



Sienna Hills

560 Bermuda Rd

CPA2024-102

Z2024-103



Memorandum

DATE: February 28, 2024

TO: Mike Stevens, Planning Manager
City of Richland
625 Swift Boulevard, MS-35
Richland, Washington, 99352

FROM: Jason Mattox, PE, PBS Engineering and Environmental Inc. Engineering Department Manager

PROJECT: 66150.004

REGARDING: Siena Hills Comprehensive Plan Amendment Application

Richland Properties, LLC is respectfully requesting a Comprehensive Plan Amendment to reclassify portions of parcel ID number 134983000001009. The applicant proposed a mix of low-density residential and commercial for the site. The proposal will join similar Land Uses to adjacent Land Uses to eliminate spot Land Uses.

The project site is part of the Siena Hills subdivision. Siena Hills is a planned low- and medium- density residential development located in Richland, Washington on the south side of the Bermuda Road and Legacy Lane intersection. The site had undeveloped land to the west and single-family homes on three of its sides. The adopted comprehensive land use designations for the site include medium density residential (MDR), commercial (COM), and low density residential (LDR).

We believe our application is consistent with the submittal requirements set forth by the City. If you are in need of additional information or clarification, please advise as soon as possible.

Thank you for your review of this application. We look forward to working with you toward approval of our application.

Attachment(s):
Comprehensive Plan Map Amendment Application
Narrative for Comprehensive Plan Map Amendment
Legal Descriptions
Exhibits
SEPA Checklist
Rezone Map Amendment Application
Title Reports

cc: Taylor Merrill, Richland Properties, LLC



Comprehensive Plan Amendment Application

Comprehensive Plan Land Use Map Text of Comprehensive Plan

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

PROPERTY OWNER INFORMATION

Contact Person

Owner: Richland Properties, LLC c/o: Greg Johnson

Address: 2436 E. Gala St. Ste. 120, Meridian, ID 83642

Phone: 208-888-9946

Email:

APPLICANT/CONTRACTOR INFORMATION (if different)

Contact Person

Company: Richland Properties, LLC

UBI#:

Contact: Taylor Merrill

Address: 2463 E. Gala St. Ste. 120, Meridian, ID 83642

Phone: 208-870-3432

Email: Taylor@westparkco.com

PROPERTY INFORMATION

Legal Description:
See Attached legal description

Parcel Number: 134983000001009

Current Zoning: C-LB and R-1-10

Current Land Use Designation: BMS: Commercial, Low Density Residential

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning polices;
5. How the amendment furthers the purpose of the City's comprehensive plan;
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include:**
 - a. The proposed element, chapter, section and page number of the comp. plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include:**
 - a. The current land use map designation for the subject parcel(s);
 - b. The land use map designation requested;
 - c. A complete legal description describing the combined area of the subject parcel(s);
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;

- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
- vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

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


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

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

1. I have read and examined this permit application and have documented all applicable requirements on the 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: Taylor Merrill

Applicant Signature: 

Date Feb 26th 2024



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION Contact Person

Owner: Richland Properties, LLC c/o: Greg Johnson
Address: 2436 E. Gala St. Ste. 120, Meridian, ID 83642
Phone: 208-888-9946 Email:

APPLICANT/CONTRACTOR INFORMATION (if different) Contact Person

Company: Richland Properties, LLC UBI#:
Contact: Taylor Merrill
Address: 2463 E. Gala St. Ste. 120, Meridian, ID 83642
Phone: 208-870-3432 Email: Taylor@westparkco.com

DESCRIPTION OF WORK

Rezone of commercial and low density residential to group zoning of similar types surrounding parcel.

PROPERTY INFORMATION

Parcel #: 134983000001009
Legal Description: See Attached legal description
Current Zoning: C-LB and R-1-10 Current Comp Plan: BMS: COM & LDR Requested Zoning: C-LB and R-1-10
Current Use: undeveloped Proposed Use: single family residential and neighborhood business Area of Property: 12.62 acre

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:
None

Any hardship that may result in the event the rezone is not granted:
Low density residential will be surrounded by commercial properties. With the rezone, commercial properties will be continuous.

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

The proposed rezone matches corresponding zones in the area.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

No adverse effects on the surrounding zones.

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:

No adverse effects on the overall purpose and intent of the comprehensive plan.

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

None.

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

None

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

Proposed rezone is not a spot rezone and is consistent with surrounding zoning.

Identify impacts on the environment and public safety:

No impacts on the environment or public safety.

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: Taylor Merrill

Applicant Signature:  Date 2/28/24

Narrative for Comprehensive Plan Map Amendment

Siena Hills
Richland, Washington

Prepared for:
Richland Properties, LLC
2436 E. Gala St. Ste. 120
Meridian, ID 83642

February 29, 2024
PBS Project 66150.004



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Table of Contents

Project Summary	1
Introduction	1
Site Information	1
Surrounding Uses and Zones	1
Project Description	1
Purpose of Proposed Amendment	2
Growth Management Act Consistency	2
How the Amendment Is Consistent with the Adopted County’s Planning Policies	5
How The Amendment Furthers the Purpose of the City’s Comprehensive Plan	9
How the Amendment Is Internally Consistent with the City’s Comprehensive Plan	14
If Applicable, How the Project Will Meet Concurrency Requirements for Transportation	15
Description of Any Associated Development Proposals	15

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PROJECT SUMMARY

Introduction

This narrative accompanies the comprehensive plan map amendment application for Richland Properties, LLC (applicant). The application package was submitted to the City of Richland (City) in accordance with Title 19 of the Richland Municipal Code (RMC).

Site Information

The project site comprises of a single tax lot, totaling 12.62 acres. The site is identified by the Benton County Assessor as Parcel ID numbers 134983000001009.

The project site is part of the Siena Hills subdivision. Siena Hills is a planned low and medium-density residential development located in Richland on the south side of the Bermuda Road and Legacy Lane intersection. The site has single family homes on three of its sides—parcel number 134984000002002 to its southern boundary is cultivated agriculture land. See Figure 1 for the vicinity map.

The adopted comprehensive land use designations for the site include commercial (COM) and low density residential (LDR). The site is currently zoned as commercial (COM) and low density residential (LDR). The current comprehensive land use designations map can be found on Figure 2.

Surrounding Uses and Zones

The uses and zones surrounding the site are noted as follows:

Table 1. Surrounding Uses and Zones

Direction	Land Uses	Zone
North	Low Density Residential (LDR), City of Richland	AG – Agriculture, City of Richland
South	Low Density Residential (LDR), City of Richland	Single Family Residential (R-1-12), City of Richland
East	Low Density Residential (LDR), City of Richland	Single Family Residential (R-1-10), City of Richland
West	Low Density Residential (LDR) and Medium Density Residential (MDR), City of Richland	Single Family Residential (R-1-10) and Medium Density Residential (R-2), City of Richland

Project Description

The applicant proposes to amend the Land Use Map for approximately 12.62 acres from COM and LDR to LDR and COM on the comprehensive plan map, and to apply comprehensive plan land use designations to the entire project area as shown on Figure 3. The proposal will unify the commercial availability, providing for a variety of housing at different price points. In addition, the proposal will provide complete streets and multi-use paths to ensure residents have multimodal accessibility to the future elementary school and neighborhood friendly retail establishments.

The proposed land use designations include COM and LDR.

Table 2. Proposed Land Use Designations

	Site 1 – Low Density Residential	Site 2 – Commercial
Existing Acres	7.25 acres	5.36 acres
Proposed Acres	7.21 acres	5.40 acres
Current Zoning	R-1-10 – Single Family Residential	C-LB – Limited Business
Parcel ID Numbers	134983000001009	134983000001009
Current Land Use Designation	COM and LDR	COM and LDR
Proposed Land Use Designation	COM and LDR	COM and LDR

PURPOSE OF PROPOSED AMENDMENT

The Badger Mountain Subarea Plan (BMSP) is consistent with the City of Richland Comprehensive Plan, the Benton County-Wide Planning Policies, and the Washington State Growth Management Act (GMA). The BMSP further implements those goals in an identified area where the City’s growth will occur, accommodating its future land use needs.

The purpose of the proposed comprehensive plan map amendment is to reclassify portions of parcel ID number 134983000001009. The applicant proposes a mix of low-density residential and commercial for the site. The proposed comprehensive plan land use designation can be found on Figure 3.

GROWTH MANAGEMENT ACT CONSISTENCY

Response: The GMA identifies planning goals in the Revised Code of Washington (RCW) 36.70A.020. The table below lists each goal and explains how the proposed land use map amendment is consistent with each goal.

Table 3. Consistency with GMA Planning Goals

GMA Planning Goal	Project Consistency
<i>Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.</i>	<p>The proposed site for reclassification is located in the defined urban setting and is located within both the city limits and its urban growth area of Richland. The site is or will be served by public facilities and services, including streets, water, sanitary sewer and stormwater systems, schools, fire protection, emergency, and police services.</p> <p>The request does not seek an expansion of the urban growth area, nor does it seek to rescind the City’s previous approval of the site as an area designated for urban growth. Rather, this action simply seeks to revise the site’s prior-approved land use classification areas.</p>

GMA Planning Goal	Project Consistency
<p>Reduce Sprawl. <i>Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.</i></p>	<p>The site is designated in the City's current comprehensive plan, urban growth area, and city limits. The site area adjacent to developed and developing properties make this proposal a natural extension of the adjacent development. The proposed amendment could not be reasonably described as sprawl.</p> <p>The vision is to create a development that provides a range of residential densities and supporting commercial uses to provide employment opportunities and services within walking distance or reduce the need for vehicles.</p>
<p>Transportation. <i>Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.</i></p>	<p>The site will be served by Queensgate Drive/Bermuda Road, the extension of Gage Boulevard, and a series of to-be-constructed local streets. The concept of Siena Hills includes the incorporation of multi-use paths to connect greenbelts and parks with schools, neighborhoods, and retail centers.</p> <p>The proposed amendment will not result in significant adverse impacts to the transportation network and will not place uncompensated burdens upon existing or planned services.</p>
<p>Housing. <i>Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.</i></p>	<p>The proposed comprehensive plan amendment would not negatively impact housing affordability. If approved the proposal will increase the availability of middle housing types, diversifying the housing price point options. No decrease in the land area available for housing would result from approval of the application.</p>
<p>Economic Development. <i>Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.</i></p>	<p>The proposed comprehensive plan amendment would neither increase or decrease the amount of land available for the expansion or retention of businesses and so it does not have an impact on this goal.</p>
<p>Property Rights. <i>Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.</i></p>	<p>The proposal does not involve the taking of private lands for public purposes. The proposed request is being submitted to the City for due and fair consideration through the appropriate process prescribed by city and state law. The prescribed process protects the property rights of landowners from arbitrary and discriminatory actions. Accordingly, the request is consistent with this goal.</p>

