



Richland

CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T3A-2024-00001)

Notice is hereby given that Rick Simon, RPS Planning Consulting LLC. (applicant) has filed a zone change application on behalf of Tim Bush (owner) to rezone approximately 1.7 acres from Neighborhood Retail (C-1) to Retail Business (C-2). The site area is designated as Commercial by the Richland Comprehensive Plan. The applicant has proposed a property use and development agreement to limit specific commercial uses and building height to be similar to the C-1 zone.

Project Site: The project site is located at 9025 Center Parkway, Richland, WA, and the adjacent properties to the south of this property (APNs 1-01881BP5258001, 1-01881BP5258002, 1-01881BP5258003, and 1-01881BP5258004).

Public Hearing: The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, August 12th, 2024 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

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 be emailed to planning@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Sunday, August 11th. However, written comments must be received no later than 5:00 p.m. on Thursday, August 1, 2024 to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications 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: 9025 Center Pkwy zone change
Applicant: Rick Simon
File #: PLN-T3A-2024-00001



0 50 100 200 Feet



Zone Change Application

For Tim Bush

June 2024

Project Team

Owner

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Land Use Planner

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Overall Project Description

Introduction

The application consists of the rezone of 1.7 acres from its current C-1 Neighborhood Retail zone to a C-2 Retail Business zone. The site is located east of and adjacent to Steptoe Boulevard and south of and adjacent to Center Parkway, along the eastern municipal boundary of the City of Richland, just west of and adjacent to the City of Kennewick municipal boundary. The property consists of a long and narrow triangular shaped property that has been previously divided into 4 commercial lots (See attached Amended Binding Site Plan.) The majority of the site is undeveloped except for a “Wake Up Call”, drive-thru coffee shop located along the northern boundary of the site, adjacent to Center Parkway.



Figure 1: Vicinity Map

The northern portions of the site are situated on a fairly level bench, which begins to slope to the west along the southerly portion of the site. The southernmost portion of the site rises 10 to 15 feet above the elevation of the adjacent Steptoe Boulevard, as the road corridor drops in elevation, while the site elevation remains fairly level. A retaining wall along the Steptoe right-of-way was constructed when Steptoe Boulevard was improved several years ago.

Adjacent properties to the north and east have been developed with detached single-family residential homes. Land to the west across Steptoe Boulevard is undeveloped.

Comprehensive Plan

The City’s comprehensive plan designates the site as suitable for commercial development. Property to the west and southwest across Steptoe Boulevard is also designated as commercial. Other adjacent properties fall within the City of Kennewick and are designated for low density residential development.



Figure 2: Comprehensive Plan Land Use Map

Transportation

The City’s Transportation Plan designates Steptoe Boulevard as a Principal Arterial and Center Parkway as a Major Collector. Both streets in the vicinity of the project site have been fully improved with center turn lanes, curbs, sidewalks and multiple travel lanes in both directions in the case of Steptoe Boulevard. The intersection of Steptoe and Center Parkway has been

signalized. Access to the site is limited to a single point located along the eastern boundary of Center Parkway. No access from the site onto Steptoe Boulevard is allowed by the City of Richland.

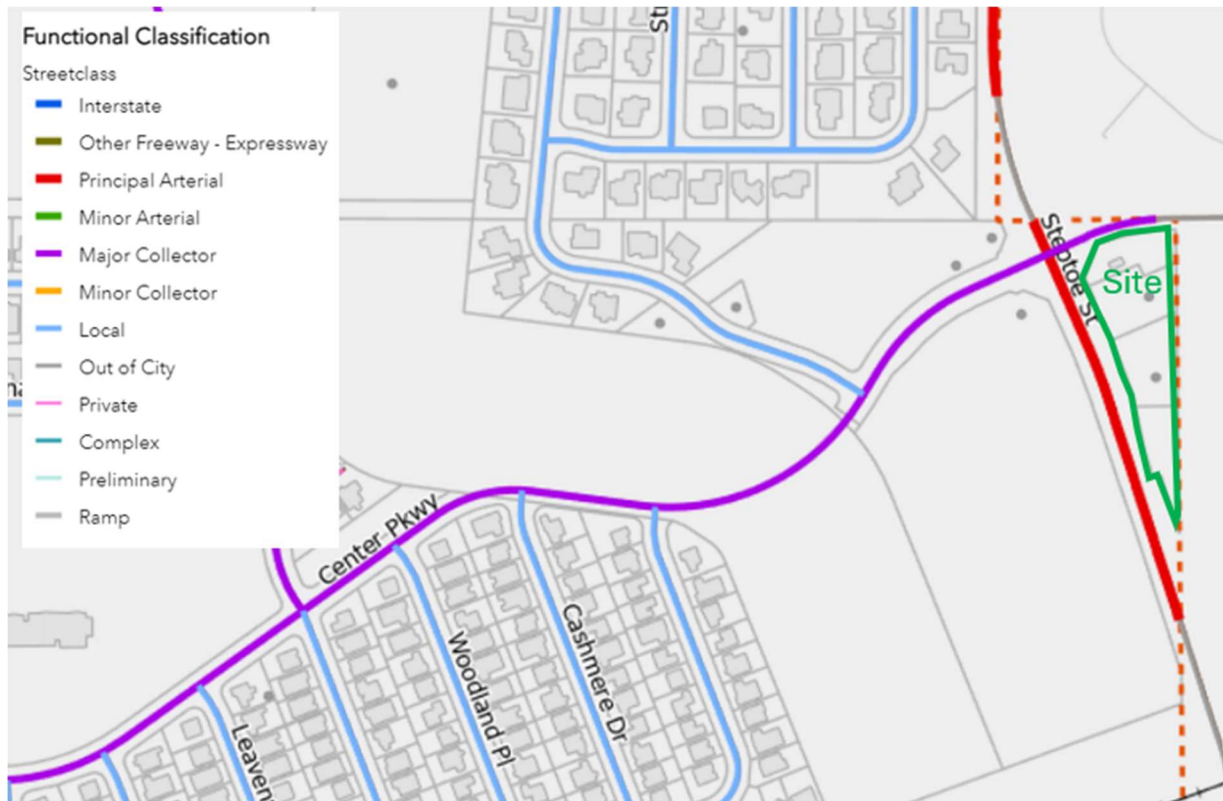


Figure 3: Richland Functionally Classified Street Network Plan

Existing Zoning

The existing zoning of the site is C-1 Neighborhood Retail Business. Property to the west across Steptoe Boulevard is also zoned C-1. Adjacent properties to the east are within the City of Kennewick and are zoned RL – Residential, Low Density.

