Environmental Review: The proposal is not subject to environmental review according to WAC 197-11-904.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS #35, Richland, WA 99352. Comments may also be emailed to khendricks@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Thursday, April 21, 2023, to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. Written comment will not be accepted after 6 p.m. on Sunday, May 7, 2023; however verbal comments may be presented during the public hearing.

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

Vicinity Map

Item: 521 Smith Ave, Short Plat & Rezone
Applicant: Alan & Seana Mortensen
File #: SP2023-106 & Z2023-104



1
2 **AFFIDAVIT OF POSTING**

3
4 STATE OF WASHINGTON)
5 COUNTY OF BENTON) ss.

6 COMES NOW, **Kyle Hendricks**, who, being first duly sworn upon oath deposes and says:

- 7
8 1. I am an employee in the Planning Division of the Development Services Department
9 for the City of Richland.
10
11 2. On the 6th day of April, 2023, I posted the attached NOTICE OF PUBLIC
12 HEARING, File Number SP2023-106 & Z2023-104 in the following location:

To the immediate south of the residence at 521 Smith Avenue, 40 feet
northwest of the Smith Avenue/Hoffman intersection, along Smith Avenue.

13 
Signed: Kyle Hendricks

14 SIGNED AND SWORN to before me this 6th day of April 2023, by Kyle Hendricks.



17 
Signature of Notary

18 October L. Follett
Printed Name

19 Notary Public in and for the State of Washington,

20 Residing in Benton County

21 My appointment expires: 11-1-2024

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AFFIDAVIT OF MAILING

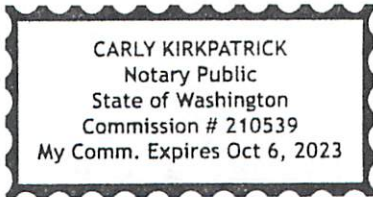
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Jodi Hogan, who, being first duly sworn upon oath deposes and says:

- I am an employee in the Planning Division of the Development Services Department for the City of Richland.
- On the 6th day of April, 2023, I mailed a copy of the attached NOTICE OF PUBLIC HEARING (SP2023-106 & Z2023-104) to the attached list of individuals via regular USPS on the date indicated above. The Richland Planning Commission will conduct a public hearing and review of the application on May 8, 2023.

Jodi Hogan
Signed: Jodi Hogan

SIGNED AND SWORN to before me this 11th day of April, 2023 by Jodi Hogan.



Carly Kirkpatrick
Notary Public in and for the State of Washington,

Carly Kirkpatrick
Print Name

Residing at Benton County

My appointment expires: Oct. 6, 2023



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	406564	Print Legal Ad-IPL01176200 - IPL0117620		\$90.27	1	27 L

Attention: Jennifer Anderson
 CITY OF RICHLAND/LEGALS
 625 SWIFT BLVD. MS-05
 RICHLAND, WA 99352

**CITY OF RICHLAND
 NOTICE OF APPLICATION,
 PUBLIC HEARING SP2023-106,
 Z2023-104**

Date Notice Issued: April 10, 2023,
 per WAC 197-11-340(2)
File #: SP2023-106 & Z2023-104

Proponent: Alan and Seana
 Mortensen

Proposal: Change of zoning and
 preliminary short plat application to
 rezone the property from R-2 to R-2S.

Location of Proposal(s): The
 site address is 521 Smith Ave-
 nue, Assessor's Parcel Number
 110984020129011

Public Comments Due:
 April 21, 2023

Contact: Kyle Hendricks, Planner,
 625 Swift Boulevard, MS-35
 Richland, WA 99352
 khendricks@ci.richland.wa.us

Date Published: Monday, April 10,
 2023
 IPL0117620
 Apr 10 2023

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Stefani Beard, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time (s) commencing on 04/10/2023, and ending on 04/10/2023 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:
 04/10/23

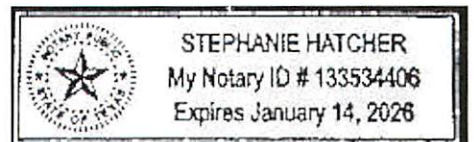
Stefani Beard

(Signature of Legals Clerk)

