

## STAFF REPORT

TO: PLANNING COMMISSION  
FILE NO.: ANX2020-102

PREPARED BY: MIKE STEVENS  
MEETING DATE: OCTOBER 14, 2020

### GENERAL INFORMATION:

APPLICANT: PBS ENGINEERING AND ENVIRONMENTAL, INC., ON BEHALF OF BADGER MOUNTAIN VINEYARDS, LLC (FRANK TIEGS, MANAGING MEMBER) (ANX2020-102)

REQUEST: CONSIDERATION OF APPROPRIATE ZONING FOR A PROPOSED ANNEXATION.

LOCATION: LAND LOCATED AT OR NEAR 1106 N. JURUPA ROAD

### REASON FOR REQUEST:

The City is currently considering the annexation of approximately 76.54 acres located at or near 1106 N. Jurupa Road. City Council authorized the annexation process to begin through the adoption of Resolution No. 111-20, which directed the Planning Commission to consider what zoning would be appropriate for this site.

### BACKGROUND

The City is evaluating a proposal to annex approximately 76.54 acres consisting of five (5) parcels located at or near 1106 N. Jurupa Road. The site contains the existing Badger Mountain Vineyards and the southern boundary of the annexation area abuts an unincorporated area of Benton County.

The City Council passed resolution No. 111-20 authorizing the annexation proceedings to begin. The next step includes the Planning Commission to consider what zoning designation(s) would be appropriate if the property were to be annexed.

### SITE DATA

**Size:** Approximately 76.54 acres.

**Ownership:** The proposed annexation site is comprised of a five (5) parcels under the ownership of Badger Mountain Vineyards, LLC, (Frank Tiegs, Managing Member).

**Current Use:** The site contains the existing Badger Mountain Vineyards, which consists of a single-family residence, commercial winery/production facility and approximately 74 acres of planted vineyard.

**Comprehensive Plan:** The site is within the City of Richland's adopted Urban Growth Area (UGA) boundary and is designated as suitable for low density residential development based on the Badger Mountain South Subarea Plan and Richland Comprehensive Plan.

**Utilities:** Both City water and sewer services are available in the vicinity to serve the proposed annexation area. Utilities are located within Legacy Lane which services the plat of Westcliffe Heights, Phase 2, which adjoins the site to the north.

**Existing County Zoning:** Urban Growth Area Residential.

#### SURROUNDING LAND USES

**North:** Properties located to the north and northwest of the subject site are located within city limits, are primarily zoned R-1-10 and are in various stages of development (Plat of Westcliffe Heights, Phase 2 and Plat of Sienna Hills).

**South:** Single family residential development within unincorporated Benton County (Plat of El Rancho Reata 4). The majority of lots within the county appear to be one (1) acre or more in size.

**East:** Preliminary Plat of Westcliffe Heights, Phase 3 - 7 (Construction has begun on Phase 3).

**West:** Single family residential development within unincorporated Benton County (Plat of Hidden Hills, Phases 1, 2 & 3 and Plat of Badger Mountain Plateau). The majority of lots within this area appear to be 2/3 of an acre or more in size.

#### PROPOSED ZONING

There are three single family zoning designations that could be applied to the property that would implement the low density residential comprehensive plan designation: The R-1-10 and R-1-12 zones and Suburban Agriculture (SAG). A copy of the residential and agriculture zoning codes are attached as well as a copy of the existing county zoning (Urban Growth Area Residential).

#### ANALYSIS

The R-1-10, R-1-12 and SAG zones would be consistent with the comprehensive plan designation of Low Density Residential. Areas of R-1-10 zoning are located immediately east and north of the site and represents the majority of zoning within existing city limits. The areas which physically abut the site and are located within unincorporated Benton County are zoned Urban Growth Area Residential (UGAR). Given that the subject property is located adjacent to areas within the city that are zoned R-1-10 and the fact that the intent of the Washington State Growth Management Act is to prevent sprawl, staff recommends that the Planning Commission recommend R-1-12 be chosen for the site as it would help

create a buffer between the smaller R-1-10 lots elsewhere in the city and the larger approximately 1-acre sized lots located within the county, while also meeting the sprawl reduction intent of the Growth Management Act.

### SUMMARY

Application of the R-1-12 zoning represents the most appropriate zoning designation for the proposed annexation area as it would help to create a buffer between the R-1-10 lots in the city and the larger 1+/- acre sized lots located within the county.

### FINDINGS OF FACT

1. The site is within the City of Richland's Urban Growth Area boundary as those boundaries were established with the adoption of the Benton County Comprehensive Plan in 1998 and subsequent periodic updates;
2. The City's comprehensive plan and Badger Mountain South Subarea Plan designates the site as suitable for low density residential land uses;
3. The site contains a single-family residence and a commercial winery/production facility. The bulk of the property is currently planted as a vineyard;
4. Properties located to the north, northwest and east of the subject site are located within city limits, are zoned R-1-10 and are in various stages of development (Plat of Westcliffe Heights, Phase 2, Plat of Sienna Hills and the Preliminary Plat of Westcliffe Heights, Phases 3 – 7). Areas south and west of the subject site consist primarily of single-family residential development within unincorporated Benton County (Plat of El Rancho Reata 4, Plat of Hidden Hills, Phases 1, 2 & 3 and Plat of Badger Mountain Plateau);
5. Application of R-1-12 Single Family Residential zoning district is appropriate for a site that is designated as low density residential under the current comprehensive plan designation.

### CONCLUSIONS OF LAW:

1. Based on the above findings of fact, assignment of R-1-12 Single Family Residential zoning would be in the best interest of the City of Richland.

### RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (ANX2020-102) and recommend to the City Council assignment of R-1-12 Single Family Residential zoning.