GMA Planning Goal	Project Consistency
<p>Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.</p>	<p>This request for a comprehensive plan map amendment does not involve an application for a state permit. As per RMC 19.90.060, the required local government application will be considered during the current annual review period. Accordingly, the request is consistent with this goal.</p>
<p>Natural Resource Industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands and discourage incompatible uses.</p>	<p>The proposed site will not enhance or detract any natural resource industry such as timber, high producing agricultural lands, or fishery industries.</p> <p>The site does not contain, nor is it adjacent to, any productive timber or fisheries industries. No productive forest lands will be removed since the site does not contain any forest lands. The site is presently in use for agricultural purposes, and that use will cease once the land is developed. However, it is noted that the site is within the city limits, is designated for development in the City's comprehensive plan, is within the urban growth area, and is not part of any area that has been designated for exclusive farm use.</p>
<p>Open Space and Recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.</p>	<p>The proposed application will not remove any existing or proposed recreational activities. Future applications for development of the site will include parks and multi-use trails.</p>
<p>Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.</p>	<p>The proposed application will reclassify one site from COM and LDR to COM and LDR. The site has been disturbed in the past and is surrounded by residential development. Consequently, it lacks natural vegetation and viable wildlife habitat.</p> <p>The proposed comprehensive plan amendment would not negatively impact the environment. The proposed plan would not result in either impacts to air or water quality. Any future development of, on, or to the site will comply with all state and federal environmental regulations</p>
<p>Citizen Participation and Coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.</p>	<p>The site will be subject to several public hearings if the application is approved to move forward. The public will have the opportunity to comment on the Comprehensive Plan Amendment, and the State Environmental Policy Act (SEPA) application. The City's Planning Commission will hold a public hearing and make a recommendation, followed by the City Council's review and consideration of the request during a regular City Council hearing. Accordingly, the request is consistent with this goal.</p>
<p>Public Facilities and Services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.</p>	<p>Collectively, the proposed comprehensive plan amendment would not result in increased demands for City water, sewer, or power. A future development proposal will provide details regarding Siena Hills demands on the City's water and sewer.</p> <p>As part of the review process of future development actions and applications, utilities plans will be submitted for review and approval.</p>

GMA Planning Goal	Project Consistency
<p>Historic Preservation. <i>Identify and encourage the preservation of lands, sites, and structures, which have historical or archaeological significance.</i></p>	<p>There are no known historical or archaeological resources on the site. This request does not entail any ground disturbance.</p> <p>Development will comply with all applicable state rules and regulations that are in place to protect historical or archaeological resources. A cultural report will be completed as part of the planned action Environmental Impact Statement (EIS).</p>

As noted in the above table, the proposed comprehensive plan land use map amendment is consistent with the planning goals identified in the GMA.

HOW THE AMENDMENT IS CONSISTENT WITH THE ADOPTED COUNTY’S PLANNING POLICIES

The county-wide planning policies serve as guidelines and principles used by all cities within Benton County (County) to ensure regional coordination and smart growth. It is also used to avoid inconsistencies or incompatible strategies, particularly transportation networks, public services, and provisions for affordable housing. Specifically, pertinent to land use, page 13 of the Comprehensive Plan states that the land use element “is written with the intent to be harmonious with the policies set forth in Benton County’s Countywide Planning Policies, which is intended to serve as a framework for this Comprehensive Plan.” On page 28, the Comprehensive Plan states: “In accordance with Benton Countywide Planning Policy #2, the City plans for future population growth based on the published, official projections of the state Office of Financial Management, and the allocation for the city as provided by the County” and “the Benton Countywide Planning Policies apply to the City’s planning efforts and are intended to provide a framework for development of the Comprehensive Plan.” This narrative shows consistency with the City’s comprehensive plan, thereby also showing consistency with the county-wide planning policies since the City’s comprehensive plan was adopted as being “compatible” and “harmonious” with the county-wide planning policies.

Following is a brief statement identifying how the proposed comprehensive plan amendment relates to the adopted county-wide planning policies.

County’s Policies	Response
<p>Policy 1: <i>The County shall allocate future projected populations through the use of the latest population projections published by the Washington State Office of Financial Management (OFM). Allocation of future populations shall be based on the following distribution: City of Kennewick 40% of total county population; City of Richland 28% of total county population, Benton County 19% of total county population; City of West Richland 8% of total county population; City of Prosser 3% of total county population and City of Benton City 2% of total county population. The County, in consultation with the Cities will review the OFM population projection ranges (Low, Medium, and High) and allocation percentages whenever OFM publishes new GMA population projections.</i></p>	<p>The proposed comprehensive plan amendment would not have any direct impacts on population projections for either the County or the City and would not involve any changes to the population allocation formula.</p>

County's Policies	Response
<p>Policy 3: <i>The locating of Urban Growth Areas within the County shall be accomplished through the use of accepted planning practices which provide sufficient land and service capacity, up to the determined need, to meet project populations at urban densities and service standards within the Cities, and urban densities for those portions of the County located within the urban growth areas.</i></p>	<p>The proposed comprehensive plan amendment would not alter population projections, urban densities, or service standards and therefore does not impact this policy.</p>
<p>Policy 4: <i>That Urban Growth Areas of each City shall be based upon official and accepted population projections for minimum of 20 years. The gross undeveloped and underdeveloped acreage within the city limits and the Urban Growth Area shall be sufficient to meet all the land requirements, for the following. Community and essential public facilities, population projection, commercial and industrial activities, employment projections, infill and to prevent inflation of land cost due to a limited land supply. (Note: The formula for identifying per capita land needs included in this policy has not been reprinted here.)</i></p>	<p>The proposed comprehensive plan amendment would not impact population projections, nor the amount of land allocated for various future land uses.</p>
<p>Policy 5: <i>That within the urban growth area, urban uses shall be concentrated in and adjacent to existing urban services or where they are shown on a Capital Improvement Plan to be available within 6 years.</i></p>	<p>The proposed comprehensive plan amendment occurs in an area where urban services and development already exist.</p>
<p>Policy 6: <i>That cities limit the extension of service district boundaries and water and sewer infrastructure to areas within each jurisdiction's urban growth area contained in their adopted Comprehensive Plan. Utility plans should attempt to reflect possible needs for 50 years.</i></p>	<p>The proposed comprehensive plan amendment occurs in an area where urban services and development already exist.</p>
<p>Policy 7: <i>Within each Comprehensive Plan, the Land Use Plan for urban growth areas shall designate urban densities and indicate the general locations of greenbelt and critical areas.</i></p>	<p>The proposed comprehensive plan amendment would not result in the change of any urban growth area boundaries, alter urban densities, or impact critical areas.</p>
<p>Policy 8: <i>Wherever possible, given consideration of all other variables, such as existing unused service infrastructure, the placement of an urban growth line into an area of existing commercial agriculture shall be avoided.</i></p>	<p>The proposed comprehensive plan amendment does not involve either the movement of an urban growth boundary or the conversion of commercial agricultural lands.</p>
<p>Policy 9: <i>The appropriate directions for the expansion of urban growth areas are those which are unincorporated land with existing service infrastructure and lands adjacent to corporate limits.</i></p>	<p>The proposed comprehensive plan amendment does not involve an expansion of an urban growth area boundary. The site is located within the existing urban growth area and falls within the limits of the City.</p>
<p>Policy 10: <i>All policies within each jurisdiction's Comprehensive Plans shall be modified to be consistent with adopted Countywide Policies.</i></p>	<p>The proposed comprehensive plan amendment would not require the amendment of any policies within the City of Richland Comprehensive Plan.</p>

County's Policies	Response
<p>Policy 11: <i>The County and Cities, along with public participation shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.</i></p>	<p>The proposed comprehensive plan amendment does not involve the siting of essential public facilities.</p>
<p>Policy 12: <i>Support the existing solid waste program that promotes and maintains a high level of public health and safety, protects the natural and human environment of Benton County, and encourages public involvement by securing representation of the public in the planning process.</i></p>	<p>The proposed comprehensive plan amendment would not impact existing solid waste programs.</p>
<p>Policy 13: <i>Encourage and expand coordination and communication among all jurisdictions and solid waste agencies/firms in Benton and Franklin Counties in order to develop consistent and cost-effective programs that avoid duplication of effort and gaps in program activities.</i></p>	<p>The proposed comprehensive plan amendment would not impact existing solid waste programs.</p>
<p>Policy 14: <i>Maintain active County-City participation in the Regional Transportation Planning Organization in order to facilitate City, County and State coordination in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties.</i></p>	<p>The proposed comprehensive plan amendment would not impact existing City, County, or regional transportation plans.</p>
<p>Policy 15: <i>The County and Cities within shall work together to provide housing for all economic segments of the population. All jurisdictions shall seek to create the conditions necessary for the construction of affordable housing, at the appropriate densities within the cities and county. The following actions should be accomplished:</i></p> <ul style="list-style-type: none"> <i>a. Jointly quantify and project total countywide housing needs by income level and housing type (i.e., rental, ownership, senior, farm worker housing, group housing.)</i> <i>b. Establish a mechanism whereby the housing efforts/programs of each jurisdiction address the projected countywide need.</i> <i>c. Address the affordable housing needs of very low-, low- and moderate-income households, and special needs individuals through the Comprehensive Housing Affordability Strategy (CHAS).</i> <i>d. Develop design standards for implementation within the Comprehensive Plan with special attention to be given to the residential needs of low to moderate income families.</i> 	<p>The proposed comprehensive plan amendment would increase the availability of middle housing types in the area, diversifying the housing units' price point for future residents.</p>