Sworn to and subscribed before me this 10th day
 of April in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
 Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



Exhibit 5

Agency Comments

MEMORANDUM

***PUBLIC WORKS
CIVIL AND UTILITY ENGINEERING***

TO: KYLE HENDRICKS – PLANNER

FROM: JASON REATHAFORD – PUBLIC WORKS, ENGINEERING TECH 4
JOHN WHITTIER – CIVIL ENGINEER 1

DATE: April 21, 2023

SUBJECT: SHORT PLAT APPLICATION #SP2023-106 – 521 SMITH AVE

Matthew,

We have reviewed the submitted short plat application received on April 6th, 2023 and have the comments noted below.

1. Adequate and independent fire protection, domestic water and sanitary sewer services need to be installed for the new parcels being created. These services shall be installed and all other necessary and required public infrastructure improvements (as required by municipal code) shall be installed prior to the short plat being approved & signed by the City Engineer. Utility information and public infrastructure requirements will be subject to the permitting requirements found in RMC 12.08. Detailed requirements can be found through the City of Richland Public Works Dept.
2. All signatures must be obtained (except for the county recording signatures) prior to submittal for city signatures. The short plat applicant shall have signed and notarized the document before the City Engineer can.
3. The signature blocks need to be for City of Richland, not Benton County.
4. Include address brackets for each of the new parcels.
5. Note that each individual lot will be required to have separate water and sewer services extended onto the lots. Separate lots are not allowed to share services.
6. If the existing driveway is to be used by both parcels, then a shared access agreement will need to be established and recorded.
7. The existing 30-ft. sewer easement needs to be shown and documented on the short plat document.
8. Advisory comment only: Frontage improvements for the establishment of the new parcel may require additional sidewalk ADA improvements to the existing crossing at the corner of Smith Ave. & Hoffman St.
9. Advisory comment only: Any new driveway established for the new parcel shall follow driveway spacing requirements established in RMC 12.04.070. The width of any new driveway shall follow guidance from RMC 12.04.090.

If you have any questions, please let us know.

Thank you,
Jason x7742
John x7649



**CITY OF RICHLAND
DEVELOPMENT SERVICES**

**625 Swift Blvd.
Richland, WA 99352**
Telephone (509) 942-7794
Fax (509) 942-7764

CI.RICHLAND.WA.US · 509-942-7390

DATE: April 17, 2023

TO: Kyle Hendricks, Planner

REVIEW BY: Nichole Westphal, Permit Technician III

PROJECT NAME: SP2023-106 521 Smith Ave

1. Add addressing brackets for each street frontage.
2. Add address numbers as shown in red on the attached annotated survey.
3. Add the following comment to the face of the plat: 'Addresses shown in brackets are subject to change by the City of Richland. Zip code: 99352'.

SHORT PLAT NO. _____

PORTION SW1/4, OF THE SE 1/4 SECTION 10, T9N, R28E, W.M.
 RICHLAND, BENTON COUNTY, WASHINGTON
 PARCEL NUMBER 110984020129011

DESCRIPTION

LOT 11, BLOCK 129 PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

OWNER'S CERTIFICATE

WE, ALAN AND SEANA MORTENSEN HUSBAND AND WIFE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THE EASEMENTS ON THE SHORT PLAT ARE GRANTED FOR THE USES SHOWN THEREON.

ALAN MORTENSEN _____ DATE _____

SEANA MORTENSEN _____ DATE _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON
 COUNTY OF BENTON
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALAN AND SEANA MORTENSEN HUSBAND AND WIFE SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE THERE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON _____ DATE _____

MY APPOINTMENT EXPIRES _____

NOTES

- O DENOTES SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 41966" AT PROPERTY CORNER UNLESS NOTED OTHERWISE.
 • DENOTES FOUND MONUMENT DATE VISITED FEBRUARY 2023
 • DENOTES CALCULATED POINT NOT SET
- BASIS OF BEARING: NAD83/91 CITY OF RICHLAND CONTROL WASHINGTON SOUTH ZONE
- EQUIPMENT USED INCLUDED A LEICA TPS 1100 TOTAL STATION WITH STANDARD OF ERROR OF 2 SECONDS AND 5 MM ± 5 PPM. & TRIMBLE GPS
- ADDRESS NUMBERS [NOTED IN BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND. MAILING ADDRESS IS ZIP CODE 99352 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 THAT 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.