### EXHIBITS

- A. Annexation Request Letter and Resolution No. 106-20

- B. Resolution No. 111-20
- C. Chapter 23.18 of the Richland Municipal Code – Residential Zones
- D. Chapter 23.14 of the Richland Municipal Code – Agriculture Zones
- E. Chapter 11.07 of the Benton County Zoning Code – Urban Growth Area Residential District (UGAR)
- F. Maps
- G. Comments

# Exhibit A



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

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,

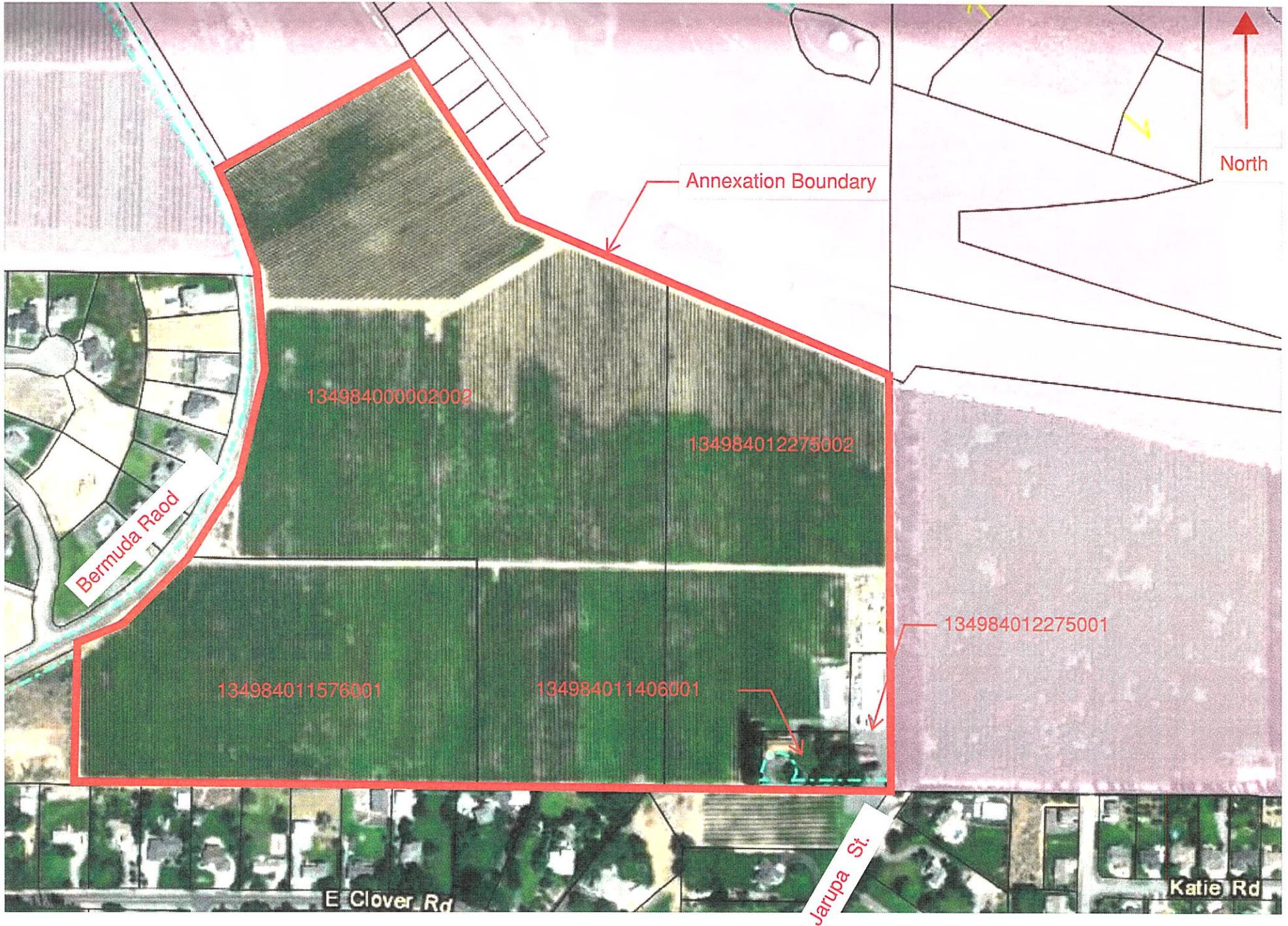


Jason Mattox, PE  
Senior Engineer/Operations Manager

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



RESOLUTION NO. 106-20

A RESOLUTION of the City of Richland setting a meeting date to review a proposed annexation of approximately 76.54 acres located at or near 1106 S. Jurupa Road in Section 34, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, the City received a written request for the annexation of properties owned by Badger Mountain Vineyards, LLC (Parcel Nos. 1-3498-401-157-6001, 1-3498-400-000-2002, 1-3498-401-227-5002, 1-3498-401-227-5001 and 1-3498-401-140-6001); and

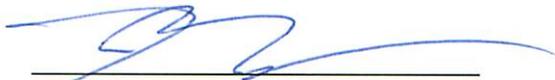
WHEREAS, Richland City Council was presented with the request at its regular meeting on July 21, 2020; and

WHEREAS, RCW 35.13.125 requires the legislative body to set a date for a meeting with the annexation petitioners.

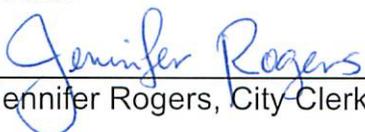
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the regular meeting date of **August 4, 2020** is hereby established as the date on which Richland City Council will meet with the annexation petitioners.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

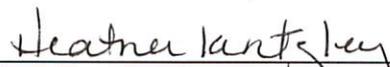
ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 21<sup>st</sup> day of July, 2020.