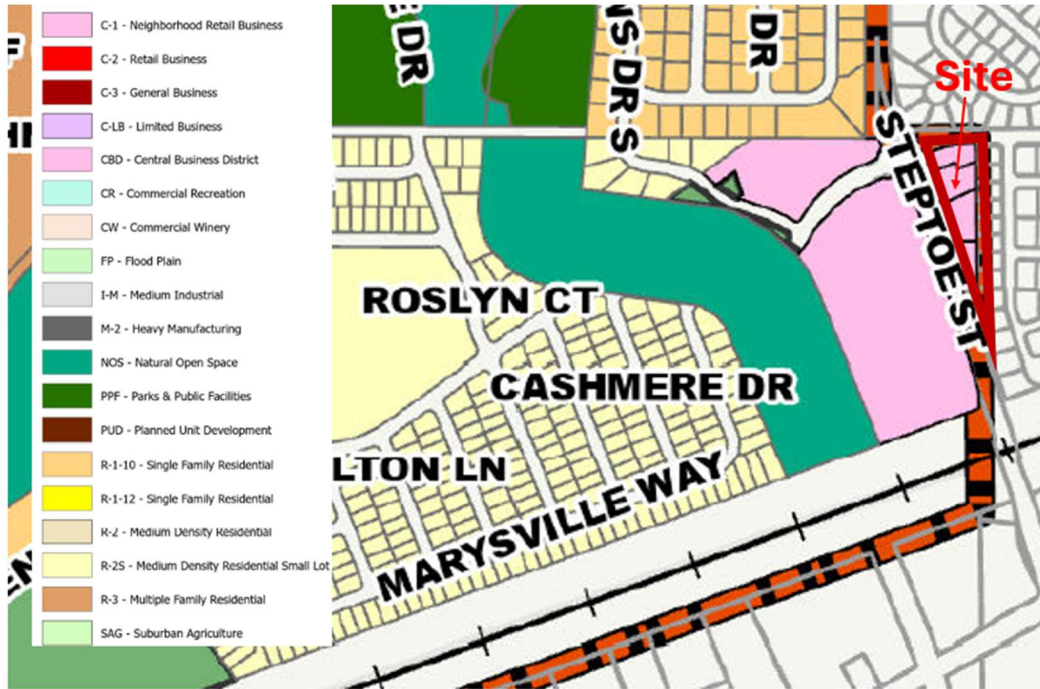


Figure 4: Existing Zoning Map

Proposed Zoning

Proposed zoning for the site is C-2 Retail Business. The intent of the proposed rezone is to increase the usability of the vacant parcels, which are long and narrow. The C-1 zoning standards require a 45 foot setback from adjacent streets. The effect of this requirement is that the buildable areas in the southern portion of the site become too narrow to support commercial development. C-2 zoning standards allow for zero foot setbacks, which will significantly increase the buildable areas on these lots.

Both C-1 and C-2 zoning allow for zero foot rear yard setback requirements, so the proposed change in zoning would not increase the impact of development on the single family residential properties located east of the site. However, it's important to note that the existing access easements that run along the eastern boundary of the site will provide some separation between the existing residences and future onsite commercial development.