APPROVALS

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON.

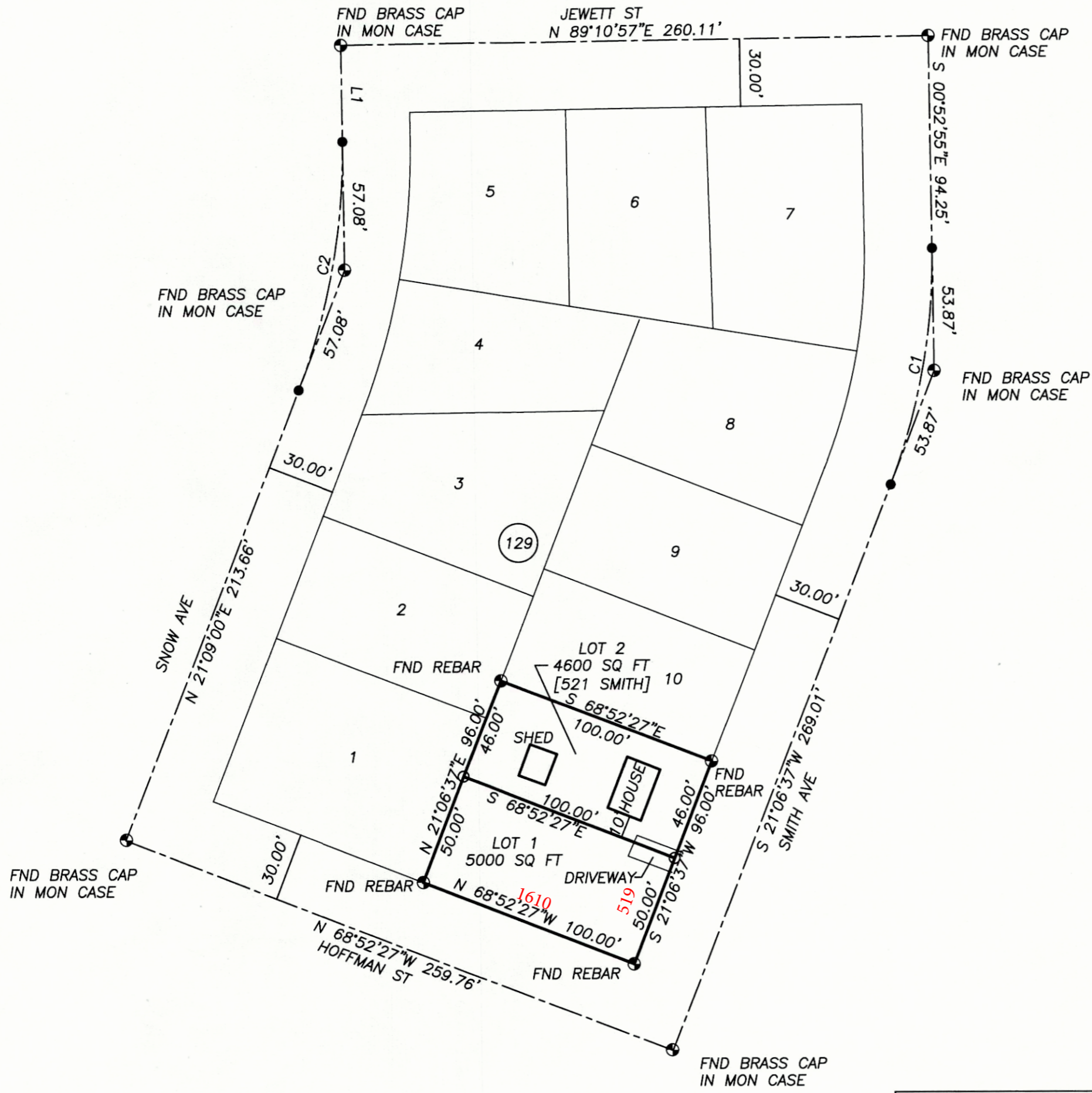
CITY OF RICHLAND CITY ENGINEER _____ DATE _____

TREASURER

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON THE DATE OF THIS CERTIFICATION HAVE BEEN PAID.