County's Policies	Response
<p>Policy 16: <i>Urban growth areas may include territory located outside of a city if such territory may be characterized by urban growth or is adjacent to territory already characterized by urban growth. Within urban growth areas, only urban development may occur.</i></p>	<p>The proposed comprehensive plan amendment is in an area that is incorporated within the City and is already part of Richland's Urban Growth Area. Therefore, the proposed amendment would not impact urban growth area boundaries.</p>
<p>Policy 17: <i>To encourage logical expansion of corporate boundaries into urban growth areas, and to enable the most cost-efficient expenditure of public funds for the provision of urban services into newly annexed areas. The County and each City shall jointly develop and implement development, land division and building standards, and coordinated permit procedures for the review and permitting of new subdivision within Urban Growth Areas.</i></p>	<p>As the proposed comprehensive plan amendment site is located within the City, it does not impact City/County efforts to establish joint development standards.</p>
<p>Policy 18: <i>Consistent with the protection of public health, safety, welfare and the use of natural resources on a long-term sustainable basis, the ability of service capacity to accommodate demands, and the expressed desires of each community, Comprehensive Plans shall jointly and individually support the County and region's economic prosperity in order to promote employment and economic opportunity for all citizens.</i></p>	<p>The proposed comprehensive plan amendment would not impact the region's economic prosperity or affect the use of natural resources on a sustainable basis.</p>
<p>Policy 19: <i>The County and Cities have historically partnered with each other as well as with other organizations to achieve economic development throughout the region. It is the intention of the County and Cities to continue to actively pursue mutually beneficial partnerships that promote growth in all sectors of business and industry, including but not limited to areas of agriculture, agri-business, industrial, commercial, public schools, recreation, and tourism. Key strategies will include promoting family wage jobs, increasing business formation, expansion, and retention, and creating jobs and financial investment to improve the economics of our communities.</i></p>	<p>Neither the existing land use designation nor the proposed comprehensive plan amendment contemplate any economic related development of the site, so the application does not impact this policy.</p>
<p>Policy 20: <i>Capital Improvement Plans and Land Use Plans, shall conduct fiscal analyses which identify and refine the most cost-effective use of regional and local public services.</i></p>	<p>The proposed comprehensive plan amendment would not impact regional and local public services.</p>
<p>Policy 21: <i>Support the development of public schools in areas where utilities are present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety and the school locations are consistent with the analysis recommended by WAC 365-196-425(3)(b).</i></p>	<p>The proposed comprehensive plan amendment would support the development of public schools where utilities are present or can be extended.</p>

County's Policies	Response
<p>Policy 22: <i>The Growth Management Act requires counties planning under the Act to adopt a countywide planning policy in cooperation with the cities located in the county. The countywide planning policy is to be a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this (GMA) chapter. The purpose for the Benton County Wide Planning Policies is to meet this requirement of the Act. This document is a tool that will provide the necessary guidance to achieve consistency during the updating of comprehensive plans for the county and the cities.</i></p>	<p>The proposed comprehensive plan amendment would not directly impact this county-wide planning policy.</p>

HOW THE AMENDMENT FURTHERS THE PURPOSE OF THE CITY'S COMPREHENSIVE PLAN

The goals and policies of the City's comprehensive plan are below followed by a brief response describing how the application is consistent with the goals and policies.

Comprehensive Plan Goal/Policy	Response
<p>LU Goal 1: <i>Plan for growth within the urban growth area and promote compatible land use.</i></p> <p><i>Policy 1: Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View areas.</i></p> <p><i>Policy 2: Facilitate planned growth and infill developments within the City.</i></p>	<p>The proposed comprehensive plan amendment would facilitate planned growth and promote compatible land uses. As such, the application is compatible with existing development.</p>
<p>LU Goal 2: <i>Establish land uses that are sustainable and create a livable and vibrant community.</i></p> <p><i>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.</i></p> <p><i>Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.</i></p> <p><i>Policy 3. Ensure that the intent of the land use and districts are maintained.</i></p>	<p>The amendment would be a benefit to residents and would help to maintain a livable and vibrant neighborhood.</p>
<p>LU Goal 3: <i>Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.</i></p> <p><i>Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.</i></p> <p><i>Policy 2: Encourage higher residential densities especially in and near the Central Business District area.</i></p>	<p>The proposed comprehensive plan amendment will expand the variety of housing opportunities available in the City.</p>

Comprehensive Plan Goal/Policy	Response
<p><i>Policy 3: Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.</i></p>	
<p>LU Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.</p> <p><i>Policy 1: Accommodate a variety of commercial land uses including retail and wholesales and services, and research and professional services.</i></p> <p><i>Policy 2: Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities, and other types for high- tech uses.</i></p> <p><i>Policy 3: Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.</i></p> <p><i>Policy 4: Encourage the use of buffers or transition zones between non-compatible land uses.</i></p> <p><i>Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be used in industrial or commercial developments to mitigate the impacts on residential uses.</i></p> <p><i>Policy 6: Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and the Port of Benton.</i></p>	<p>The proposed comprehensive plan amendment unifies commercial land uses in a single area of Neighborhood Retail Business area per Policy 3.</p>
<p>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.</p> <p><i>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.</i></p> <p><i>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.</i></p>	<p>The proposed comprehensive plan amendment would allow for multiuse paths throughout the development and therefore will promote the overall well-being of neighborhood residents. These paths will provide a safe place for homeowners to walk and ride their bikes.</p>
<p>LU Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland.</p> <p><i>Policy 1: Revitalize declining commercial areas by promoting clean, safe, and pedestrian- and bicycle- friendly environments.</i></p> <p><i>Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.</i></p> <p><i>Policy 3: Encourage infill development and redevelopment in the Central Business District.</i></p>	<p>This proposed comprehensive plan amendment is not located near the existing central business district. However, the proposal will incorporate mixed-used development, using the allowable land uses under the central business district land use designation to showcase and display the unique characters of the Badger Mountain South development and specifically Siena Hills.</p>

Comprehensive Plan Goal/Policy	Response
<p>LU Goal 7: Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.</p> <p><i>Policy 1:</i> Locate municipal facilities within their service areas and ensure the grouping of facilities within neighborhoods, whenever feasible.</p> <p><i>Policy 2:</i> Ensure that the scale, and location of public facilities are compatible with or buffered from existing and planned surrounding areas.</p> <p><i>Policy 3:</i> Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.</p> <p><i>Policy 4:</i> Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.</p>	<p>The unique circumstances addressed in these land use policies do not apply to this application, as the site is not near a Ben Franklin Transit route.</p>
<p>LU Goal 8: Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses without infringing on private property rights.</p> <p><i>Policy 1:</i> Ensure that lands designated Urban Reserve remain in this holding category to serve future demand for land.</p> <p><i>Policy 2:</i> Apply the Agricultural designation in the Yakima River floodplain.</p> <p><i>Policy 3:</i> At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP.</p> <p><i>Policy 4:</i> Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.</p> <p><i>Policy 5:</i> Define and identify mineral resource lands located within its boundaries that are not already compromised by on-site, immediate, or adjacent urban growth and that have long-term significance for the extraction of minerals on a commercially viable basis.</p> <p><i>Policy 6:</i> Property and/or mineral rights owners should work with the City and appropriate agencies for protection of these sites. Designate mineral resource lands located in the City of Richland that meet the Criteria for Classification of Mineral Resources (WAC 365-190-070).</p> <p><i>Policy 7:</i> Ensure that land uses surrounding the Richland Airport are compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Coordinate with the Port of Benton to restrict land uses in airport areas that would create conflict or negatively impact the safe and effective airport operations.</p>	<p>The unique circumstances addressed in these land use policies do not apply to this application, as the site is not used for agricultural production; is not near the waterfront; is without any known historical or archeological significance; is not a mineral resource area; or near the Richland Airport.</p>

Comprehensive Plan Goal/Policy	Response
<p>LU Goal 9: <i>Within Island View, the City will implement a Single-Family Overlay land use designation for clusters of property that are currently used as single-family residences which have high probability of being redeveloped with non-residential land uses.</i></p> <p><i>Policy 1: The city will use the Single-Family Overlay concept only in those instances where the majority of property owners have expressed a preference for its use.</i></p> <p><i>Policy 2: Areas designated as Single-Family Overlay will be zoned for single-family residential uses, as identified in the city's R-2 Medium Density Residential zoning district.</i></p> <p><i>Policy 3: Areas designated as Single-Family Overlay will remain as such until property owner(s) bring forward a request to remove the overlay and change the zoning to the designation contained in the Island View Subarea Plan. In such cases, an amendment to the comprehensive plan is not necessary.</i></p> <p><i>Policy 4: Applicants bringing forward a request to change the zoning of property designated Single Family Overlays should demonstrate that the land proposed for amendment is a) large enough to support redevelopment for non-single family residential land uses; and b) will have sufficient access to City streets and utility systems to support redevelopment.</i></p> <p><i>Policy 5: Whenever properties designated with the Single-Family Overlay are rezoned for non-single family residential uses in accordance with Policy 4 above, the Single Family Overlay designation should be removed from the subject property.</i></p>	<p>The site is not located within the Island View area, so these land use policies do not apply.</p>
<p>LU Goal 10: <i>Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.</i></p> <p><i>Policy 1: Monitor evolving state and federal statutory amendments and judicial precedent so that timely amendments or changes can be made in the process of implementing the comprehensive plan policies and development regulations.</i></p> <p><i>Policy 2: Process comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all due process rights.</i></p> <p><i>Policy 3: Process timely, fair, and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.</i></p>	<p>The application has been prepared and filed in compliance with City regulations that are in place to facilitate a fair and open hearing process and provide the public with adequate notice.</p>

Comprehensive Plan Goal/Policy	Response
<p>Natural Environment NE Goal 1: <i>Promote the protection, conservation, and restoration of natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use.</i></p> <p><i>Policy 1: Use the critical areas ordinance, SMP, the state environmental policy act (SEPA), and other ordinances, as applicable, to designate and protect the critical areas and natural environment.</i></p> <p><i>Policy 2: Consider the goals and policies of the SMP as part of this Comprehensive Plan. Encourage development of water-oriented recreational, cultural, and commercial facilities in certain Columbia River locations, consistent with the SMP and its criteria of no net loss of ecological functions, to enhance and diversify Richland's community recreational resources and its attractiveness to tourists.</i></p> <p><i>Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.</i></p> <p><i>Policy 4: Encourage the public and/or private acquisition of the prominent ridges in the south Richland area to preserve views, protect shrub-steppe habitat, and to provide public access. Consider the preservation of the ridges and hillside areas through various standards.</i></p> <p><i>Policy 5: Develop an integrated pedestrian trail system to provide access through the City's important natural features, such as prominent ridges and Rivershore areas and provide necessary trail linkages between these natural features.</i></p>	<p>Shoreline policies do not apply to the site. This site does not include prominent ridges, shrub-steppe habitat, sensitive habitat areas, or wildlife habitat areas. The site has not been identified as a critical area on City critical areas maps. The future development does provide for future multi-use paths across the site and would provide expansion of pedestrian trails within the neighborhood.</p>
<p>Historic and Cultural Resources HP Goal 1: <i>Preserve significant historic structures, districts, and cultural resources that are unique to Richland.</i></p> <p><i>Policy 1: Encourage preservation and promotion of adaptive reuse of historic "Alphabet Homes" of Richland.</i></p> <p><i>Policy 2: Coordinate with local tribes, federal, state, and local agencies to protect historic and cultural resources.</i></p>	<p>The existing structure on site is to be preserved and no known historic or cultural resources are present.</p>
<p>UD Goal 1: <i>Create a physically attractive and culturally vibrant, pedestrian- and bicycle-friendly environment in the City.</i></p> <p><i>Policy 1: Establish and enhance the positive attributes of residential, commercial, central business, and other districts with appropriate transition between them.</i></p> <p><i>Policy 2: Encourage redevelopment and upgrade of suitable commercial areas.</i></p> <p><i>Policy 3: Improve streetscape and connectivity for safe and pedestrian-friendly environments.</i></p> <p><i>Policy 4: Promote public arts, museums, and interpretive centers in coordination with public plazas and community spaces that reflect the unique history and culture of Richland.</i></p>	<p>The proposed plan amendment for future development provides multiuse paths across the site and so would make the Siena Hills more and active transportation friendly.</p>