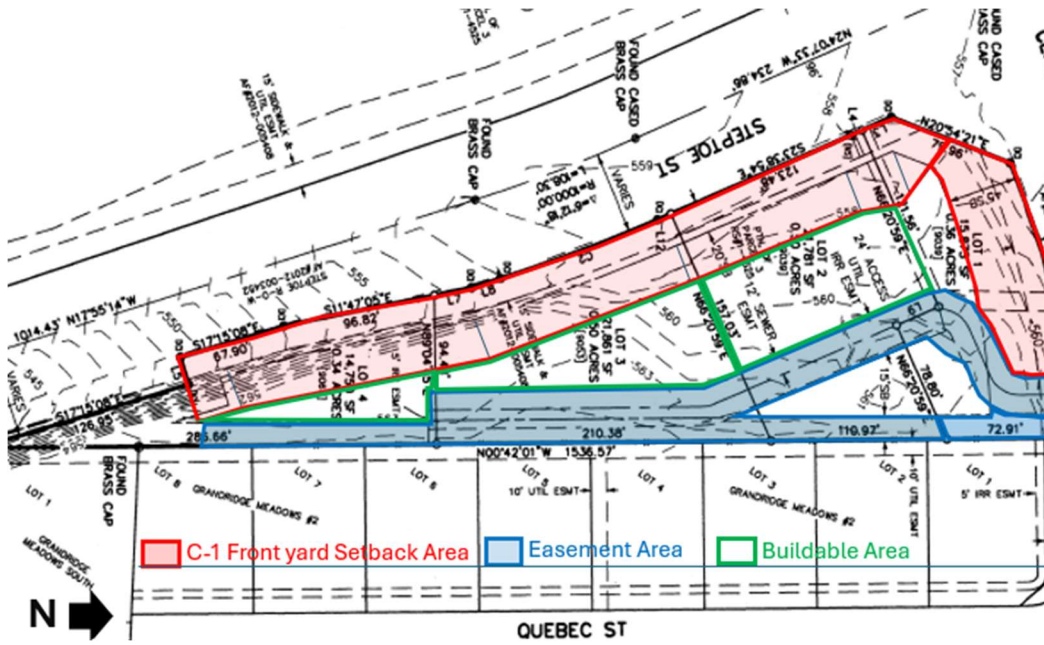


Figure 5A: Buildable Area Under C-1 Setbacks

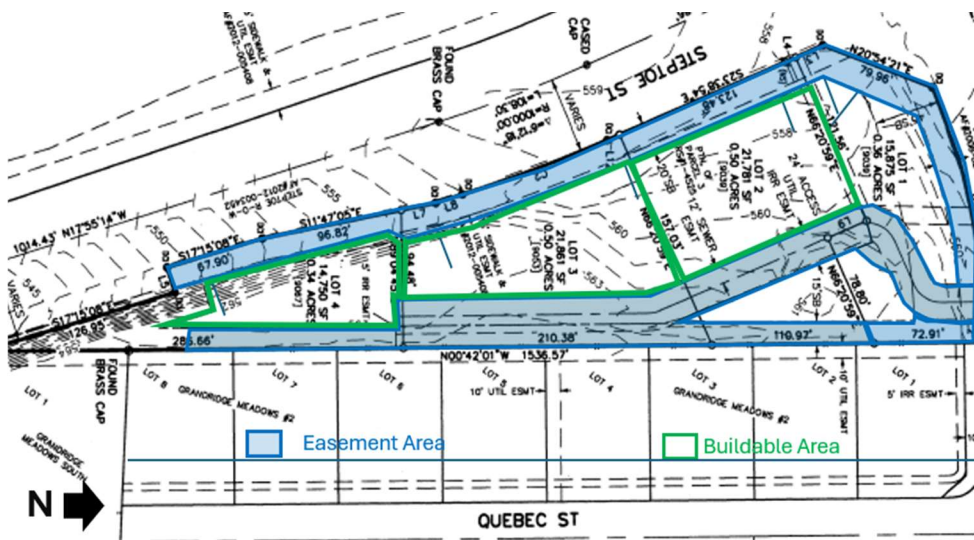


Figure 5B: Buildable Area Under C-2 Zoning Setbacks

Beyond front yard setback requirements, there are two other significant differences between the C-1 and C-2 zoning standards. Building height is limited to 30 feet in the C-1 district and 80 feet in the C-2 district. The second area of difference relates to the type of land use permitted in each zone. C-2 zoning allows for all the land uses allowed within C-1 zoning plus a variety of more intensive commercial uses. Many of the more intensive uses allowed under C-2 zoning are by nature too large to fit on the small parcels located within the site. Nonetheless, in order to provide some assurance to adjacent landowners, the owner is willing to enter into a development agreement with the City that would limit future development on the site to building heights of 30 feet and prohibiting the development of a wide range of C-2 land uses. Specifically, the owner will stipulate that the future use of the subject properties shall be consistent with the land uses as identified in the C-2 Retail Business zone as it exists today or as it may be amended in the future; provided that the following uses shall not be permitted:

- a. Equipment Rentals;
- b. Truck Rentals;
- c. Truck Stop – Diesel Fuel Sales;
- d. Vehicle Leasing/Renting;
- e. Vehicle Sales;
- f. Funeral Establishments;
- g. Health/Fitness Center;
- h. Hospital/Clinic – Small Animal;
- i. Cafeterias;
- j. Micro-Brewery;
- k. Telemarketing Services;
- l. Newspaper Offices and Printing Works;
- m. Office – Corporate;
- n. Office – Research and Development;
- o. Radio and Television Studios;
- p. Schools, Commercial;
- q. Schools, Trade;
- r. Hospitals;
- s. Art Galleries;
- t. Cinema, Indoor;
- u. Cinema, Drive-In;
- v. Commercial Recreation, Outdoor;
- w. Apartment, Condominiums;
- x. Assisted Living Facility;
- y. Emergency Housing;
- z. Emergency Shelters;
- aa. Hotels or Motels;
- bb. Nursing or Rest Home;
- cc. Permanent Supportive Housing;
- dd. Traditional Housing;
- ee. Department Store;
- ff. Landscaping Material Sales;
- gg. Secondhand Store;
- hh. Bus Transfer Station;
- ii. Cemetery;
- jj. Convention Center;
- kk. Monopole;

RMC 19.60.095(D) Required Findings for Type II and Type III Applications

- A. *The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.*

Response – Consistency with comprehensive plan: The site is designated for commercial use under the City's land use plan. The Commercial land use designation would be implemented through either the C-1 or the C-2 zoning designations.

Additionally, the project will help to implement the following goals and policies contained within the City's comprehensive plan:

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

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

Comment: The site is located inside both City limits and urban growth area boundaries; is adjacent to developed properties, qualifies as infill development, and so is therefore consistent with policy #2. The proposed rezone would be consistent with the city's land use plan and the overall intent of this goal.

LU 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, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.

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

Comment: Commercial development of the site will provide an area for needed commercial services in a location adjacent to the intersection of an arterial street and a major collector street. The existing residential developments located within the immediate vicinity, would benefit from the development of commercial services within the site. The site is located in an area where

fully completed utilities, streets, and walking paths have been developed and so the proposal is consistent with Policy #2. The proposed rezone would expand the buildable area within the site, through a reduction in setback requirements, making the site more attractive for commercial development. The proposed development restrictions that would prohibit many C-2 uses and restrict building height would ensure that the intent of the city's land use plan is maintained in conformance with Policy #3.

LU Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.

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

Policy 3: Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.

Comment: The proposed rezone would make a narrow and constrained commercial property much more viable for neighborhood commercial services in a location that is centrally located to a number of existing residential neighborhoods that are located in close proximity to the site. (Refer to Figure 6 below.) The effect of the rezone would be to better provide for commercial services in a location where the city's land use plan directs them to be, thus demonstrating consistency with Policy #1 and #3.



Figure 6: Potential Service Area for the Commercial Development of the Site

LU Goal 5: Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

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

Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.

Comment: The proposed rezone area is located at the intersection of two fully developed arterial and collector streets in a location that the city's plan identifies as suitable for commercial development. The location of the site is ideal for convenient access from adjoining neighborhoods for both vehicles and pedestrians in conformance with policy #1 and #2.

Response – Meets Requirements and Intent of the Richland Code:

RMC 23.220.010(B) states the intent of the C-1 zone as follows:

The neighborhood retail business use district (C-1) is a limited retail business zone classification for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

The proposed rezone, including the development agreement is entirely consistent with the purpose of the C-1 zone. In effect, the change, although reclassifying the property to a C-2 zone, would function as C-1 zoning, with the exception being that the rezone provides for a reduction in the setback along the Steptoe Boulevard frontage. Given the nature of Steptoe Boulevard, which is a primary arterial street and the fact that the land across the street from the site is also zoned for commercial use, the standard C-1 setback requirement would not serve the purpose of minimizing impacts to surrounding residential areas. Future commercial development of the site would comply with C-1 land use and building height requirements. Therefore, the proposed rezone, including the proposed development agreement would be consistent with the requirements and intent of the Richland Municipal Code.

B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC. (SEPA)

Response: The Washington Administrative Code Section 197-11-800(6)(a)(ii)(c) exempts rezone applications for projects that are located within an urban growth area; and that are consistent with the City's comprehensive plan when that plan has been reviewed through the SEPA process. When the City's current plan was adopted in 2017, the plan was evaluated through an Environmental Impact Statement. The plan does identify the site as suitable for commercial development. Therefore, the criteria to meet the exemption from SEPA review are met in this application.

The City has identified critical areas that should be protected from development. These include steep slopes that are subject to landslides, flood plains, wetlands, critical wildlife habitat and aquifer recharge areas. None of these development limitations are known to be present on-site, according to the City's critical areas mapping. Additionally, both Center Parkway and Steptoe Boulevard are fully improved streets under the city's transportation plan and so are sufficient to provide for any increased traffic volumes that would result from the development of the site.

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.

Response: The proposed rezone application promotes and protects public health, safety and welfare in the following ways:

- Provides for a commercial node that has the potential to provide a variety of neighborhood commercial goods and services to the immediate neighborhoods within portions of South Richland and West Kennewick in a manner that is consistent with the City's adopted comprehensive plan;
- Provides land for future commercial facilities in a location that is adjacent to major transportation corridors;
- Includes a proposal for a development agreement that will protect the adjacent neighborhood from impacts of more intensive land uses and building heights typically permitted within the C-2 zone;
- Maintains the access prohibitions along Steptoe Boulevard to eliminate the potential for vehicle turning movements onto an arterial street and so promotes public safety;
- Maintains appropriate setbacks to ensure adequate light, air and access for adjacent residents and future users of the commercial property.