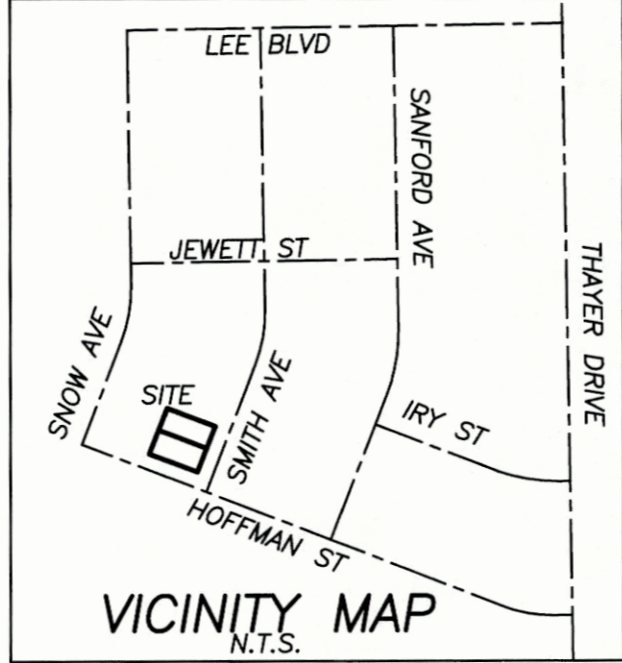
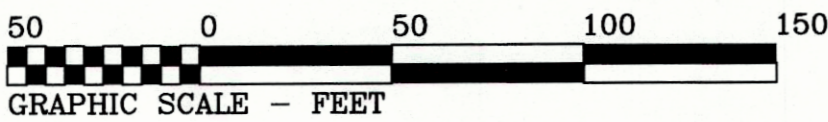
DATED THIS _____ DAY OF _____, 20____
 PARCEL NUMBER 110984020129011

BENTON COUNTY TREASURER _____

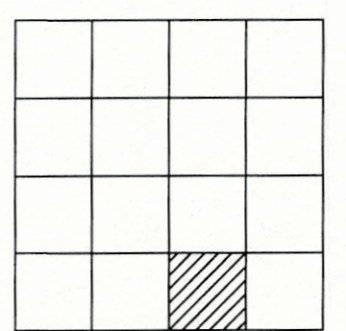


CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	277.24'	106.41'	21°59'31"	N 10°06'51" E
C2	293.82'	112.75'	21°59'13"	N 10°09'23" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°50'13" W	42.41'



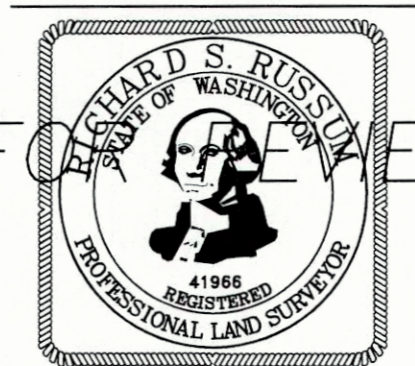
WORLEY SURVEYING SERVICE, INC., P.S.
 P.O. BOX 6132
 KENNEWICK, WASHINGTON 99336
 509-582-6716



SECTION INDEX
 SECTION 10, T9N, R28E, W.M.

SURVEYOR'S CERTIFICATE

I, RICHARD S. RUSSUM, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SEANA MORTENSEN AT _____ MINUTES PAST _____ M., THIS _____ DAY OF _____, 20____, AND RECORDED IN VOLUME _____ OF SHORT PLATS, PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON.

BENTON COUNTY AUDITOR _____ FEE NUMBER _____

JOB # 23-013

SHEET
 1 OF 1

Hendricks, Kyle

From: Hendricks, Kyle
Sent: Wednesday, April 12, 2023 9:36 AM
To: Hill, Kelly
Subject: RE: SP2023-106 preliminary short plat Z2023-104 zone change

We can make sure to include the need to show any easements as a condition of approval.