Comprehensive Plan Goal/Policy	Response
<p>UD Goal 2: Revitalize commercial areas, such as areas in the Central Business District including the Uptown retail area and the Island View area.</p> <p><i>Policy 1: Enhance the appearance, image, and design character of the Central Business District.</i></p> <p><i>Policy 2: Ensure adequate public transit, bicycle, and pedestrian access in the commercial centers along with parking and landscaping.</i></p> <p><i>Policy 3: Enhance the welcoming experience into the community through well-designed gateway features in prominent locations.</i></p> <p><i>Policy 4: Design the public realm, including streetscapes, parks, plazas, and civic amenities for the community to gather and interact.</i></p> <p><i>Policy 5: Provide continuity among adjacent uses by using cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.</i></p>	<p>This urban design goal is not directly applicable to the proposed plan amendment.</p>
<p>UD Goal 3: Development through appropriate design, should protect natural features such as rivers, shorelines, ridgelines, steep slopes, and archaeological and historical resources.</p> <p><i>Policy 1: Development should be sensitive to existing topography and landscape and should minimize environmental impacts.</i></p> <p><i>Policy 2: Hillside development should, as much as practical, blend with the natural shape and texture of the land.</i></p> <p><i>Policy 3: Lighting should be designed so as to promote public safety as well as promote "Dark Sky" principals.</i></p>	<p>The site of the proposed plan amendment does not contain shorelines, steep slopes, or ridgelines and there are no known archeological or historical resources on-site. Therefore, this urban design goal is not directly applicable to this proposed plan amendment.</p>
<p>UD Goal 4: Promote community beautification by enhancing public spaces and thoroughfares and encouraging private property beautification.</p> <p><i>Policy 1: Improve the appearance of all city- owned space and major thoroughfares.</i></p> <p><i>Policy 2. Promote programs to improve landscaping. Encourage xeriscaping and use of native plants.</i></p> <p><i>Policy 3: Promote more attractive signage throughout the City, especially in commercial districts.</i></p>	<p>The proposed plan amendment would provide opportunities for landowners to make investments to beautify their private property.</p>

HOW THE AMENDMENT IS INTERNALLY CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN

Consistency with the City's Comprehensive Plan is detailed in this narrative on pages 9 through 11. Other adopted city plans and codes, including the BMSP and the Capital Improvements Plan, were adopted to meet and satisfy goals, policies, and objectives outlined in the City's Comprehensive Plan. Accordingly, consistency with the Comprehensive Plan also means consistency with the plans and codes adopted to meet the Comprehensive Plan requirements.

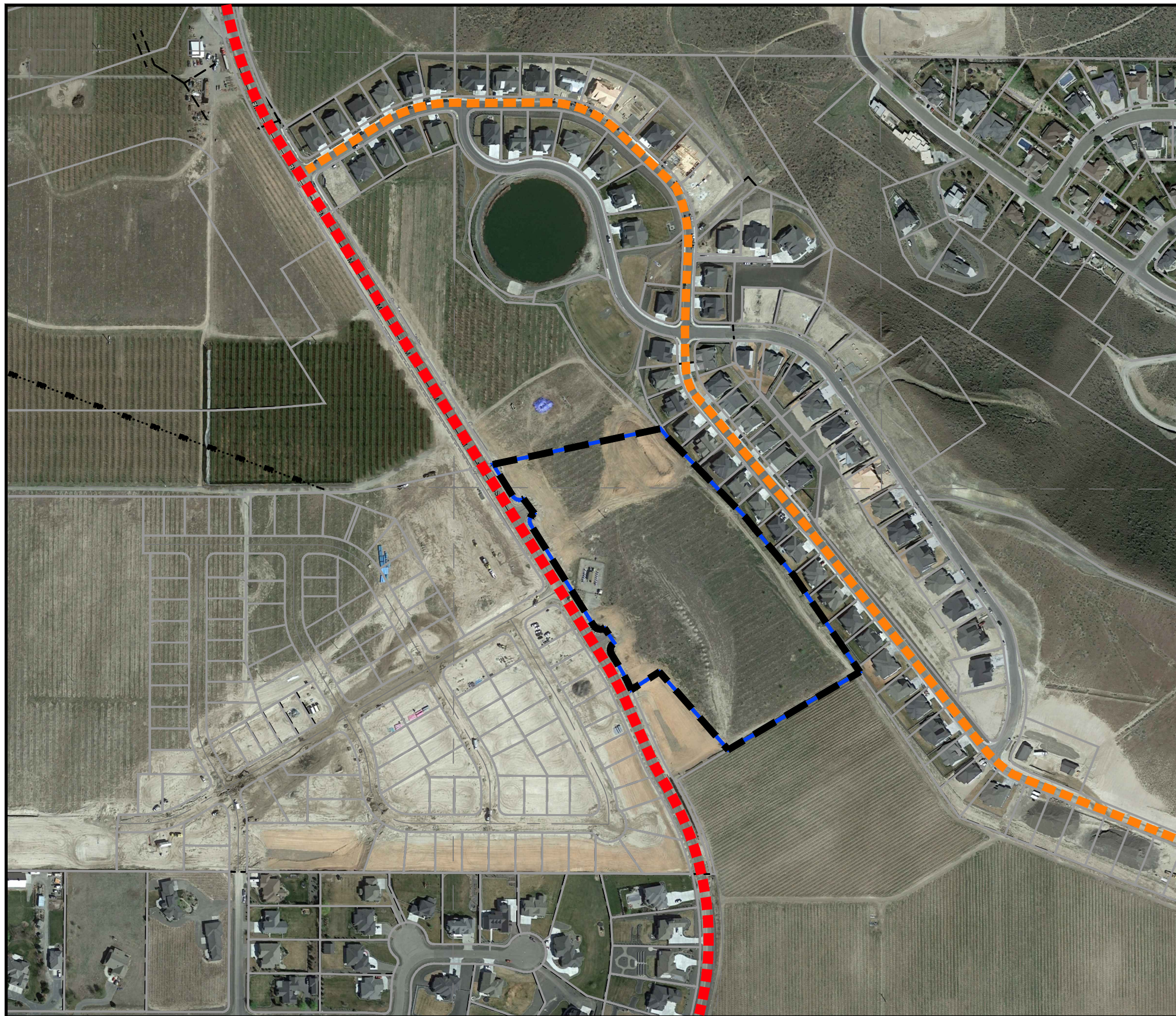
IF APPLICABLE, HOW THE PROJECT WILL MEET CONCURRENCY REQUIREMENTS FOR TRANSPORTATION

The proposed amendment will not result in significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features which cannot be mitigated and will not place uncompensated burdens upon existing or planned services.

Future development of the site will complete public improvements including streets, city water extension, city sewer extension, installation of fire hydrants, installation of required stormwater systems, and parks/opens/trail improvements for the benefit of the site. Such improvements will be designed and reviewed as part of future development applications and will be installed once appropriate approvals have been received.

DESCRIPTION OF ANY ASSOCIATED DEVELOPMENT PROPOSALS

There are no associated development proposals with this application. If Comprehensive Plan Map Amendment is accepted, the applicant would like to move forward with a preliminary plat application for Peach Tree Estates.