  
\_\_\_\_\_  
Ryan Lukson, Mayor

Attest:

  
\_\_\_\_\_  
Jennifer Rogers, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Heather Kintzley, City Attorney

## Exhibit B

### RESOLUTION NO. 111-20

A RESOLUTION of the City of Richland accepting a request for annexation of approximately 76.54 acres located at or near 1106 S. Jurupa Road in Section 34, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, the City received a written request for the annexation of properties owned by Badger Mountain Vineyards, LLC (Parcel Nos. 1-3498-401-157-6001, 1-3498-400-000-2002, 1-3498-401-227-5002, 1-3498-401-227-5001 and 1-3498-401-140-6001); and

WHEREAS, on July 21, 2020, Richland City Council was presented with the request for annexation and passed Resolution No. 106-20, establishing August 4, 2020 as the date for Council to meet with the proponents of the annexation; and

WHEREAS, as required by RCW 35.13.125, Richland City Council met with the annexation proponents on August 4, 2020 and reviewed the proposed annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland as follows:

Section 1. The City of Richland hereby accepts the request for annexation subject to the following conditions:

1. That the annexation be accepted as proposed.
2. That simultaneous adoption of the City's Comprehensive Plan for the proposed annexation is required.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

Section 2. The Richland Planning Commission is hereby directed to review the proposal and forward a recommendation to City Council as to the most appropriate zoning designation(s) for the area proposed for annexation.

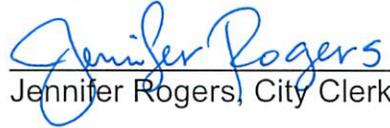
BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

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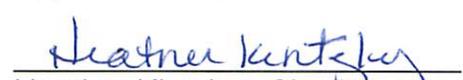
ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4<sup>th</sup> day of August, 2020.

  
\_\_\_\_\_  
Ryan Lukson, Mayor

Attested by:

  
\_\_\_\_\_  
Jennifer Rogers, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Heather Kintzley, City Attorney

## Chapter 23.18

### RESIDENTIAL ZONING DISTRICTS

#### Sections:

- 23.18.010 Purpose of residential use districts.
- 23.18.020 Residential performance standards and special requirements.
- 23.18.025 Single-family residential design standards.
- 23.18.030 Residential use districts permitted land uses.
- 23.18.040 Site requirements for residential use districts.
- 23.18.050 Parking standards for residential use districts.

#### **23.18.010 Purpose of residential use districts.**

Five residential zone classifications permit a variety of housing and population densities without conflict. Protection is provided against hazards, objectionable influences, traffic, building congestion and lack of light, air and privacy. Certain essential and compatible public service installations are permitted in residential use districts.

A. The single-family residential – 12,000 (R-1-12) is a residential zone classification requiring the lowest density of population within the city, providing protection against hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan.

B. The single-family residential – 10,000 (R-1-10) is a residential zone classification requiring a low density of population, providing protection against hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan.

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

D. The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

E. The multiple-family residential use district (R-3) is a residential zone classification allowing for the location of multiple-family dwellings, duplexes and attached and detached one-family dwellings and providing a high degree of protection for such uses and adjacent low-density residential development. This classification shall be designed to give protection from hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and installations are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated high-density residential (10.1 or more dwellings per acre) under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

#### **23.18.020 Residential performance standards and special requirements.**

A. High-Density Residential Small Lot Special Requirements. In order to assure consistency with the purpose of the R-2S district, as stated in RMC 23.18.010(D), and further to avoid potential negative and undesirable effects that

may result from the higher density of development afforded in an R-2S zone, the following special requirements and provisions shall apply:

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

**B. Multiple-Family Residential Use District Special Requirements.** In any multifamily residential (R-3) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all multifamily residential structures:

1. Buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential, R-1-10 – single-family residential, R-2 – medium-density residential, R-2S – medium-density residential small lot or any residential planned unit development that is comprised of single-family detached dwellings.
2. Buildings that are within 50 feet of any property that is zoned for single-family residential use (as defined in subsection (B)(1) of this section) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the multifamily zoning district.
3. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.
4. Recreational vehicle parks are permitted in the multifamily residential district (R-3) subject to the issuance of a special use permit meeting the requirements of RMC 23.42.220 and 23.42.240. Further, applicants must demonstrate that their proposed recreational vehicle parks are immediately adjacent to a state highway and that appropriate provisions are put in place to protect adjacent land uses. [Ord. 28-05 § 1.02].

**23.18.025 Single-family residential design standards.**

Any one-family attached dwelling, one-family detached dwelling or designated manufactured home shall meet the following minimum requirements:

A. All dwellings shall be placed on permanent foundations.

B. At the time of construction, all new single-family dwellings shall be new, not having been previously titled to a retail purchaser and not meeting the definition of a “used mobile home” as defined in RCW 82.45.032(2). [Ord. 28-05 § 1.02].

**23.18.030 Residential use districts permitted land uses.**

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
<b>Residential Uses</b>					
Accessory Apartments	A <sup>1</sup>				
Accessory Buildings <sup>14</sup>	A	A	A	A	A
Adult Family Home	P	P	P	P	P
Apartment/Condominium (3 or More Units)					P
Assisted Living Facility					P
Bed and Breakfast	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>	P
Day Care Center	S <sup>3</sup>	S <sup>3</sup>	S <sup>3</sup>	S <sup>3</sup>	P <sup>3</sup>
Designated Manufactured Home	P <sup>4</sup>				
Dormitories, Fraternities and Sororities					P
Dwelling, One-Family Attached			P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>
Dwelling, One-Family Detached	P <sup>4</sup>				
Dwelling, Two-Family Detached			P	P	P
Home Occupations	A <sup>5</sup>				
Family Day Care Home	A <sup>3</sup>				
Manufactured Home Park			S <sup>6</sup>	S <sup>6</sup>	S <sup>6</sup>

Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
Playground Developed in Conjunction with School, Park or Community Clubhouse	P	P	P	P	P
Nursing or Rest Home					P
Rental of Rooms to Not More Than Four Persons Other Than the Family Occupying the Single-Family Dwelling	A	A	A	A	A
Private Swimming Pools	A <sup>7</sup>				
Recreational Club	P <sup>8</sup>				
Senior Housing					P
<b>Public/Quasi-Public Uses</b>					
Churches	P <sup>9</sup>				
Clubs or Fraternal Societies	P <sup>9</sup>				
Cultural Institutions	P <sup>9</sup>				
General Park Operations and Maintenance Activities	P	P	P	P	P
Golf Courses	P	P	P	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P <sup>10</sup>				
Public Agency Buildings	P <sup>10</sup>				
Public Agency Facilities	P <sup>10</sup>				
Public Parks	P	P	P	P	P
Schools	P <sup>11</sup>				
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P
<b>Miscellaneous Uses</b>					
Macro-Antennas	P	P	P	P	P
Parking Lots	P	P	P	P	P
Raising Crops, Trees, Vineyards	P	P	P	P	P
Recreational Vehicle Parks					S <sup>12,13</sup>

1. RMC 23.42.020
2. RMC 23.42.045
3. RMC 23.42.080
4. RMC 23.18.025
5. RMC 23.42.090
6. RMC 23.42.140
7. RMC 23.42.300
8. RMC 23.42.210
9. RMC 23.42.050
10. RMC 23.42.200
11. RMC 23.42.250
12. RMC 23.42.220
13. RMC 23.18.020(B)(4)
14. Accessory buildings and structures are subject to RMC 23.38.020 – 23.38.070 [Ord. 28-05 § 1.02; Ord. 04-09; Ord. 07-19 § 5].

**23.18.040 Site requirements for residential use districts.**

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. If a number appears in the box at the intersection of the column and row, that number represents the dimensional standard that applies to that zoning district.

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Minimum Lot Area Requirement – One-Family Detached Dwelling	10,000 feet <sup>1</sup>	8,000 feet	6,000 feet	4,000 feet	4,000 feet
Minimum Lot Area Requirement – Two-Family Detached Dwelling	N/A	N/A	10,000 feet	7,000 feet	7,000 feet
Minimum Lot Area Requirement – One-Family Attached Dwellings	N/A	N/A	N/A	3,000 feet	3,000 feet
Maximum Density – Multifamily Dwellings (Units/Square Foot)	N/A	N/A	N/A	N/A	1:3,000
Minimum Lot Width – One-Family Detached Dwelling	90 feet	70 feet	50 feet	42 feet	42 feet
Minimum Lot Width – Two-Family Detached Dwelling	N/A	N/A	70 feet	64 feet	64 feet
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	30 feet	30 feet
Average Lot Size Requirement <sup>2</sup>	12,000	10,000	None	None	None
Minimum Front Yard Setback <sup>3</sup>	20 feet	20 feet	20 feet	15 feet/18 feet <sup>4</sup>	20 feet <sup>6,10</sup>
Minimum Side Yard Setback	10 feet	10 feet	6 feet	6 feet <sup>5</sup>	<sup>6,10</sup>
Minimum Alley/Private Access Easement Setback	6 feet	6 feet	6 feet	6 feet	6 feet
Minimum Rear Yard Setback	25 feet	25 feet	25 feet	20 feet/3 feet <sup>7</sup>	25 feet <sup>6,10</sup>
Maximum Lot Coverage <sup>8</sup>	40%	40%	40%	50%	33%/45% <sup>9,10</sup>
Maximum Building Height – Main Building	30 feet	30 feet	30 feet	30 feet	40 feet <sup>10</sup>
Maximum Building Height – Detached Accessory Buildings <sup>11</sup>	16 feet	16 feet	16 feet	16 feet	16 feet

1. The minimum lot size in existing residential neighborhoods shall be based on the mean average lot size of existing platted R-1-12 lots within a radius of 500 feet of the property proposed for subdivision. However, in no case shall the minimum lot requirement exceed 12,000 square feet, nor be less than 10,000 square feet.

2. Minimum average lot area per subdivision, exclusive of the area of streets and lots designated for nonresidential uses. In calculating average lot size, at least 35 percent of all lots shall be larger than the average lot size requirement.

3. Front yard setbacks are required from all street rights-of-way adjoining a lot as shown in the table above, except as follows:

a. In single-family residence districts and in R-2 and R-3 districts where more than 50 percent of the normal or average-size lots in a block fronting on one side of the street are developed with existing buildings, other than accessory buildings, with front yard setbacks less than that required for the district, a new single-family or duplex dwelling shall adopt a minimum front yard setback dimension which is the average of the setbacks of the buildings on the two adjoining lots, existing prior to July 22, 1960, but in no case shall this dimension be less than 15 feet nor need it exceed 30 feet.

b. Residential Districts. In any R district, or any combination therewith, on any corner lot where there is provided a side yard along the interior side lot line at least equal in width to the minimum depth of the rear yard required for the district, the main building may encroach upon the required rear yard up to a line where the remaining rear yard is no less in depth than the minimum width of the side yard required for the district. No accessory buildings may be located in said side yard, except a patio shelter enclosed on no more than two sides by walls or other enclosures and in conformity with the other provisions of this title.

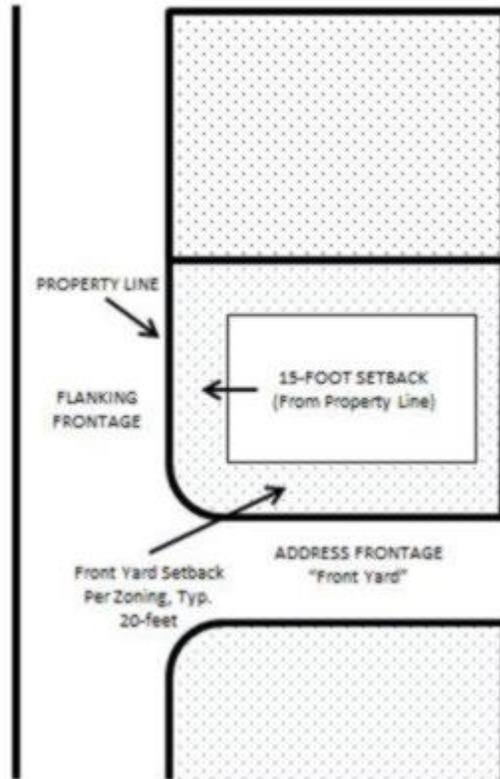
c. The flanking frontage or nonaddress front yard of a corner lot may reduce the front yard setback of said frontage to 15 feet; see diagram below.