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

Response: The fully developed streets that adjoin the site, on both Center Parkway and Steptoe Boulevard, together with the signalized intersection of those two streets represent full street improvements as identified in the City's transportation plan. As the plan was developed to ensure that traffic facilities would operate at level of Service D or above, it is safe to assume that commercial development of the site will maintain this level of service.

E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

Response: The proposed conditions suggested in this application – the limitation of building heights and more intensive C-2 zoning land uses would provide the adjacent properties protection from impacts that may result from the approval of this rezone request.

Rezone – Application Form Questions

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

Response: The site's location at the intersection of an arterial street and a major collector street makes it well suited for commercial development. Additionally, there are fully developed residential neighborhoods located in close proximity to the site that would benefit from the development of commercial goods and services. (Refer to Figure 6, above.) Finally, the site is level and free of any significant development constraints and so is capable of supporting commercial development.

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

Response: The site's configuration is a long narrow triangular shaped property with the hypotenuse of the triangle formed by Steptoe Boulevard. The C-1 front yard setback requirement of 45 feet along the Steptoe Boulevard frontage creates a hardship for the development of the site. The limitations for development are further complicated by the requirements for moving property access as far away from the Center Parkway/Steptoe intersection as possible and the prohibition of direct access onto Steptoe Boulevard. These requirements resulted in an access easement located along the eastern property boundary. These two circumstances significantly reduce the buildable areas within the site. (Refer to Figure 5A and 5B, above and the Binding Site Plan.) Denial of the requested rezone will likely mean that these otherwise desirable commercial lots will remain vacant or will only be able to support extremely limited commercial development.

In a more typical C-1 zoning situation, a commercial lot frontage is generally across the street from residential land uses. (Examples include the existing C-1 commercial nodes located at the following locations: the southwest corner of Van Giesen and Wright; the southeast corner of Jadwin and McMurray; the northeast corner of McMurray and George Washington Way; the southwest corner of Williams and Thayer; the northwest corner of Swift and Wright and the northwest corner of Duportail and Wright.) A generous front yard setback is a good practice in those circumstances. Here, the requirement for a large setback along Steptoe does not serve the same purpose. The land across Steptoe Boulevard from the site is designated for commercial, not residential use. Also, there is no direct access from Steptoe Boulevard into the site.

Approval of the rezone will significantly enlarge the buildable areas of the site, while still maintaining the same land uses and building heights prescribed in the C-1 zone, provided the City accepts the proposed development agreement.

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

Response: The proposed rezone would change the site from a C-1 zoning designation to a C-2 designation. There would be no discernible change in the development pattern of the area. With the proposed development agreement, future land use would be consistent with C-1 land uses and building heights. The only visible change would be a reduced setback along Steptoe Boulevard, a primary arterial street.

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

Response: All development proposed within this project is consistent with both the City's future land use map as well as the goals and policies of the City's comprehensive plan. (Refer to the above discussion on the project's compliance with comprehensive plan goals.) With the proposed development agreement included in the rezone application, the adjacent residential properties would be protected from any impacts typically associated with C-2 development.

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

Response: Approval of the rezone request will benefit the City through the commercial development of the property, as it provides an opportunity for commercial goods and services to be offered in a portion of South Richland that is already largely developed with residential uses. Residents within both West Kennewick and South Richland neighborhoods would have additional shopping and job opportunities, while the City would receive additional sales and property tax revenues.

Denial of the rezone request would continue to limit the commercial development potential of the site and so would frustrate the City's land use plan, the property owners' desire to develop the property and leave the surrounding residential neighborhoods' demands for commercial good and services unfulfilled.

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

Response: The proposed rezone would not change the type of land use envisioned in the comprehensive plan. The proposed change would eliminate the large front yard setback requirement that is mandated under the C-1 zoning standards. Land uses and building heights, under the proposed development agreement, would be the same as under C-1 zoning. Eliminating the front yard setback requirement associated with C-1 zoning increases the available building areas on this narrow commercial site and consequently represents a significant improvement over the existing zoning regulation.

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

Response: The proposed rezone is consistent with the comprehensive plan that calls for commercial development for this site and so cannot be considered spot zoning. It is part of a larger commercial area that includes the parcel that is located west of the site across Steptoe Boulevard. The existing zoning of that parcel is C-1, but given its size and configuration, it is not negatively impacted by the C-1 front yard setback requirements. Under the proposed development agreement, land uses and building heights on the site will mimic C-1 zoning and so there will be no discernible difference between the two commercial sites that lie on both sides of Steptoe Boulevard.

8. *Identify impacts on the environment and public safety:*

Response: The site does not contain any critical areas as identified in the City's critical areas ordinance and has been designated as suitable for commercial development under the City's comprehensive plan. The environmental impacts of the plan were evaluated through the preparation of an environmental impact statement and no specific adverse impacts associated with the development of this site were identified. Future commercial development of the site will be subject to environmental review under the provisions of the State Environmental Policy Act.

The site is bounded by two fully developed streets and a signalized intersection which represents full buildout of the city's street system under the transportation plan. So, access and traffic concerns are adequately addressed. Furthermore, the site is located in an area that is largely developed. Consequently, emergency services that are already

present in the area to serve existing development near the site will be adequate to serve future commercial development. Finally, the type of commercial goods and services that may be developed on site would not likely result in negative impacts to the surrounding properties. Therefore, anticipated impacts to the environment and public safety would be insignificant.

Rezone – Criteria for Review

Washington Courts have applied the following three basic rules when reviewing appeals of rezone applications:

1. There is no presumption favoring the rezone request;

Response: The proposed C-2 commercial zoning is a rational zoning classification for this property for the following reasons:

- The site has been designated as suitable for commercial uses within the City's adopted comprehensive plan. C-2 Retail Business zoning would implement this comprehensive plan designation;
- Commercial land uses, subject to the specific mitigation included in the proposed development agreement, would ensure that the site would be developed with C-1 land uses and building heights. Therefore, there would be no discernible differences between the existing C-1 zoning and the proposed C-2 zoning, other than building setbacks from Steptoe Boulevard;
- The need for 45 foot building setbacks from Steptoe Boulevard is not necessary, given the City's prohibition on the site directly accessing onto Steptoe as well as the fact that the adjoining property across Steptoe Boulevard from the site is also designated for commercial, not residential use.