PROJECT BOUNDARY

 PROJECT BOUNDARY

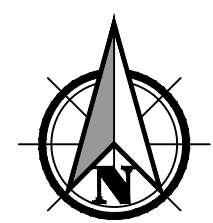
 PROJECT PARCELS

 PROPERTY BOUNDARY

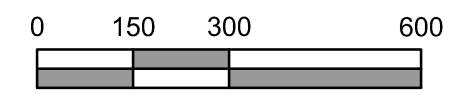
ROADWAY CLASSIFICATION

 MAJOR COLLECTOR

 MINOR COLLECTOR



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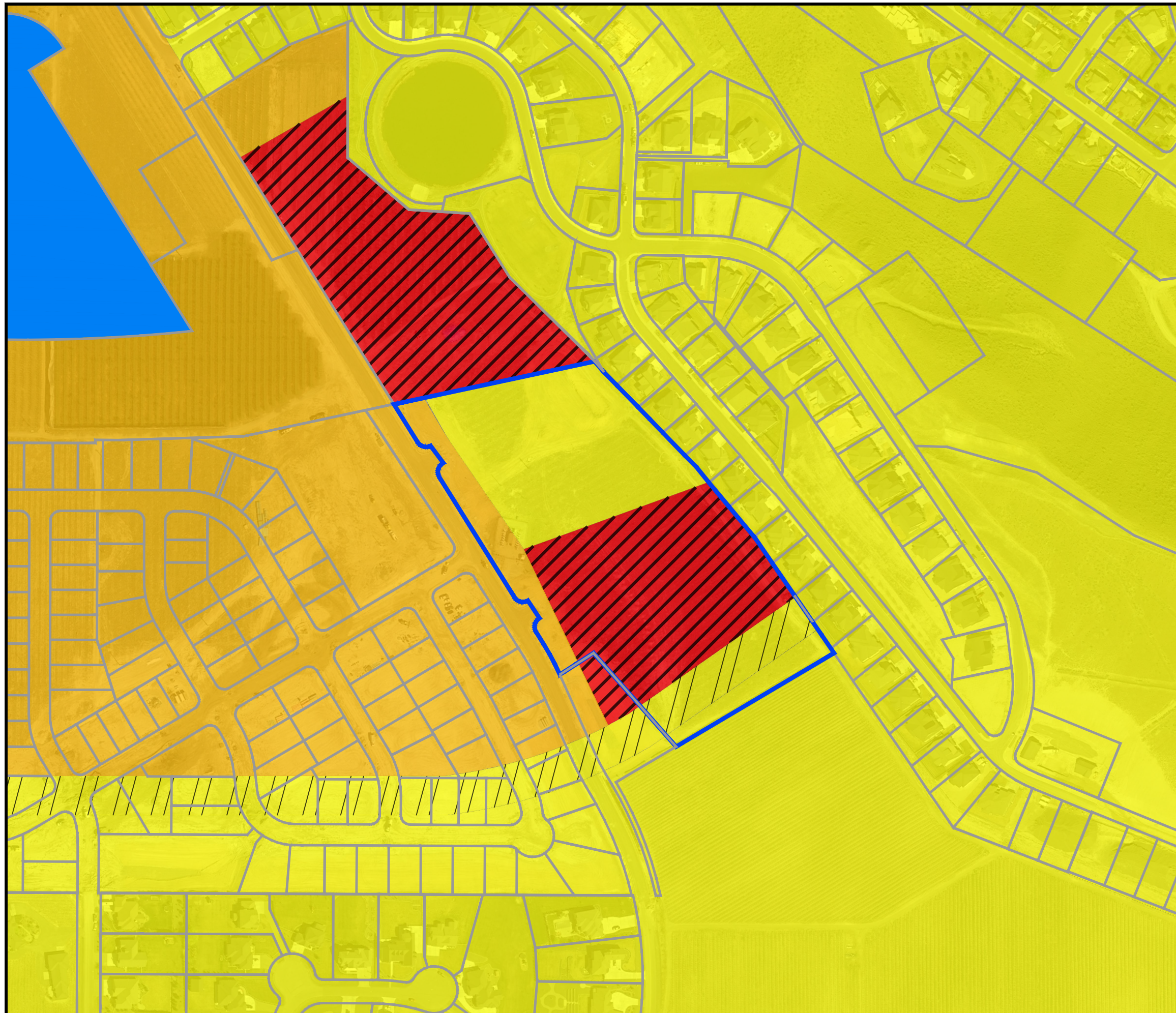


SIENA HILLS VICINITY MAP EXHIBIT



DATE: FEB 2024 - PROJECT: 66150.004








FIGURE
1

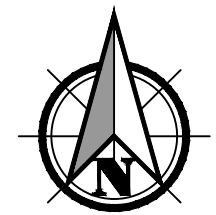


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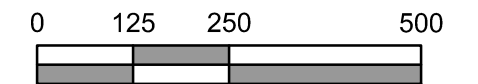
-  PROJECT BOUNDARY
-  PROJECT PARCELS

BMS SUBAREA LAND USE

-  COMMERCIAL
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  CIVIC (PARKS, TRAILS, OPEN SPACE)
-  CIVIC SCHOOLS



Scale 1" = 250'

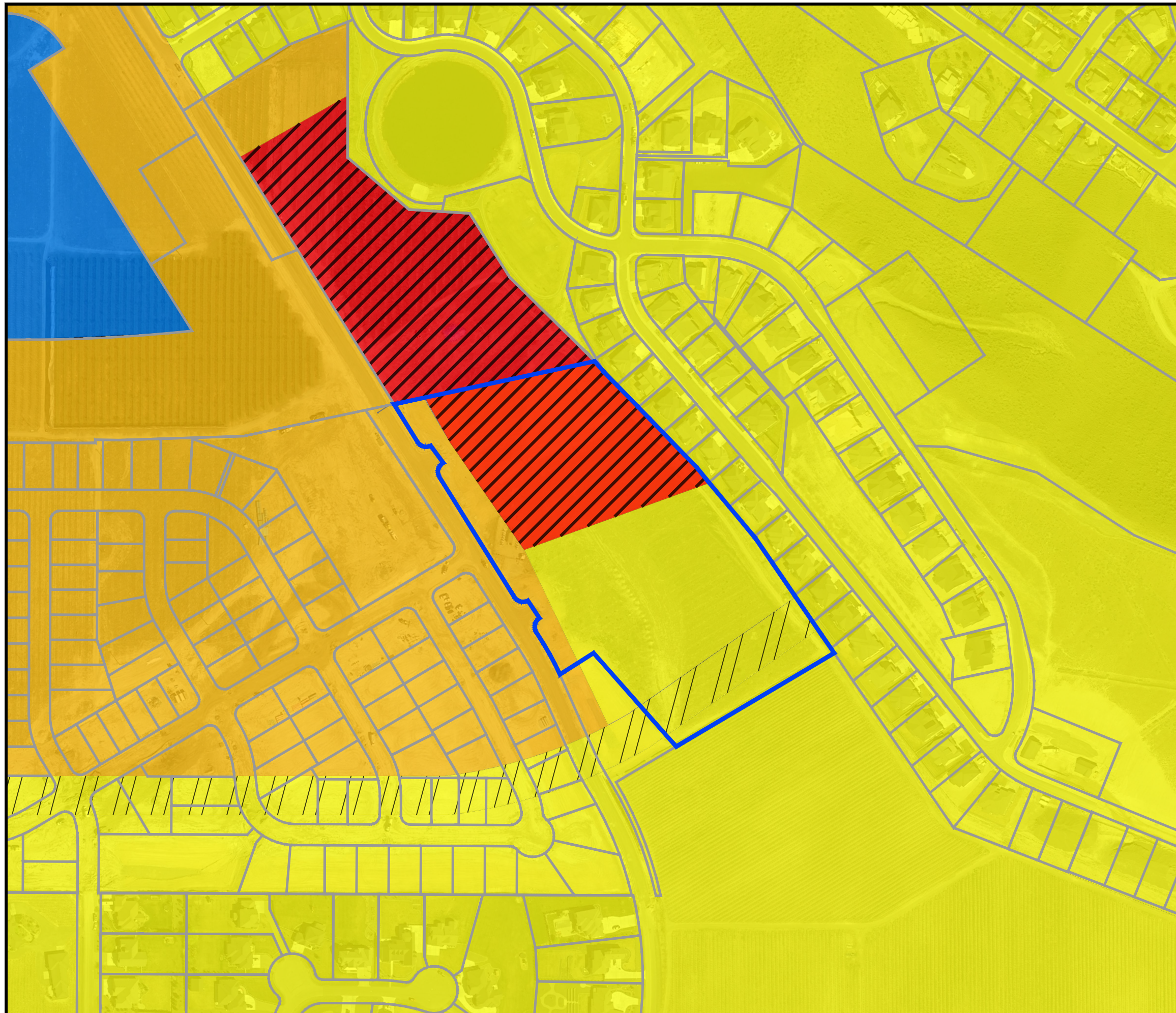


SIENA HILLS CURRENT LAND USE



DATE: FEB 2024 - PROJECT: 66150.004








FIGURE
2

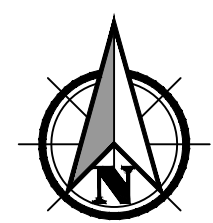


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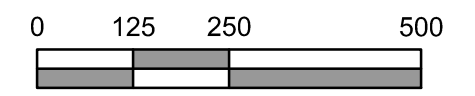
-  PROJECT BOUNDARY
-  PROJECT PARCELS

BMS SUBAREA LAND USE

-  COMMERCIAL
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  CIVIC (PARKS, TRAILS, OPEN SPACE)
-  CIVIC SCHOOLS



Scale 1" = 250'