4. Front yards shall not be less than 15 feet in front of living areas, up to a maximum of 55 percent of the front lot line, and not less than 18 feet in front of all other areas.

5. Detached one-family or detached two-family dwellings shall have two side yards with each side yard having a width of not less than six feet. A nonattached side of an attached one-family dwelling shall have a side yard having a width of not less than six feet.

6. For multiple-family dwellings and other allowable uses other than one-family attached and one-family and two-family detached dwellings, front yards shall be 20 feet, side yards shall be equal to one foot of side yard for each three feet or portion thereof of building height, and rear yards shall be 25 feet, except as required by RMC 23.18.020(B) when multifamily development is located adjacent to a single-family residential zoning district or development.

7. Rear yards shall be not less than 20 feet in back of living areas and three feet in back of garages or carports up to a maximum of 60 percent of the rear lot line for the garage or carport portion of the rear yard.
8. Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.
9. Buildings in an R-3 district shall cover not more than 33 percent of the area of the lot except one-family attached dwellings, which may cover up to 45 percent of the area of the lot.
10. Setbacks, building heights, and lot coverage requirements for one-family attached, one-family detached and two-family detached dwellings in the R-3 zoning district shall be the same as those set forth for development in the R-2S zoning district.
11. Detached accessory structures built pursuant to the setback provisions of RMC 23.38.020 are limited to one story.



[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 20-10 § 1.01; amended during 2011 recodification; Ord. 14-11 § 1.01; Ord. 32-11 § 3; Ord. 20-14 § 1.01].

**23.18.050 Parking standards for residential use districts.**

Off-street parking space shall be provided in all residential zones in compliance with the requirements of Chapter 23.54 RMC. [Ord. 28-05 § 1.02].

## Chapter 23.14

### AGRICULTURAL ZONING DISTRICTS

Sections:

- 23.14.010 Purpose of agricultural use districts.
- 23.14.020 Agricultural performance standards and special requirements.
- 23.14.030 Agricultural use districts permitted land uses.
- 23.14.040 Site requirements for agricultural use districts.
- 23.14.050 Parking standards for agriculture use districts.

**23.14.010 Purpose of agricultural use districts.**

A. The agricultural use district (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the city that are designated as agriculture or as urban reserve under the city of Richland comprehensive plan.

B. The suburban agricultural use district (SAG) is a zone classification providing for residential areas, rural in nature, with sufficiently large lots to allow for the maintenance of certain animals and farm crops, while at the same time establishing and maintaining a living environment of high standards for residential uses. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

**23.14.020 Agricultural performance standards and special requirements.**

A. The following standards relate to the raising and keeping of livestock in an AG district:

1. A permitted structure, pen or building in which livestock is kept shall be located not less than 25 feet from any lot line and not less than 40 feet from any one-family dwelling;
2. A pasture, including perimeter fencing, shall be located not less than 15 feet from any one-family dwelling located on the same lot;
3. Uses, structures and buildings shall comply with the applicable yard and area requirements of RMC 23.38.010 through 23.38.090.

B. The following standards relate to the agricultural activities permitted in the SAG district:

1. Limited agricultural uses such as orchards, vineyards, vegetable gardens, field crops and pastures;
2. Sale of products grown on the premises;
3. Limited raising or keeping of large livestock as follows:
  - a. Horses, ponies, mules, donkeys, burros, and similar animals;
  - b. Dairy cattle, beef cattle, buffalo and similar animals;
  - c. Sheep, goats, and similar animals;
  - d. A maximum of two animal units (one animal unit equals approximately 1,000 pounds of animal weight) may be kept per one acre gross pasture area. Gross pasture area is that portion of a lot which is fenced and used solely for the grazing and keeping of large livestock. The following are examples of animal unit usages:
    - i. One horse and one cow per gross pasture acre;

- ii. Two cows or two horses per gross pasture acre;
  - iii. Ten sheep or 10 goats per gross pasture acre;
  - iv. Eight sheep and two goats per gross pasture acre;
- e. If any additional animal(s) born on the premises causes the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter within the corresponding time limits specified below:

- i. Horses and similar animals: one year from date of birth;
- ii. Cattle and similar animals: one year from date of birth;
- iii. Sheep, goats, and similar animals: six months from date of birth;

f. If any additional animal(s) are acquired by any means other than by birth, and cause the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter within 90 days after placement of the additional animal(s) on the premises. In addition, a fence must be constructed prior to the acquisition of any large livestock to ensure containment of the livestock on the premises;

4. Limited raising or keeping of small livestock as follows:

- a. Rabbits and similar animals;
- b. Chickens, ducks, geese, turkeys, and other similar fowl.

A maximum of 12 animals or fowl, as defined above, may be raised or kept per one acre gross lot area.

In addition, a shed, coop, hutch, or similar containment structure must be constructed prior to the acquisition of any small livestock to ensure containment of the livestock on the premises.

Standings under roofed stable must be made of material and which provides for proper drainage so as not to create offensive odors, fly or insect breeding, or other nuisances.

Manure must be collected at least once a week and shall be disposed of in one or more of the following manners:

- i. Placement of manure in a fly-proof container with periodic removal of manure from the lot;
- ii. Adequate burying of the manure;
- iii. Removal of manure from the lot.

Fences, pens, corrals or similar enclosures must be of sufficient height and strength to retain animals.