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*

Response: The site has been designated as suitable for commercial development. Both the C-1 and C-2 zoning districts would implement the commercial land use designation. The proposed rezone is consistent with the comprehensive plan and so a showing of changed circumstances is not required. However, improvements made to Steptoe Boulevard, including a widening of the street section and sidewalks that are separated from the vehicular travel lanes have had the effect of limiting the development potential of the site. The proposed rezone would alleviate this circumstance.

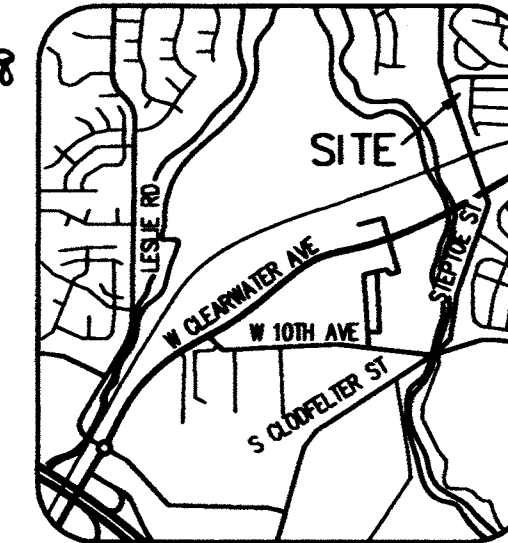
3. *The rezone must have a substantial relationship to the public health, safety, morals or general welfare.*

Response: The proposed rezone is consistent with the land use plan, transportation plan and several goals and policy statements contained in the City's comprehensive plan. It is therefore consistent with the public health, safety, morals or general welfare.

RECORD SURVEY NO. 5258

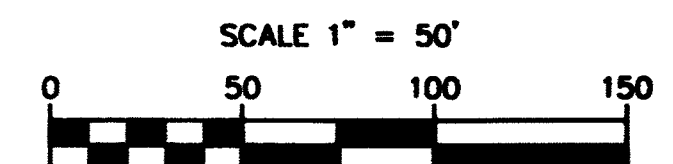
AMENDING BINDING SITE PLAN NO. BSP 2015-100
 NO. BSP 2019-102
 N.E. 1/4 OF SEC. 01, T.8N., R.28E., W.M.,
 CITY OF RICHLAND,
 BENTON COUNTY, WASHINGTON

AFN: 206-036308



VICINITY SKETCH
 NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	172.68	475.00	20°49'45"	S78°50'15"W	171.73
C2	105.75	1052.00	5°45'34"	N20°46'07"W	105.70
C3	21.90	475.00	2°38'31"	S87°55'52"W	21.90
C4	59.16	475.00	7°08'09"	S83°02'33"W	59.12
C5	23.43	20.00	67°06'52"	N32°47'33"E	22.11
C6	31.42	20.00	90°00'00"	S21°20'59"W	28.28
C7	7.93	20.00	22°43'46"	N12°17'08"W	7.88



SCALE 1" = 50'
 BASIS OF BEARING
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 EQUIPMENT USED
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 TOPCON RTK GPS
 SPECTRA PRECISION RTK GPS

LEGEND

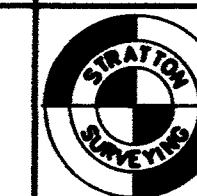
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- DCI ● = FOUND 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "STRATTON DCI 46886"
- = FOUND AS INDICATED
- B.O.B. = BASIS OF BEARING
- ⊙ = FOUND MONUMENT AS INDICATED
- = SETBACK
- - - = FENCE
- - - = EASEMENT
- = PROPERTY BOUNDARY

INDEX

1/4	SEC	T.	R.
1	01	08N	28E

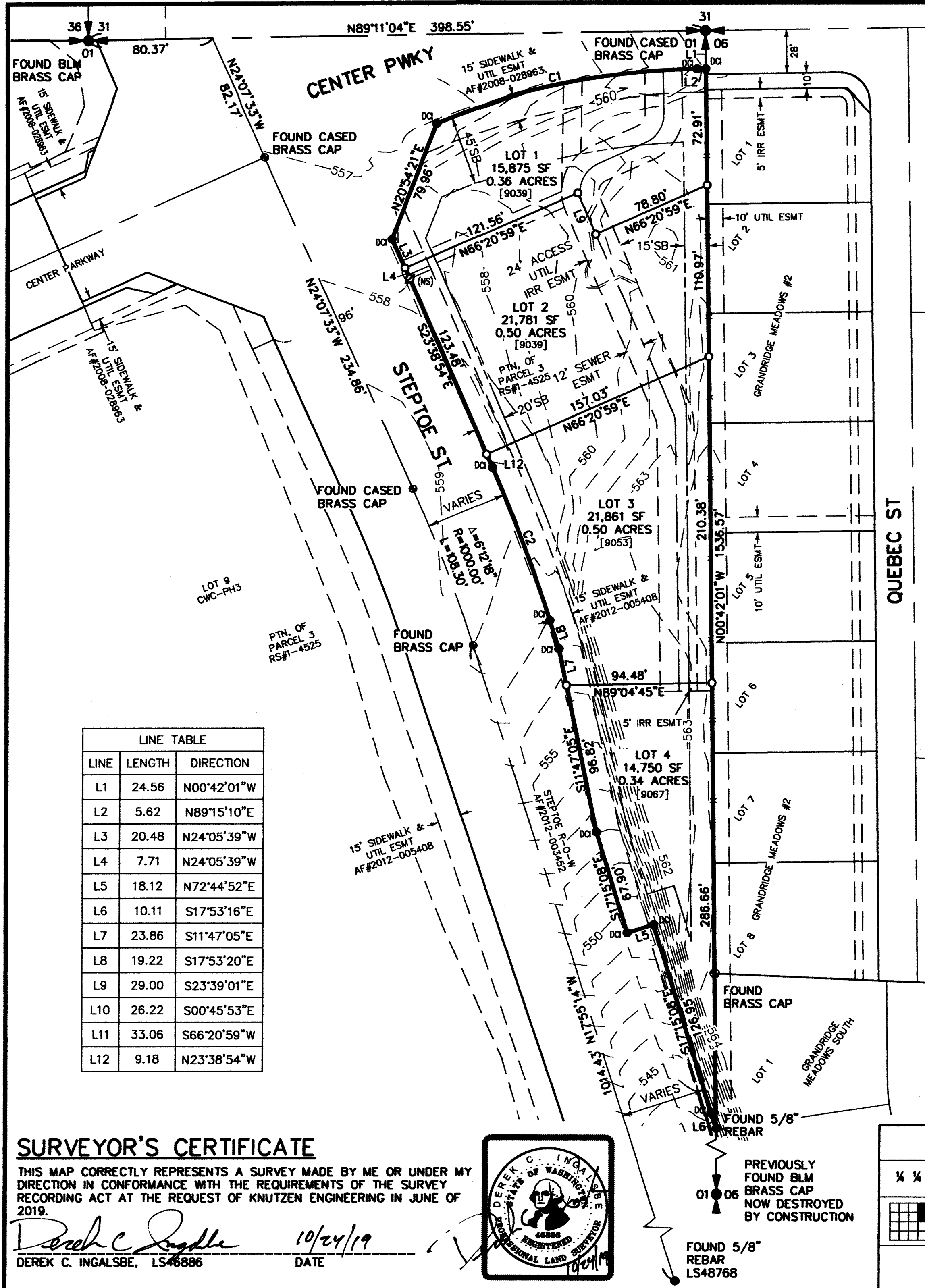
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 8th DAY OF November, 2019 AT 12 MINUTES PAST 12 P.M. AND RECORDED IN VOLUME 01 OF SURVEYS PAGE 5258, AT THE REQUEST OF DEREK C. INGALSBE, P.L.S.
 Brenda Chilton
 BENTON COUNTY AUDITOR
 Muriam Chilton
 DEPUTY
 209-035167
 FEE NO.