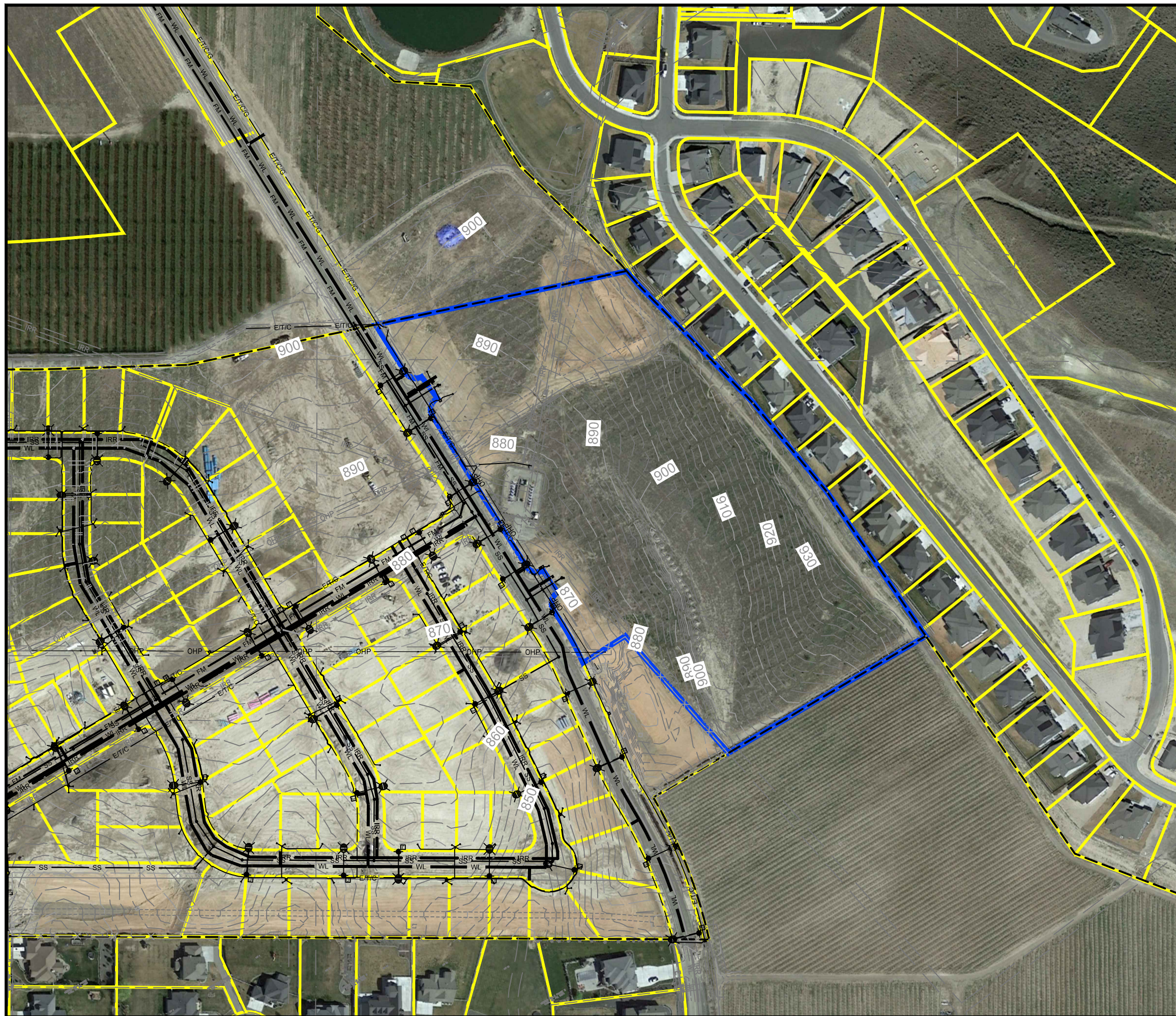


**SIENA HILLS
PROPOSED LAND USE**



DATE: FEB 2024 - PROJECT: 66150.004





**FIGURE
3**

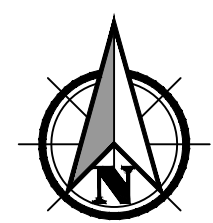


PROJECT BOUNDARY

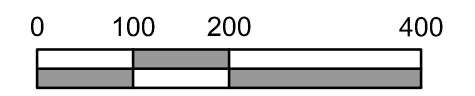
-  PROJECT BOUNDARY
-  PROJECT PARCELS

LINE TYPE LEGEND

-  ---xxx--- EXISTING MAJOR CONTOURS
-  ---xxx--- EXISTING MINOR CONTOURS



Scale 1" = 200'

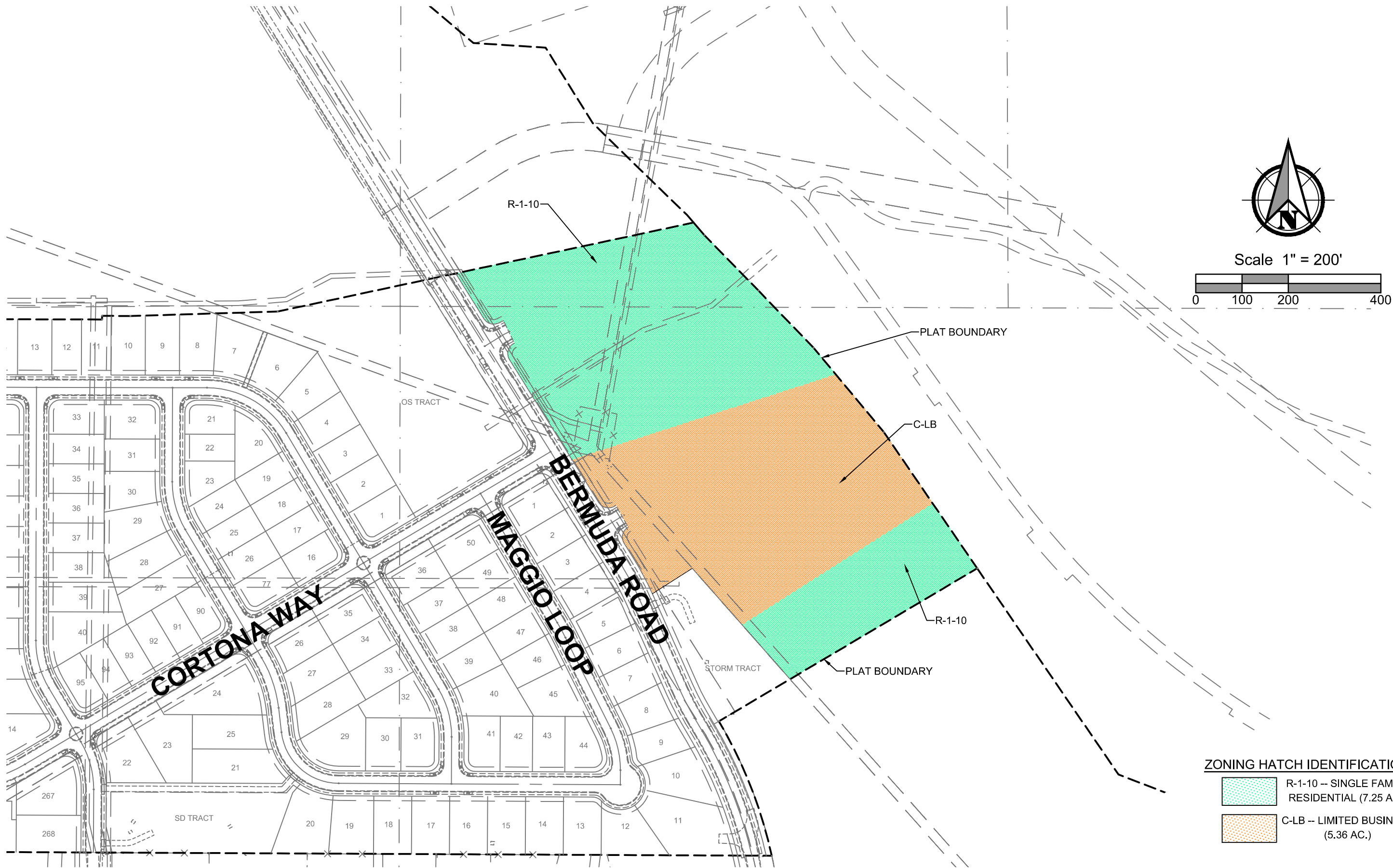


**SIENA HILLS
TOPOGRAPHY EXHIBIT**

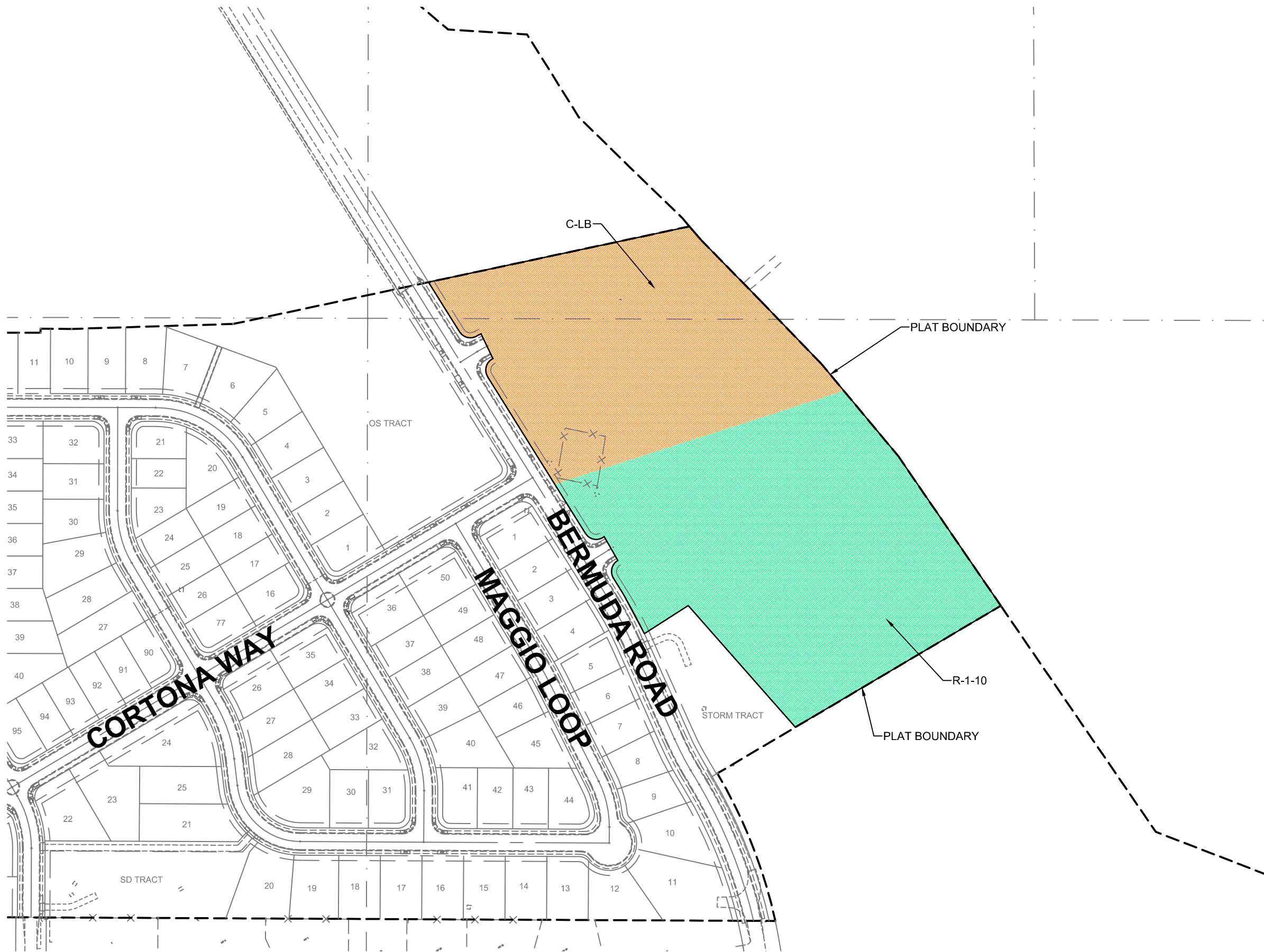
DATE: FEB 2024 - PROJECT: 66150.004



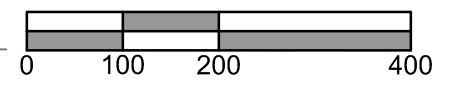
FIGURE
4



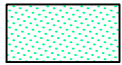
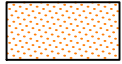
SIENA HILLS - CURRENT ZONING



Scale 1" = 200'



ZONING HATCH IDENTIFICATION

-  R-1-10 -- SINGLE FAMILY RESIDENTIAL (7.21 AC.)
-  C-LB -- LIMITED BUSINESS (5.40 AC.)