From: Hill, Kelly <khill@CI.RICHLAND.WA.US>
Sent: Tuesday, April 11, 2023 6:58 AM
To: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Subject: RE: SP2023-106 preliminary short plat Z2023-104 zone change

Kyle,

Do they need to show any existing easements on the plat drawing?

Thanks
Kelly

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 11:33 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Aviation <AviationLandUse@wsdot.wa.gov>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodders@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Nancy Lang <langn@bentonpud.org>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Sean Domagalski (BFHD) <seand@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept

of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; William Simpson <william.simpson@commerce.wa.gov>

Subject: SP2023-106 preliminary short plat Z2023-104 zone change

Hello,

Attached is the referral packet for a combined application to change the zoning and preliminary shot plat the property at 521 Smith Avenue. The applicant is requesting to change the zoning from R-2 (Medium density residential) to R-2S (Medium Density Residential, small lot). The short plat will create two lots of approximately the same size. The proposed new corner lot is currently vacant. This proposal is not subject to environmental review since both zoning categories are within the same Comprehensive Plan land use designation.

Please reply with questions or comments to be included in the staff report by end of day Friday April 21st, 2023.

Thank you,



Kyle Hendricks
Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7683

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

Hendricks, Kyle

From: WSDOT Aviation Land Use Inquiries and Application Submittals
<AviationLandUse@WSDOT.WA.GOV>
Sent: Thursday, April 6, 2023 2:10 PM
To: Hendricks, Kyle
Subject: RE: [EXTERNAL] SP2023-106 preliminary short plat Z2023-104 zone change

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

M Hendricks,

WSDOT Aviation Division reviewed this proposal on 04/06/2023. No comments.

Cheers,

David Ison, PhD | Aviation Planner
Airport Land Use Compatibility & Emerging Aviation Technologies
Washington State Department of Transportation
isond@wsdot.wa.gov C: 360-890-5258

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 11:33 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcsbane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Cooper, Kelly (DOH) <Kelly.Cooper@DOH.WA.GOV>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Slinger <KSlinger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdelyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Nancy Lang <langn@bentonpud.org>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Gonseth, Paul <GonsetP@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Sean Domagalski (BFHD)

<seand@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; WSDOT SC Planning Mailbox <SCPlanning@WSDOT.WA.GOV>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; Simpson, William (COM) <william.simpson@commerce.wa.gov>

Subject: [EXTERNAL] SP2023-106 preliminary short plat Z2023-104 zone change

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Hello,

Attached is the referral packet for a combined application to change the zoning and preliminary shot plat the property at 521 Smith Avenue. The applicant is requesting to change the zoning from R-2 (Medium density residential) to R-2S (Medium Density Residential, small lot). The short plat will create two lots of approximately the same size. The proposed new corner lot is currently vacant. This proposal is not subject to environmental review since both zoning categories are within the same Comprehensive Plan land use designation.

Please reply with questions or comments to be included in the staff report by end of day Friday April 21st, 2023.

Thank you,



Kyle Hendricks
Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7683

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Hendricks, Kyle

From: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>
Sent: Friday, April 21, 2023 3:03 PM
To: Hendricks, Kyle
Cc: Cummings,Nicole M (BPA) - TERR-TRI CITIES RMHQ
Subject: RE: [EXTERNAL] SP2023-106 preliminary short plat Z2023-104 zone change

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Kyle,

Bonneville Power Administration's (BPA) has had the opportunity to review SP2023-106 preliminary short plat Z2023-104 zone change. The zone change is from R-2 (Medium density residential) to R-2S (Medium Density Residential, small lot) located at 521 Smith Avenue in Richland, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 1100 feet from the subject properties. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Nicole Cummings at (509) 542-5499 or by email at nmcummings@bpa.gov.

Thank you for the opportunity to review this application.



