



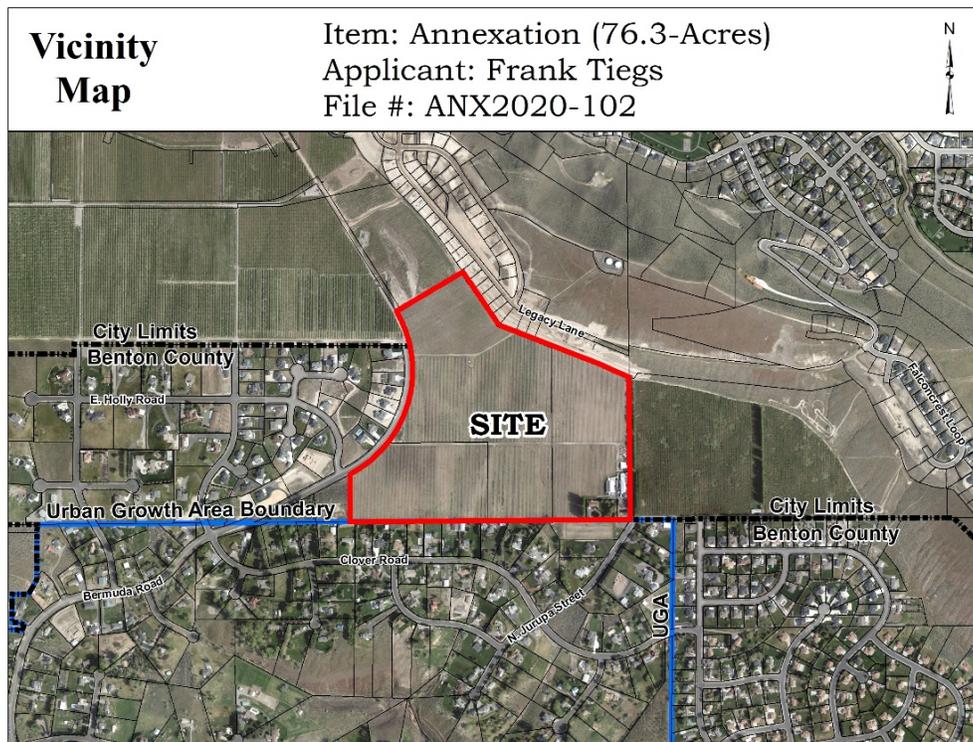
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Richland Planning Commission will hold a virtual public hearing on Wednesday, October 14, 2020, beginning at 6:00 p.m. to consider the appropriate zoning designation(s) for a proposed annexation area located near 1106 S. Jurupa Road. This notice has been mailed to you because your property is located within the proposed annexation area or within 300' of the proposed annexation area.

All interested persons are invited to attend the virtual hearing to provide verbal testimony to the Commission. All written correspondence received on or prior to October 7, 2020 will be included in the written information that is distributed to the Commission prior to the hearing. Any correspondence received after the 7th will be presented to the Commission at the hearing on the 14th.

Written comments may be mailed to: Richland Development Services, 625 Swift Blvd., MS #35, Richland, WA 99352 or via email at: mstevens@ci.richland.wa.us. Questions regarding the hearing may be directed to Mike Stevens, Planning Manager at (509) 942-7596. Copies of the Staff Report may be obtained by visiting the City of Richland website at www.ci.richland.wa.us on, or after, October 8, 2020.

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



Zoning

Newly assigned zoning of the neighborhood must be consistent with the City’s comprehensive plan. Based off of the Badger Mountain Subarea Land Use Plan, the subject property is designated for Low Density Residential development. The City has three potential zoning districts that would be consistent with this Low Density Residential plan designation, including: R-1-12 Single Family Residential, R-1-10 Single Family Residential and SAG - Suburban Agriculture. All three of these zones allow for single family residential uses and are very similar in nature. The following charts provide a summary of the differences between the three zoning districts.