SIENA HILLS - PROPOSED ZONING

EXHIBIT A

LEGAL DESCRIPTION FOR DESCRIPTION AREA 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34 MARKED BY A "X" CUT IN CULVERT, THENCE NORTH 00°33'09" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 2641.77 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34 MARKED BY A WASHINGTON STATE RECLAMATION SERVICES BRASS CAP, THENCE NORTH 89°51'31" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 1819.02 FEET TO A POINT ON THE EAST BOUNDARY OF PARCEL 3 OF THE RECORD OF SURVEY FOR PLAT EXEMPTION RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 43°56'19" EAST ALONG SAID EAST BOUNDARY A DISTANCE OF 121.12 FEET; THENCE SOUTH 39°48'17" EAST A DISTANCE OF 70.10 FEET; THENCE SOUTH 72°06'15" WEST A DISTANCE OF 598.52 FEET TO THE EASTERLY RIGHT-OF-WAY OF BERMUDA ROAD DEDICATED PER THE FINAL PLAT OF SIENA HILLS PHASE 1 RECORDED IN VOLUME 15 OF PLATS AT PAGE 0728 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-051239;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID BERMUDA ROAD THE FOLLOWING COURSES:

THENCE NORTH 31°58'33" WEST A DISTANCE OF 249.53 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 42.03 FEET, WITH A DELTA ANGLE OF 96°18'44", A CHORD BEARING OF NORTH 16°10'49" EAST, AND A CHORD LENGTH OF 37.25 FEET; THENCE NORTH 36°32'48" WEST A DISTANCE OF 54.76 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 28°16'25" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 37.66 FEET, WITH A DELTA ANGLE OF 86°17'52", A CHORD BEARING OF NORTH 75°07'29" WEST, AND A CHORD LENGTH OF 34.20 FEET; THENCE NORTH 31°58'33" WEST A DISTANCE OF 115.42 FEET TO THE NORTH BOUNDARY OF PARCEL 3 OF SAID RECORD OF SURVEY FOR PLAT EXEMPTION;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY NORTH 77°55'39" EAST ALONG SAID NORTH BOUNDARY A DISTANCE OF 525.70 FEET TO THE EAST BOUNDARY OF SAID PARCEL 3; THENCE SOUTH 40°37'06" EAST ALONG SAID EAST BOUNDARY A DISTANCE OF 36.09 FEET; THENCE SOUTH 44°19'57" EAST A DISTANCE OF 166.89 FEET; THENCE SOUTH 43°56'19" EAST A DISTANCE OF 50.44 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 235,249 SQUARE FEET, 5.40 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.



02/28/2024



PBS Engineering and Environmental Inc.
pbsusa.com

DRAWN BY: BCH

SCALE: N/A

DATE: 02/28/2024

CHECKED BY: ADM

PROJECT NO.: 66150.004

SHEET 1 OF 3

EXHIBIT A

LEGAL DESCRIPTION FOR DESCRIPTION AREA 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34 MARKED BY A "X" CUT IN CULVERT, THENCE NORTH 00°33'09" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 2641.77 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34 MARKED BY A WASHINGTON STATE RECLAMATION SERVICES BRASS CAP, THENCE NORTH 89°51'31" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 1819.02 FEET TO A POINT ON THE EAST BOUNDARY OF PARCEL 3 OF THE RECORD OF SURVEY FOR PLAT EXEMPTION RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 43°56'19" EAST ALONG SAID EAST BOUNDARY A DISTANCE OF 121.12 FEET;
THENCE SOUTH 39°48'17" EAST A DISTANCE OF 70.10 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 39°48'17" EAST CONTINUING ALONG SAID EAST BOUNDARY A DISTANCE OF 167.21 FEET;

THENCE SOUTH 34°25'31" EAST A DISTANCE OF 357.52 FEET;

THENCE SOUTH 59°22'36" WEST A DISTANCE OF 470.10 FEET TO THE EASTERLY RIGHT-OF-WAY OF BERMUDA ROAD DEDICATED PER THE FINAL PLAT OF SIENA HILLS PHASE 1 RECORDED IN VOLUME 15 OF PLATS AT PAGE 0728 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-051239;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID BERMUDA ROAD THE FOLLOWING COURSES:

THENCE NORTH 41°23'22" WEST A DISTANCE OF 319.51 FEET;

THENCE SOUTH 57°27'31" WEST A DISTANCE OF 102.48 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 630.07 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 66°00'41" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 87.83 FEET, WITH A DELTA ANGLE OF 07°59'14", A CHORD BEARING OF NORTH 27°58'56" WEST, AND A CHORD LENGTH OF 87.76 FEET;

THENCE NORTH 31°58'33" WEST A DISTANCE OF 37.29 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 40.23 FEET, WITH A DELTA ANGLE OF 92°12'05", A CHORD BEARING OF NORTH 14°07'29" EAST, AND A CHORD LENGTH OF 36.03 FEET;

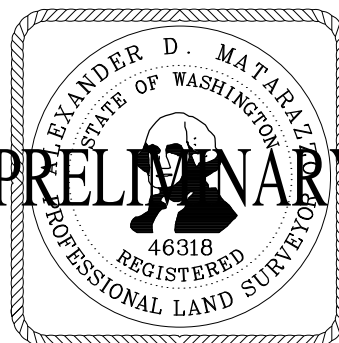
THENCE NORTH 33°24'48" WEST A DISTANCE OF 54.08 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 31°04'06" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 38.88 FEET, WITH A DELTA ANGLE OF 89°05'32", A CHORD BEARING OF NORTH 76°31'20" WEST, AND A CHORD LENGTH OF 35.08 FEET;

THENCE NORTH 31°58'33" WEST A DISTANCE OF 114.27 FEET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY NORTH 72°06'15" EAST A DISTANCE OF 598.52 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 314,268 SQUARE FEET, 7.21 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.



02/28/2024


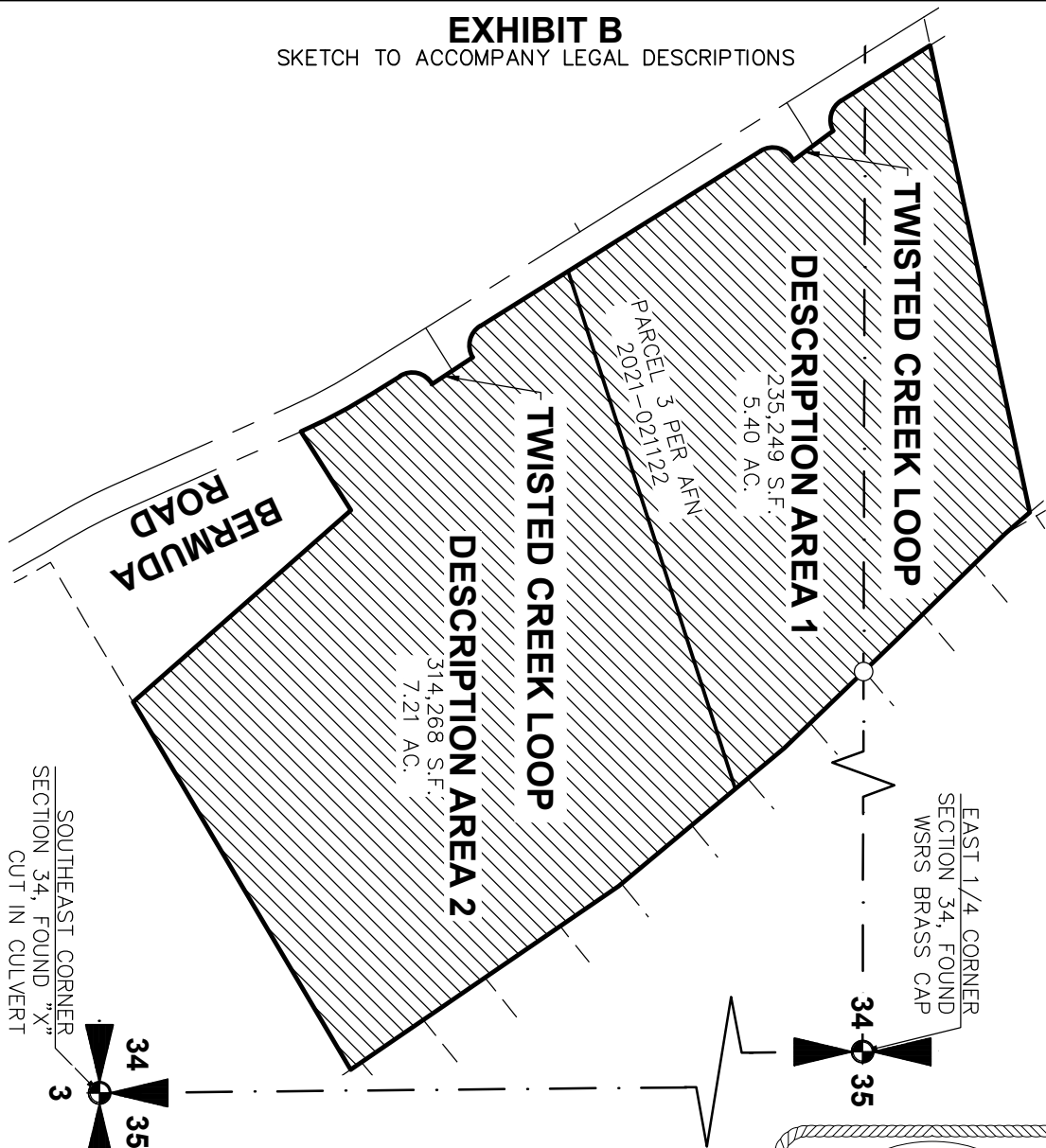
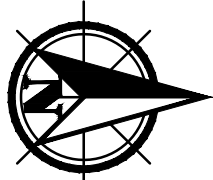
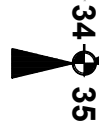
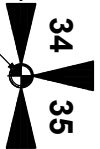
 <p>PBS Engineering and Environmental Inc. pbsusa.com</p>	DRAWN BY: BCH	SCALE: N/A	DATE: 02/28/2024
	CHECKED BY: ADM	PROJECT NO.: 66150.004	SHEET <u>2</u> OF <u>3</u>

EXHIBIT B
SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS



SOUTHEAST CORNER
SECTION 34, FOUND "X"
CUT IN CULVERT

EAST 1/4 CORNER
SECTION 34, FOUND
WSRS BRASS CAP



Scale 1" = 200'



02/28/2024



PBS Engineering and Environmental Inc.
pbsusa.com

DRAWN BY: BCH

SCALE: 1" = 200'

DATE: 02/28/2024

CHECKED BY: ADM

PROJECT NO.: 66150.004

SHEET 3 OF 3



March 1, 2024

Mike Stevens
City of Richland, Development Services
625 Swift Blvd. MS-35
Richland, WA 99352

Via email: mstevens@ci.richland.wa.us

Regarding: Rational for not including a Traffic Study
Siena Hills Comprehensive Plan Land Use Map Amendment Application
Bermuda Road and Cortona Way
Richland, WA 99352
PBS Project 66150.004

Dear Mr. Stevens:

The applicant believes that a traffic study is not warranted in order to make a map amendment in this instance, due to the negligible changes in land use and zoning acreages currently in effect on the site.