Any structures used for the keeping of livestock shall be set back a minimum of 50 feet from any property line. [Ord. 28-05 § 1.02].

**23.14.030 Agricultural use districts permitted land uses.**

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	AG	SAG
<b>Agriculture</b>		
Agricultural Use	P	P
<b>Business and Personal Services</b>		
Animal Shelter	S <sup>1</sup>	
Commercial Kennel	S <sup>1</sup>	
Hospital Clinic – Large Animal	S <sup>1</sup>	
Hospital Clinic – Small Animal	S <sup>1</sup>	
<b>Industrial Uses</b>		
Excavating, Processing, Removal of Topsoils, Sand, Gravel, Rock or Similar Natural Deposits	S <sup>2</sup>	
<b>Public Uses</b>		
Churches	P <sup>3</sup>	P <sup>3</sup>
Clubs or Fraternal Societies	P <sup>3</sup>	P <sup>3</sup>
Cultural Institutions	P <sup>3</sup>	P <sup>3</sup>
General Park Maintenance and Operations	P	P
Golf Courses	P	P
Passive Open Space Uses	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P <sup>4</sup>	P <sup>4</sup>
Public Agency Buildings	P <sup>4</sup>	P <sup>4</sup>
Public Agency Facilities	P <sup>4</sup>	P <sup>4</sup>
Public Parks	P	P
Schools	P <sup>5</sup>	P <sup>5</sup>
Special Events Including Concerts, Tournaments, and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trail for Equestrian, Pedestrian or Nonmotorized Vehicle Use	P	P
<b>Recreational Uses</b>		
Commercial Recreation, Outdoor	S <sup>6</sup>	
Recreational Vehicle Campgrounds	S <sup>7</sup>	

Land Use	AG	SAG
Stable, Public	S <sup>8</sup>	
<b>Retail Uses</b>		
Landscaping Material Sales	S <sup>9</sup>	
Nursery, Plant	S <sup>9</sup>	
Parking Lot	A	A
<b>Residential Uses</b>		
Accessory Apartments	A <sup>10</sup>	A <sup>10</sup>
Adult Family Home	P	P
Bed and Breakfast	S <sup>11</sup>	S <sup>11</sup>
Day Care Center	S <sup>12</sup>	S <sup>12</sup>
Designated Manufactured Home	p <sup>13</sup>	p <sup>13</sup>
Dwelling, One-Family Detached	p <sup>13</sup>	p <sup>13</sup>
Family Day Care Home	A <sup>12</sup>	A <sup>12</sup>
Home Occupations	A <sup>14</sup>	A <sup>14</sup>
Private Swimming Pools	A <sup>15</sup>	A <sup>15</sup>
Recreational Club	p <sup>16</sup>	p <sup>16</sup>
Rental of Rooms to Not More Than Four Persons Other Than the Family Occupying the Single-Family Dwelling	A	A
<b>Miscellaneous Uses</b>		
Cemetery	P	
Macro-Antennas	P	P
Raising Crops, Trees or Vineyards	P	P

1. RMC 23.42.040
2. RMC 23.42.070
3. RMC 23.42.050
4. RMC 23.42.200
5. RMC 23.42.250
6. RMC 23.42.175
7. RMC 23.42.230
8. RMC 23.42.190
9. RMC 23.42.105
10. RMC 23.42.020
11. RMC 23.42.045
12. RMC 23.42.080
13. RMC 23.18.025
14. RMC 23.42.090
15. RMC 23.42.300
16. RMC 23.42.210

[Ord. 28-05 § 1.02; amended during 2011 recodification; Ord. 07-19 § 4].

**23.14.040 Site requirements for agricultural use districts.**

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. If a number appears in the box at the intersection of the column and row, that number represents the dimensional standard that applies to that zoning district.

Standard	AG	SAG
Minimum Lot Area Requirement	5 acres	43,560 square ft.
Minimum Lot Width	None	145 feet
Minimum Lot Depth	None	145 feet
Minimum Street Frontage	None	40 feet
Minimum Front Yard Setback	25 feet	20 feet
Minimum Side Yard Setback	10 feet	10 feet
Minimum Rear Yard Setback	25 feet	25 feet <sup>1</sup>
Maximum Lot Coverage <sup>2</sup>	None	20%
Maximum Building Height – Main Building	30 feet	30 feet
Maximum Building Height – Accessory Buildings	24 feet	24 feet

<sup>1</sup>: Main structures shall be set back a minimum of 25 feet and accessory structures shall meet the requirements of RMC 23.38.020 except that structures intended for the keeping of livestock shall meet the setback requirements of 50 feet as established in RMC 23.14.020(B)(4)(iii).

<sup>2</sup>: Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction. [Ord. 28-05 § 1.02; Ord. 04-09; amended during 2011 recodification].

**23.14.050 Parking standards for agriculture use districts.**

Off-street parking space shall be provided in all agricultural zones in compliance with the requirements of Chapter 23.54 RMC. [Ord. 28-05 § 1.02].

CHAPTER 11.07

URBAN GROWTH AREA RESIDENTIAL DISTRICT (UGAR)

SECTIONS:

- 11.07.010 Purpose
- 11.07.020 Applicability
- 11.07.030 Allowable Uses
- 11.07.040 Accessory Uses
- 11.07.050 Uses Subject to Planning Administrator Review and Approval
- 11.07.060 Uses Requiring a Conditional Use Permit
- 11.07.070 Uses Prohibited
- 11.07.080 Property Development Standards--General Standards
- 11.07.090 Property Development Standards--Setback Requirements
- 11.07.100 Severability
- 11.07.110 Effective Date

**11.07.010 PURPOSE.** The Urban Growth Area Residential District (UGAR) are lands within Urban Growth Areas (UGAs) that have been designated to accommodate the land use needs of a city's projected future population growth. The UGAR District allows higher densities and a variety of uses similar to those typically found in the adjacent cities. The densities, uses and development provisions allowed within this district assure that development prior to annexation by a city results in densities, land uses and development patterns that are consistent with that city's Comprehensive Plan.  
 [Ord. 611 (2018) § 21]

**11.07.020 APPLICABILITY.** Provided all applicable code provisions are satisfied, the provisions of this chapter shall apply to the areas designated as an Urban Growth Area Residential

District (UGAR) on the official zoning maps of Benton County and located within an Urban Growth Area of unincorporated Benton County.