Dimensional Requirements

	R-1-10	R-1-12	SAG
Minimum Lot Size	10,000 square feet	12,000 square feet	43,560 square feet
Front Yard Setback	20 feet	20 feet	20 feet
Rear Yard Setback	25 feet	25 feet	25 feet
Side Yard Setback	10 feet	10 feet	10 feet
Maximum Bldg. Height	30 feet	30 feet	30 feet
Maximum Lot Coverage	40%	40%	20%

Keeping of Livestock

	R-1-10	R-1-12	SAG
Large Livestock (horses, cows, pigs, sheep or goats)	Not Allowed	Not Allowed	Yes, 2 animal units per acre*
Small Livestock (rabbits, chickens, ducks, etc.)	Yes, limited to 5 animals total, including household pets	Yes, limited to 5 animals total, including household pets	Yes, 12 animals per acre
Household Pets (dogs, cats)	Yes, limited to 5 total, including small livestock	Yes, limited to 5 total, including small livestock	Yes, limited to 5 total, in addition to livestock

*Animal Unit = approximately 1,000 lbs. of animal weight

Detached Accessory Buildings

	R-1-10	R-1-12	SAG
Maximum Bldg. Size	900 square feet or up to 1,200 square feet if not exceeding more than 50% of the size of the home	900 square feet or up to 1,200 square feet if not exceeding more than 50% of the size of the home	900 square feet or up to 1,200 square feet if not exceeding more than 50% of the size of the home
Maximum Bldg. Height	16 feet	16 feet	24 feet
Rear & Side Yard Setbacks	5 feet ¹	5 feet ¹	5 feet ^{1,2}

¹Smaller buildings require a lesser setback from property lines

²Buildings housing livestock are required to be setback 50 feet from a property line

³The size of accessory buildings meeting primary structure setbacks is not restricted.

Nonconforming Uses, Lots or Buildings

Zoning regulations apply to new development, but have no effect on existing situations. For example, a home in the R-1-10 zone requires a 25 foot setback from a rear property line. If an existing home is annexed into the City as part of the R-1-10 zone but only has a setback of 20 feet from the rear property line, it is considered a legal, nonconforming building. Future additions or alterations to the building would be permitted provided the addition does not extend any closer to the rear property line than it already does.

An example of a nonconforming use may be the keeping of large livestock on a property that is zoned R-1-12. Under the R-1-12 regulations, household pets and some small livestock are permitted, but not large livestock. If a property owner maintains livestock on their lot at the time an annexation is completed, the keeping of livestock becomes a legal, nonconforming use. The use may be continued, but it cannot be expanded.

These are summaries of the zoning regulations. For the complete text, use the following link to access the Richland Municipal Code. Residential zoning can be found in Chapter 23.18; the Suburban Agricultural zone is in Chapter 23.14 and Nonconforming use regulations are found in Chapter 23.66.

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



February 14, 2020

Regarding: City of Richland Annexation Request for Badger Mountain Vineyards, LLC Property

Mr. Stevens:

This letter is to acknowledge that I, Frank Tiegs, managing member of Badger Mountain Vineyards, LLC, hereby grant to PBS Engineering and Environmental Inc., and its employees, agents, and assigns, the authority to submit an Annexation Request to the City of Richland on behalf of Badger Mountain Vineyards, LLC for the following parcel numbers:

- 134984011576001 – 16.53 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984000002002 – 40.01 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984012275002 – 17.97 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984012275001 – 1.03 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984011406001 – 1.00 Acres – Ownership: Badger Mountain Vineyards, LLC

A handwritten signature in black ink that reads "Frank Tiegs". The signature is written in a cursive, flowing style.

Frank Tiegs
Managing Member
Badger Mountain Vineyards, LLC



February 14, 2020

City of Richland Development Services
c/o Mike Stevens, Planning Manager
625 Swift Blvd. MS#35
Richland, WA 99352

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

Regarding: Annexation Request
Badger Mountain Vineyards, LLC
1106 S. Jurupa Street, Kennewick, WA
PBS Project 66113.000

Dear Mr. Stevens:

On behalf of the ownership of Badger Mountain Vineyards, LLC ownership I am making a formal request for the City of Richland to consider annexation of the existing lands owned by Badger Mountain Vineyards, LLC located at or near 1106 S. Jurupa Road in Richland. The property currently lies entirely within the City of Richlands UGA and consists of 5 separate tax parcels identified as follows:

- 134984011576001 – 16.53 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984000002002 – 40.01 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984012275002 – 17.97 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984012275001 – 1.03 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984011406001 – 1.00 Acres – Ownership: Badger Mountain Vineyards, LLC

Total acreage being requested for annexation into the City is 76.54 acres as depicted on the Benton County Assessor mapping.