Deborah Rodgers

Realty Technician Contractor
2211 North Commercial Avenue, Pasco, WA 99301
Bonneville Power Administration | TERR/Tri-Cities-RMHQ
Real Property Field Services | P 509.544.4749
dxrodgers@bpa.gov

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 11:33 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Aviation <AviationLandUse@wsdot.wa.gov>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcsbane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Cottrell II, Joseph E (BPA) - TERR-TRI

CITIES RMHQ <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdekyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Nancy Lang <langn@bentonpud.org>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Robin Priddy <robin.pridy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Sean Domagalski (BFHD) <seand@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezla@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; William Simpson <william.simpson@commerce.wa.gov>

Subject: [EXTERNAL] SP2023-106 preliminary short plat Z2023-104 zone change

Hello,

Attached is the referral packet for a combined application to change the zoning and preliminary shot plat the property at 521 Smith Avenue. The applicant is requesting to change the zoning from R-2 (Medium density residential) to R-2S (Medium Density Residential, small lot). The short plat will create two lots of approximately the same size. The proposed new corner lot is currently vacant. This proposal is not subject to environmental review since both zoning categories are within the same Comprehensive Plan land use designation.

Please reply with questions or comments to be included in the staff report by end of day Friday April 21st, 2023.

Thank you,



Kyle Hendricks
Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7683

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Hendricks, Kyle

From: Toby Mears <tmears@noanet.net>
Sent: Thursday, April 6, 2023 2:41 PM
To: Hendricks, Kyle
Subject: RE: SP2023-106 preliminary short plat Z2023-104 zone change

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

BPUD has no fiber in the area

Thanks,

Toby Mears

Outside Plant Engineer, NoaNet

Direct: (509) 947-0089 | NOC: (866) 662-6380 | [NoaNet](#)



From: Hendricks, Kyle <khendricks@ci.richland.wa.us>

Sent: Thursday, April 6, 2023 11:33 AM

To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Aviation <AviationLandUse@wsdot.wa.gov>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; osp <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxroddgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Nancy Lang <langn@bentonpud.org>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Sean Domagalski (BFHD) <seand@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept

of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; William Simpson <william.simpson@commerce.wa.gov>

Subject: SP2023-106 preliminary short plat Z2023-104 zone change

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Please reply with questions or comments to be included in the staff report by end of day Friday April 21st, 2023.

Thank you,



Kyle Hendricks
Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7683

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Hendricks, Kyle

From: Buechler, Ken
Sent: Monday, April 10, 2023 7:06 PM
To: Hendricks, Kyle
Subject: RE: SP2023-106 preliminary short plat Z2023-104 zone change

Fire is good with this SP.



Kenneth Buechler

Fire Marshal

625 Swift Blvd., MS-16 | Richland, WA 99352

(509) 942-7556

(509) 578-9321

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>

Sent: Thursday, April 6, 2023 11:33 AM

To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Aviation <AviationLandUse@wsdot.wa.gov>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodders@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Slinger <KSlinger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Nancy Lang <langn@bentonpud.org>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Sean Domagalski (BFHD) <seand@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; William Simpson <william.simpson@commerce.wa.gov>

Subject: SP2023-106 preliminary short plat Z2023-104 zone change

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Thank you,



Kyle Hendricks

Planner

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Hendricks, Kyle

From: Brett Flippo <BFlippo@kid.org>
Sent: Tuesday, April 11, 2023 2:43 PM
To: Hendricks, Kyle
Subject: RE: SP2023-106 preliminary short plat Z2023-104 zone change

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mr. Hendricks,

KID has reviewed the subject application and determined that it is located outside the boundaries of the District. KID has no comments.

Thanks,

Brett Flippo, PLS, CFedS
Kennewick Irrigation District

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Thursday, April 6, 2023 11:33 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Aviation <AviationLandUse@wsdot.wa.gov>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <JMcShane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziplay.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziplay.com>; Nancy Lang <langn@bentonpud.org>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Sean Domagalski (BFHD) <seand@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole

<nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; William Simpson <william.simpson@commerce.wa.gov>

Subject: SP2023-106 preliminary short plat Z2023-104 zone change

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Hello,

Attached is the referral packet for a combined application to change the zoning and preliminary shot plat the property at 521 Smith Avenue. The applicant is requesting to change the zoning from R-2 (Medium density residential) to R-2S (Medium Density Residential, small lot). The short plat will create two lots of approximately the same size. The proposed new corner lot is currently vacant. This proposal is not subject to environmental review since both zoning categories are within the same Comprehensive Plan land use designation.

Please reply with questions or comments to be included in the staff report by end of day Friday April 21st, 2023.

Thank you,



Kyle Hendricks

Planner

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