The applicant proposes to amend the Land Use Map for the existing commercial (COM) use from 5.36 acres to a proposed 5.40 acres and low density residential (LDR) use from 7.25 acres to a proposed 7.21 acres. This equates to a difference of 0.04 acres (1,742 square feet) which is negligible from the perspective of trip generation.

Please feel free to contact me at 509.942.1600 or jason.mattox@pbsusa.com with any questions or comments.

Sincerely,

Jason Mattox, PE
Engineering Department Manager

cc: Taylor Merrill, Richland Properties, LLC

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Siena Hills Comprehensive Plan Amendment

2. Name of applicant:

Richland Properties, LLC

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

Taylor Merrill
2463 E. Gala St. Ste. 120, Meridian, ID 83642
208-870-3432

4. Date checklist prepared:

February 23, 2024

5. Agency requesting checklist:

City of Richland

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

This is a non-project proposal. It addresses proposed comprehensive plan map amendments. No construction is proposed at this time.

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

The future plans include development of the project. This will include extension of public facilities to and within the project. Development of a street system to support the development for commercial and residential uses.

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

Soil testing and a geologic engineering report were done for the area.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No, there are no known projects in the project area currently seeking government approval that would directly affect this project.

10. List any government approvals or permits that will be needed for your proposal, if known.

This SEPA checklist is a non-project checklist; when the area within the Comprehensive Plan is developed, the projects will seek the required approvals and permits. The requested comprehensive plan map amendments and the requested zoning map requires approval by the City of Richland of an ordinance adopting the proposed amendments.

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The applicant proposed to modify the approved Badger Mountain Subarea Comprehensive Plan. All portions of this SEPA Checklist submittal are non-project at this time. Any future projects will provide project related SEPA Checklist information, as required.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The area within the adopted Badger Mountain Subarea Plan can be generally described as;

Property lying east of the intersection Bermuda Drive and Cortona Way.

Further described as: A PORTION OF THOSE LAND DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2019-001554 AND SHOWN AS NEW PARCEL 1 ON SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5031

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Topography ranges from nearly rolling to hilly.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

According to the PBS Engineering and Environmental survey, the slopes within the proposed commercial project areas are mapped as 5% to 10% with a portion reaching 15% slope. the slopes within the proposed residential area are mapped as 10% to 15% with a portion reaching 50% slope.

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

HeE - Hezel loamy fine sand, 0 to 30 percent slopes

WfC2 - Warden silt loam, 0 to 5 percent slopes

WdAB - Warden very fine sandy loam, 0 to 15 percent sloaps

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

There are no known indications or history of unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

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

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

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

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

2. Air [Find help answering air questions](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface waterbodies on or in the immediate vicinity of the site.

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

The project will not require any work within 200 feet of waterbodies.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This is a non-project SEPA Checklist - no development is planned at this time.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

This is a planning related project, and no surface water withdrawals are planned.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site is not located within the 100-year floodplain.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No waste materials will be discharged to surface waters.

b. Ground Water: [Find help answering ground water questions](#)

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

The project will not involve any groundwater withdrawals.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste material will be discharged into the ground.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

This is a planning related project, and no grading or development to change runoff patterns is proposed.

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

There are no known opportunities for waste materials to enter ground or surface waters.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

The project will not affect drainage patterns within the surrounding area.

- 4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

None.

4. Plants [Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

This is a planning related project, and no vegetation removal will occur.

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

There are no known ESA listed plant species on or within close proximity to the site.

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

This is a planning related project, and no landscaping is proposed at the site.

e. List all noxious weeds and invasive species known to be on or near the site.

No known noxious weeds are known to be on-site.

5. Animals [Find help answering animal questions](#)

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- Birds: nawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

Wildlife is limited to common passerine songbirds and small rodents.

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

There are no threatened or endangered species known to occur within the project area or general vicinity.

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

The site is part of the Pacific Flyway for migratory birds.

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

No measures are proposed at this time.

e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to occur on or near the site.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.** This is a non-project SEPA Check - no development is planned at this time.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

This is a non-project SEPA Check - no development is planned at this time.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

This is a non-project SEPA Check - no development is planned at this time.

7. Environmental Health [Find help with answering environmental health questions](#)

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

The Washington Department of Ecology Database shows no known spills or potential contaminants within the project area.

1. **Describe any known or possible contamination at the site from present or past uses.**

The Washington Department of Ecology Database shows no known spills or potential contaminants within the project area.

a. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None. The Washington Department of Ecology Database shows no known spills or potential contaminants within the project area.

b. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

No construction activities are planned at this time so no hazardous or toxic chemicals will be utilized.

c. **Describe special emergency services that might be required.**

None.

d. **Proposed measures to reduce or control environmental health hazards, if any.**

None.

b. Noise

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

This is a non-project application. There are no known noise generators in the area that would impact the project.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

This is a non-project application. Future development on the site will generate construction-associated noise. As development occurs, traffic and noise associated with the residential and commercial uses would be expected.

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

This is a non-project application. At this time, no measures to reduce or control noise are being considered.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The area has been used as working farmlands. this is a non-project application. The application is for amendments to the Badger Mountain subarea Plan. As no construction is proposed at this time the acreage of converted land cannot be accurately calculated.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. As no construction is proposed at this time, the impact on surrounding working farmland cannot be accurately calculated.

c. Describe any structures on the site.

There is a Badger Mountain Irrigation District pump house on the property.

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

Not applicable at this time, as this is a non-project SEPA Checklist.

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

C-LB and R-1-10

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

Current land use designation is commercial and low density residential.

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

Not applicable. There is no shoreline within the project area.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

According to the WDFW mapping, there are no critical areas in the non-project areas. There are areas of Benton County Presumptive Shrubsteppe to the east of the site.

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

Not applicable at this time, as this is a non-project SEPA Checklist. Future design and zoning code would determine the number of people.

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

To the applicant's knowledge, future projects will not cause displacement.

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

To the applicant's knowledge, future projects will not cause displacement.

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

Any future projects will be required to comply with the underlying zoning codes as enforced by the City of Richland.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

None proposed at this time. Impacts to these land uses are not anticipated.

9. Housing [Find help answering housing questions](#)

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

Not applicable at this time, as this is a non-project SEPA Checklist. Housing design would be considered with future projects.

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

Not applicable at time, as this is a non-project SEPA Checklist. Housing design would be considered with future projects.

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

Not applicable at time, as this is a non-project SEPA Checklist. Housing design would be considered with future projects.

10. Aesthetics [Find help answering aesthetics questions](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable at time, as this is a non-project SEPA Checklist. Building height would be considered during future design and would follow zoning regulations.

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

Not currently applicable, as this is a non-project SEPA Checklist. Views would be considered during future designs.

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

Not applicable, as this is a non-project SEPA Checklist. Aesthetics would be considered during future design.

11. Light and Glare [Find help answering light and glare questions](#)

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

Not applicable at time, as this is a non-project SEPA Checklist. When the projects occur in the future, the glare will likely come from the residences and commercial areas, along with the accompanying transit areas.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The lighting in the project will likely come from the single family houses to the east and the south, along with the accompanying transit areas. Most of the glare would occur during darkness.

c. What existing off-site sources of light or glare may affect your proposal?

When future development occurs, there could be ambient light from the developed portions of Richland to the north and to the southeast.

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

When the future projects occur, along with the applicable regulations, the proposed lighting would be directed downward to reduce glare.

12. Recreation [Find help answering recreation questions](#)

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

Badger Mountain Trail, Chamna Natural Preserve, Claybell Park Trail, Brookstone Park have recreational opportunities around the general area.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No recreational uses would be displaced.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

This is a non-project SEPA Checklist - future projects will follow State and local guidelines to reduce or control impacts on recreation.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

There are no building, sites, or structures listed or eligible for listing in any preservation registers.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

This is a non-project SEPA Checklist - the applicant will follow State and local guidelines regarding protocol prior to future project construction.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

This is a non-project SEPA Checklist - the applicant will follow State and local guidelines regarding protocol prior to future project construction. When future projects do occur, assessment of potential impacts include the use of Google Earth imagery and the Washington Information System for Architectural and Archaeological Records Data (WISSARD) from the Washington State Department of Archeology and Historic Preservation.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

This is a non-project SEPA Checklist, as such, there are no plans or permits at this time. The applicant will follow State and local guidelines regarding protocol prior to future project construction.

14. Transportation [Find help with answering transportation questions](#)

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The area is served by Queensgate Drive/Bermuda Road, Interstate 182, Interstate 82, and North Bermuda road, and Cortona Drive.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

There is not currently bus service offered in this area. At this time, the nearest service is rout 123, which runs along Keene road and Gage Boulevard.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Yes, the future projects will look to dedicate right of way and install public streets, as required.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

None of the above listed transportation modes occur within the general vicinity.

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

As this is a non-project SEPA Checklist, this information is not currently available. When the future projects are designed the transportation demands will be studied as required. Any new development is anticipated to increase trips per day.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, the project is not expected to interfere with agricultural equipment.

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

As this is a non-project SEPA Checklist, this information is not currently available. When future projects are designed, the transportation demands will be studied, as required.

15. Public Services [Find help answering public service questions](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, the future projects would require additional need for fire protection, police protection, public transit, and schools. The site is seeking to provide housing and commercial uses to the project area.

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

The completed project would be subject to property tax value increases and levies upon completion to pay toward public services.

16. Utilities [Find help answering utilities questions](#)

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

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

It is assumed that public water, sewer, industrial sewer service will be extended with road construction and will be provided by the City of Richland. Electricity will be provided by Benton REA. Cable, Internet, and telephone would be provided by Spectrum.

C. Signature [Find help about who should sign](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X

SEPA Responsible Official

Type name of signer: Click or tap here to enter text.

Position and agency/organization: Click or tap here to enter text.

Date submitted: Click or tap to enter a date.

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

- **Proposed measures to avoid or reduce such increases are:**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

3. How would the proposal be likely to deplete energy or natural resources?

- **Proposed measures to protect or conserve energy and natural resources are:**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- **Proposed measures to reduce or respond to such demand(s) are:**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.