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 stratton@strattonsurvey.com

56068SP1A.DWG © 2019
 DATE: 10/24/19 SHT. 1 OF 4
 DRAWN BY: DCI JOB # 5606

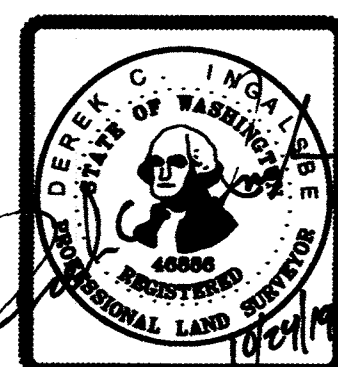


LINE TABLE		
LINE	LENGTH	DIRECTION
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L2	5.62	N89°15'10"E
L3	20.48	N24°05'39"W
L4	7.71	N24°05'39"W
L5	18.12	N72°44'52"E
L6	10.11	S17°53'16"E
L7	23.86	S11°47'05"E
L8	19.22	S17°53'20"E
L9	29.00	S23°39'01"E
L10	26.22	S00°45'53"E
L11	33.06	S66°20'59"W
L12	9.18	N23°38'54"W

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KNUTZEN ENGINEERING IN JUNE OF 2019.

Derek C. Ingalsbe
 DEREK C. INGALSBE, LS46886
 DATE 10/24/19



2019-095167, B. 01 P. 5258 SUR
 Stratton Surveying & Mapping, Inc.
 Benton County Auditor's Office

RECORD SURVEY NO. 5258

AMENDING BINDING SITE PLAN NO. BSP 2015-100

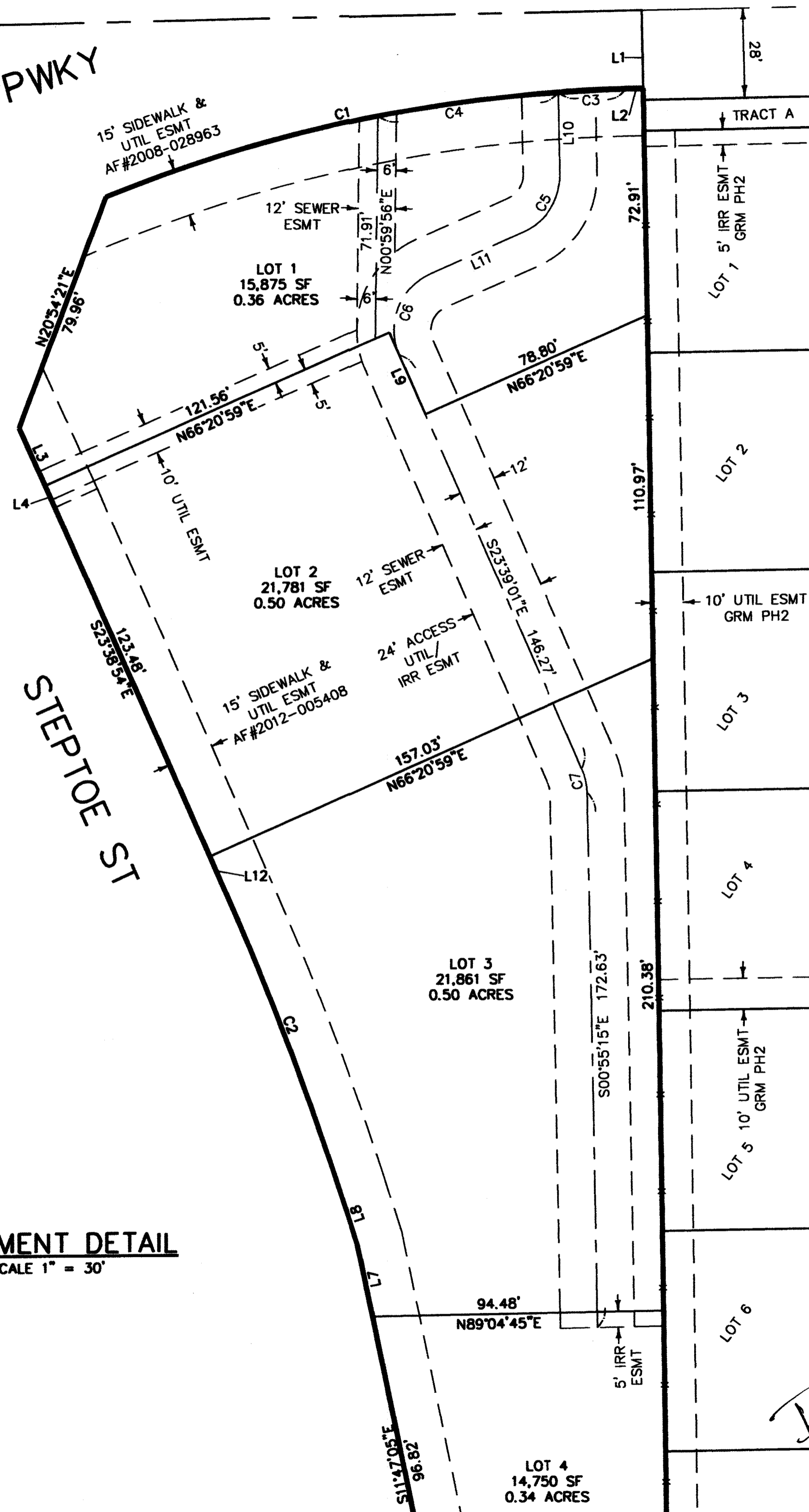
NO. BSP 2019-102

N.E. 1/4 OF SEC. 01, T.8N., R.28E., W.M.,

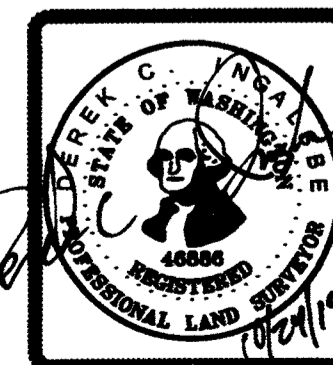
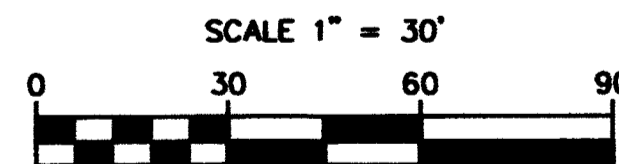
CITY OF RICHLAND,