[Ord. 611 (2018) § 22]

**11.07.030 ALLOWABLE USES.** Provided all applicable code provisions are satisfied, the following uses are allowed within the Urban Growth Area Residential District (UGAR) on a single parcel of record:

- (a) Single Family Dwelling (SFD).
- (b) Duplex, subject to the provisions of BCC 11.07.080(a).
- (c) On any tract of land having an area of one (1) acre or more, the keeping of one animal unit equivalent per one-half acre of ground, exclusive of suckling animals.
- (d) Church.
- (e) Adult Family Home.
- (f) Crisis residential center.

[Ord. 611 (2018) § 23]

**11.07.040 ACCESSORY USES.** Provided all applicable code provisions are satisfied, the following uses are allowed as an accessory/ancillary use within the Urban Growth Area Residential District (UGAR) on a single parcel of record:

- (a) One (1) or more accessory buildings and uses (commonly appurtenant to a single family dwelling).
- (b) Yard Sales occurring for no more than three (3) consecutive days on two (2) different occasions during a calendar year.
- (c) Kennel, Private.

(d) Solar Power Generator Facility, Minor

(e) Uses subject to Planning Administrator review and approval, specified in BCC 11.07.050(b)(c)(d).  
[Ord. 611 (2018) § 24]

**11.07.050 USES SUBJECT TO PLANNING ADMINISTRATOR REVIEW AND APPROVAL.** The following uses may be allowed within the Urban Growth Area Residential District (UGAR) on a single parcel of record upon the review and approval of the Planning Administrator:

(a) Temporary Dwelling, subject to BCC 11.42.110.

(b) Home Occupation, subject to the provisions of Chapter 11.49 BCC, involving business activities not otherwise expressly allowed or requiring a permit under BCC 11.07.060.

(c) Child Day Care Facility, Type A, subject to the provisions of BCC 11.42.050.

(d) Accessory dwelling unit (within or attached to a single family home), subject to the provisions of BCC 11.42.020.  
[Ord. 611 (2018) § 25]

**11.07.060 USES REQUIRING A CONDITIONAL USE PERMIT.** The following uses may be permitted on a single parcel of record within the Urban Growth Area Residential District (UGAR) if a conditional use permit is issued by the Hearings Examiner after notice and public hearing as provided in BCC 11.50.040.

(a) School, library, community clubhouse, grange hall, senior center and/or other non-profit organizational hall.

(b) Fire department facility, law enforcement facility, and/or medical facility.

(c) Child Day Care Facility, Type B, subject to the provisions of BCC 11.42.060.

(d) Public transit center.

(e) Bed and Breakfast Facility, subject to the provisions in BCC 11.42.030.

(f) Home occupation involving the display and/or sale of products on the premises; provided, a home occupation permit is also required under Chapter 11.49 BCC.

(g) Nursery.

(h) A Park.

(i) Hiking and non-motorized biking trails.

(j) Utility substation facility.

[Ord. 611 (2018) § 26]

**11.07.070 USES PROHIBITED.** Any use not authorized or approved pursuant to BCC 11.07.030, BCC 11.07.040, BCC 11.07.050 or BCC 11.07.060 is prohibited within the Urban Growth Area Residential District (UGAR).

[Ord. 611 (2018) § 27]

**11.07.080 PROPERTY DEVELOPMENT STANDARDS--GENERAL STANDARDS.** All lands, structures and uses in the Urban Growth Area Residential District (UGAR) shall conform to the following general standards, and if applicable, to the standards set forth in Chapter 15.02 BCC, Chapter 15.04 BCC, Chapter 15.06 BCC, Chapter 15.08 BCC, Chapter 15.12 BCC, and Chapter 15.14 BCC.

(a) Minimum parcel size. Except as otherwise set forth herein, the minimum parcel size that may be created in the UGAR District is seven thousand five hundred (7,500) square feet; provided, the Benton-Franklin Health District may require a larger parcel size as necessary to meet on-site sanitary well and sewer provisions. Duplexes may only be located on parcels of at least fifteen thousand (15,000) square feet; provided, the Benton-Franklin

Health District may require a larger parcel size as necessary to meet on-site sanitary well and sewer provisions.

(b) Lot Width. Each parcel shall have an average lot width of no less than seventy (70) feet.

(c) Maximum Lot Coverage. Sixty (60) percent.  
[Ord. 611 (2018) § 28]

**11.07.090 PROPERTY DEVELOPMENT STANDARDS--SETBACK REQUIREMENTS.** All lands, structures, and uses in the Urban Growth Area Residential (UGAR) shall meet the following setback requirements, and if applicable, the setback requirements set forth in Chapter 15.02 BCC, Chapter 15.04 BCC, Chapter 15.06 BCC, Chapter 15.08 BCC, Chapter 15.12 BCC, and Chapter 15.14 BCC.

(a) Setback Requirements. The following minimum setbacks shall apply:

(1) Each dwelling unit, accessory building, and accessory use on a parcel shall have a setback of twenty (20) feet from the property line bordering any public road right-of-way; and a setback of twenty (20) feet from the closest edge of any legally-established boundary line of a private access easement.

(2) Each dwelling unit shall have a setback of fifteen (15) feet from the rear parcel lines.

(3) Each accessory building and accessory use shall have a setback of ten (10) feet from all alleys and the rear parcel lines.

(4) Each dwelling unit, accessory building, and accessory use on a parcel shall have a setback of ten (10) feet from the side parcel lines.