If you have any questions or comments, feel free to contact me at 509-942-1600 or email at Jason.mattox@pbsusa.com

Sincerely,

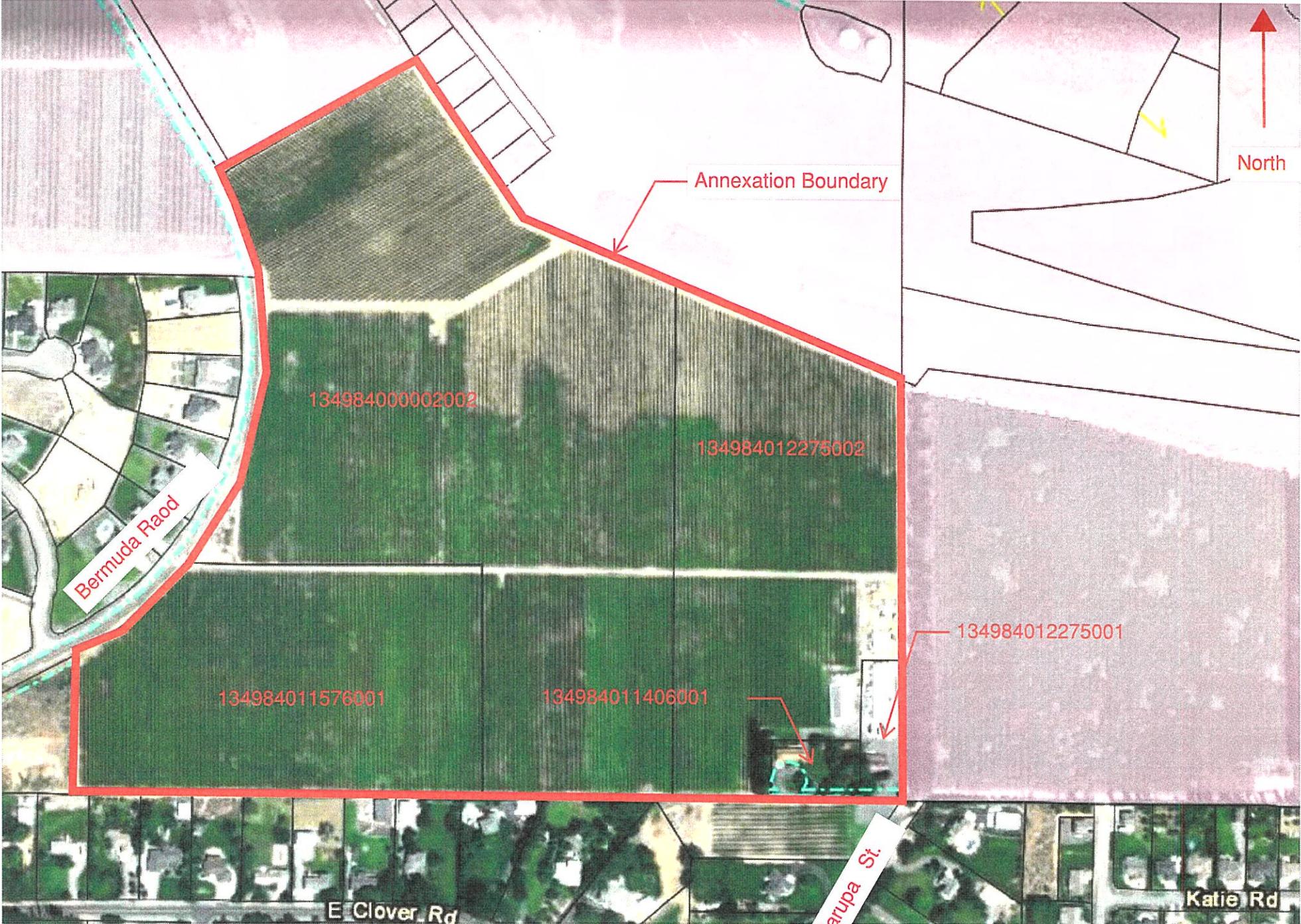


Jason Mattox, PE
Senior Engineer/Operations Manager

cc: Shane O'Neill/City of Richland
Frank Tiegs/Badger Mountain Vineyards, LLC

Attachment(s): Map with Parcels, PBS Authorization by Badger Mountain Vineyards, LLC

Annexation Boundary Map



Annexation Boundary

North

Bermuda Road

134984000002002

134984012275002

134984012275001

134984011576001

134984011406001

E Clover Rd

Jarupa St

Katie Rd