BENTON COUNTY, WASHINGTON

CENTER PWKY



EASEMENT DETAIL
SCALE 1" = 30'



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 8th DAY OF
 November, 2019 AT 1 MINUTES PAST 12
 P.M. AND RECORDED IN VOLUME 01 OF
 SURVEYS PAGE 5258, AT THE REQUEST OF
 DEREK C. INGALSBE, P.L.S.
 Brenda Chilton
 BENTON COUNTY AUDITOR
 DEPUTY

2019-085167
 FEE NO.

SURVEY FOR

TIM BUSH



STRATTON SURVEYING & MAPPING, PC

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

5606BSP1A.DWG	© 2019
DATE: 10/24/19	SHT. 2 OF 4
DRAWN BY: DCI	JOB # 5606

DESCRIPTION-PARENT

THAT PORTION OF PARCEL 3 AS DEPICTED ON THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4525, LYING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION THENCE SOUTH 00°42'01" EAST ALONG THE EASTERLY LINE OF SAID SECTION 24.56 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTER PARKWAY AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°42'01" EAST ALONG SAID EASTERLY SECTION LINE 680.92 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STEPTOE STREET;
 THENCE THE FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY LINE,
 NORTH 17°53'16" WEST 10.11 FEET;
 NORTH 17°15'08" WEST 126.95 FEET;
 SOUTH 72°44'52" WEST 18.12 FEET;
 NORTH 17°15'08" WEST 67.90 FEET;
 NORTH 11°47'05" WEST 120.68 FEET;
 NORTH 17°53'20" WEST 19.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 72°06'40" WEST 1052.00 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE 105.75 FEET;
 NORTH 23°38'54" WEST 132.66 FEET;
 NORTH 24°05'39" WEST 28.19 FEET;
 NORTH 20°54'21" EAST 79.96 FEET TO THE END OF SAID COURSES AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF CENTER PARKWAY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 21°34'37" EAST 475.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE 172.68 FEET;
 THENCE NORTH 89°15'10" EAST ALONG SAID LINE 5.62 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 74,267 SF / 1.70 ACRES

ALSO KNOWN AS LOTS 1, 2, AND 3 OF BINDING SITE PLAN 2015-100.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS, RIGHT-OF-WAYS AND RESTRICTIONS OF RECORD AND IN VIEW.

DESCRIPTIONS-NEW

LOT 1

THAT PORTION OF PARCEL 3 AS DEPICTED ON THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4525, LYING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION THENCE SOUTH 00°42'01" EAST ALONG THE EASTERLY LINE OF SAID SECTION 24.56 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER PARKWAY AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°42'01" EAST ALONG SAID EASTERLY SECTION LINE 72.91 FEET;
 THENCE SOUTH 66°20'59" WEST 78.80 FEET;
 THENCE NORTH 23°39'01" WEST 29.00 FEET;
 THENCE SOUTH 66°20'59" WEST 121.56 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STEPTOE STREET;
 THENCE NORTH 24°05'39" WEST ALONG SAID LINE 20.48 FEET;
 THENCE NORTH 20°54'21" EAST ALONG SAID LINE 79.96 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CENTER PARKWAY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 21°34'37" EAST 475.00 FEET, THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE 172.68 FEET THROUGH A DELTA ANGLE OF 20°49'45";
 THENCE NORTH 89°15'10" EAST ALONG SAID LINE 5.62 FEET TO THE SAID TRUE POINT OF BEGINNING

CONTAINS 15,875 SF / 0.36 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS, RIGHT-OF-WAYS AND RESTRICTIONS OF RECORD AND IN VIEW.

LOT 2

THAT PORTION OF PARCEL 3 AS DEPICTED ON THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4525, LYING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION THENCE SOUTH 00°42'01" EAST ALONG THE EASTERLY LINE OF SAID SECTION 97.47 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°42'01" EAST ALONG SAID EASTERLY SECTION LINE 110.97 FEET;
 THENCE SOUTH 66°20'59" WEST 157.03 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STEPTOE STREET;
 THENCE NORTH 23°38'54" WEST ALONG SAID LINE 123.48 FEET;
 THENCE NORTH 24°05'39" WEST ALONG SAID LINE 7.71 FEET;
 THENCE NORTH 66°20'59" EAST 121.56 FEET;
 THENCE SOUTH 23°39'01" EAST 29.00 FEET;
 THENCE NORTH 66°20'59" EAST 78.80 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 21,781 SF / 0.50 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS, RIGHT-OF-WAYS AND RESTRICTIONS OF RECORD AND IN VIEW.

RECORD SURVEY NO. 5258

AMENDING BINDING SITE PLAN NO. BSP 2015-100

NO. BSP 2019-102

N.E. 1/4 OF SEC. 01, T.8N., R.28E., W.M.,

CITY OF RICHLAND,

BENTON COUNTY, WASHINGTON

LOT 3

THAT PORTION OF PARCEL 3 AS DEPICTED ON THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4525, LYING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION THENCE SOUTH 00°42'01" EAST ALONG THE EASTERLY LINE OF SAID SECTION 208.44 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°42'01" EAST ALONG SAID EASTERLY SECTION LINE 210.38 FEET;
 THENCE SOUTH 89°04'45" WEST 94.48 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STEPTOE STREET;
 THENCE NORTH 11°47'05" WEST ALONG SAID LINE 23.86 FEET;
 THENCE NORTH 17°53'20" WEST ALONG SAID LINE 19.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 72°06'40" WEST 1052.00 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE 105.75 FEET THROUGH A CENTRAL ANGLE OF 05°45'34";
 THENCE NORTH 23°38'54" WEST ALONG SAID LINE 9.18 FEET;
 THENCE NORTH 66°20'59" EAST 157.03 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 21,861 SF / 0.50 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS, RIGHT-OF-WAYS AND RESTRICTIONS OF RECORD AND IN VIEW.

LOT 4

THAT PORTION OF PARCEL 3 AS DEPICTED ON THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4525, LYING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION THENCE SOUTH 00°42'01" EAST ALONG THE EASTERLY LINE OF SAID SECTION 418.82 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°42'01" EAST ALONG SAID EASTERLY SECTION LINE 286.66 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STEPTOE STREET;
 THENCE THE FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY LINE,
 NORTH 17°53'16" WEST 10.11 FEET;
 NORTH 17°15'08" WEST 126.95 FEET;
 SOUTH 72°44'52" WEST 18.12 FEET;
 NORTH 17°15'08" WEST 67.90 FEET;
 NORTH 11°47'05" WEST 96.82 FEET;
 THENCE LEAVING SAID COURSES NORTH 89°04'45" EAST 94.48 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 14,750 SF / 0.34 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS, RIGHT-OF-WAYS AND RESTRICTIONS OF RECORD AND IN VIEW.



SURVEY FOR

TIM BUSH

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 8th DAY OF
 November, 2019 AT 1 MINUTES PAST 12
 P.M. AND RECORDED IN VOLUME 01 OF
 SURVEYS PAGE 5258, AT THE REQUEST OF
 DEREK C. INGALSBE, P.L.S.
 Brenda Chilton
 BENTON COUNTY AUDITOR
 Muriam Ostrom
 DEPUTY
 2019-085167
 FEE NO.

STRATTON SURVEYING & MAPPING, PC 313 NORTH MORAIN STREET KENNEWICK, WA 99336 (509) 735-7364 FAX: (509) 735-6560 stratton@strattonsurvey.com	
5606BSP1A.DWG	© 2019
DATE: 10/24/19	SHT. 3 OF 4
DRAWN BY: DCI	JOB # 5606

DEDICATION

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

BUSH LIVING TRUST

TJB Trustee 10/28/19
TIMOTHY T. BUSH TITLE DATE

KLB by TJB Trustee 10/28/19
KATHRYN L. BUSH TITLE DATE

ACKNOWLEDGEMENT

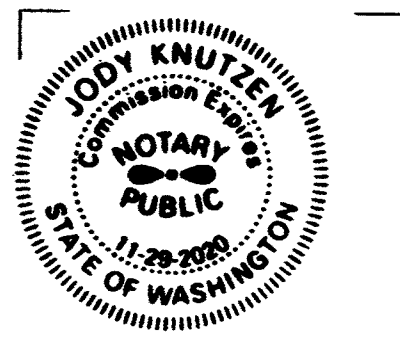
STATE OF WA
COUNTY OF Benton

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

DATED: 10/28/19

Jody Knutzen
PRINTED NOTARY PUBLIC

Jody Knutzen 11-29-2020
SIGNED NOTARY PUBLIC MY APPOINTMENT EXPIRES



NOTARY STAMP
BLACK INK ONLY

ACKNOWLEDGEMENT

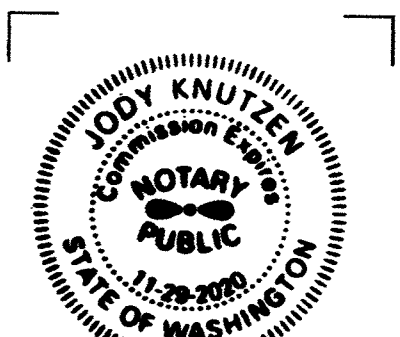
STATE OF WA
COUNTY OF Benton

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

DATED: 10/28/19

Jody Knutzen
PRINTED NOTARY PUBLIC

Jody Knutzen 11-29-2020
SIGNED NOTARY PUBLIC MY APPOINTMENT EXPIRES



NOTARY STAMP
BLACK INK ONLY

RECORD SURVEY NO. 5258

AMENDING BINDING SITE PLAN NO. BSP 2015-100
NO. BSP 2019-102

N.E. 1/4 OF SEC. 01, T.8N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON

IRRIGATION

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

Sean Dennis 11/5/2019
KENNEWICK IRRIGATION DISTRICT DATE

CITY NOTES

1. NO BUILDING PERMITS FOR THE PROPOSED LOTS SHALL BE ISSUED FOR ANY STRUCTURE REQUIRING POTABLE WATER AND SANITARY SEWER SERVICE UNTIL AN APPROVED WATER AND SEWER DISTRIBUTION SYSTEM THAT WILL PROVIDE SERVICES TO THE LOT THE STRUCTURE WILL BE BUILT ON HAS BEEN DESIGNED AND ACCEPTED BY THE CITY OF RICHLAND ENGINEERING DEPT. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY STRUCTURE UNTIL SAID SYSTEM IS CONSTRUCTED AND ACCEPTED BY THE CITY. UTILITY INFORMATION IS AVAILABLE THROUGH THE CITY OF RICHLAND.
2. [####] = ADDRESSES SUBJECT TO CHANGE BY THE CITY OF RICHLAND. ZIP CODE 99352.
3. DIRECT ACCESS ONTO STEPTOE STREET FROM THE SITE WILL BE PROHIBITED.
4. THE CITY RESERVES THE RIGHT TO RESTRICT THE 9025 CENTER PARKWAY DRIVEWAY TO RIGHT-IN/RIGHT-OUT, AT THE CITY'S DISCRETION, IN THE FACE OF SAFETY AND OPERATIONAL CONCERNS.

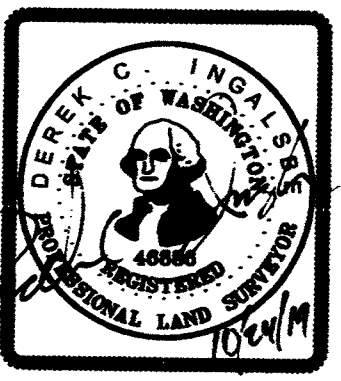
APPROVALS

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

Mick St... 11/6/19
CITY OF RICHLAND BINDING SITE PLAN ADMINISTRATOR DATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2019 PARCEL NO. 101881BP4808001, 101881BP4808002, 101881BP4808003.

Kenneth Spencer 11/8/19
TREASURER, BENTON COUNTY DATE



SURVEY FOR TIM BUSH	AUDITOR'S CERTIFICATE		 STRATTON SURVEYING & MAPPING, PC 313 NORTH MORAIN STREET KENNEWICK, WA 99336 (509) 735-7364 FAX: (509) 735-6560 stratton@strattonsurvey.com
	FILED FOR RECORD THIS <u>8th</u> DAY OF <u>November</u> , 2019 AT <u>1</u> MINUTES PAST <u>12</u> P.M. AND RECORDED IN VOLUME <u>01</u> OF SURVEYS PAGE <u>5258</u> . AT THE REQUEST OF DEREK C. INGALSBE, P.L.S. <u>Brenda Chilton</u> BENTON COUNTY AUDITOR <u>Miriam Johnson</u> DEPUTY		
	2019-035167 FEE NO.		