(5) All shelters, coops, or other structures used for the

habitation of livestock shall have a setback of at least thirty (30) feet from every property line of the parcel on which it is located, unless a greater setback is otherwise required under the Benton County Code.

(6) All dwelling units and swimming pools shall have a setback of one hundred fifty feet (150) from any parcel located partially or wholly within the Growth Management Act Agricultural District (GMAAD) and from any adjacent orchard, hop yard, or vineyard (or combination thereof) of ten (10) acres or more on one parcel or on contiguous parcels under common ownership.

(7) Cornices, eaves, belt courses, sills, fireplace chimneys, and open, unenclosed stairways or balconies not covered by a roof or canopy may extend or project from a building three (3) feet into any required setback area. However, none of these architectural features may be located within any easements.

(8) Ground floor uncovered, unenclosed porches, platforms, or landings may extend or project from a building six (6) feet into the setback area but no closer than five (5) feet from any parcel line; provided, none of these architectural features may be located within any easements.

[Ord. 611 (2018) § 29]

**11.07.100 SEVERABILITY.** If any provision of this chapter is declared unconstitutional, or the applicability thereof to any person or circumstance is held invalid, the constitutionality of the remainder of the chapter and the applicability thereof to other persons and circumstances shall not be affected thereby.

[Ord. 611 (2018) § 249]

**11.07.110 EFFECTIVE DATE.** This chapter shall take effect and be in full force upon its passage and adoption.

[Ord. 611 (2018) § 250]

# Vicinity Map

Item: Annexation (76.3-Acres)  
Applicant: Frank Tiegs  
File #: ANX2020-102

**Exhibit F**



# BENTON COUNTY

STATE OF WASHINGTON  
OFFICIAL ZONING MAP A-4

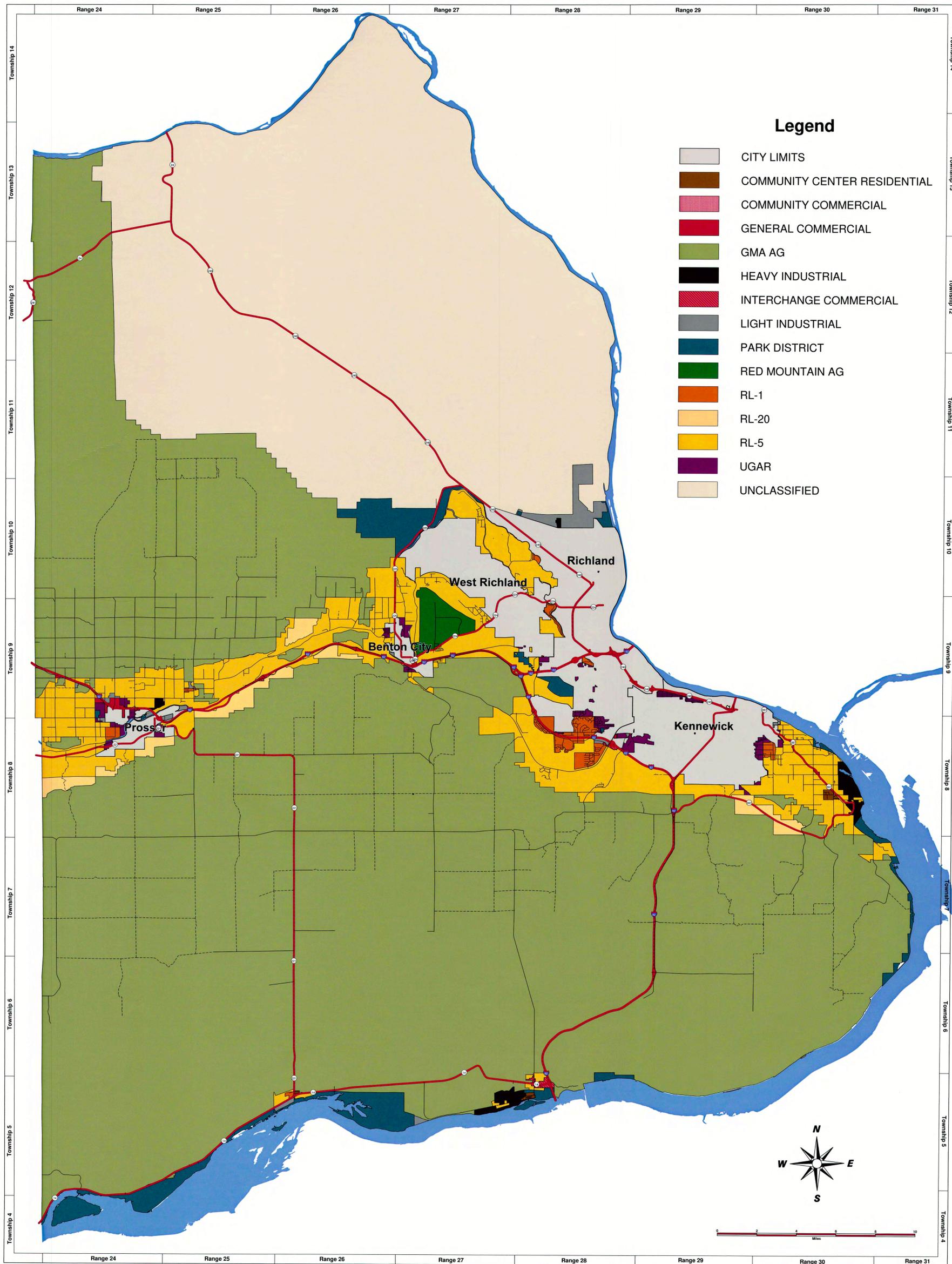
Effective 12-18-18

WE HEREBY CERTIFY THAT THIS MAP CONSTITUTES THE OFFICIAL ZONING MAP AS APPROVED BY ORDINANCE # 616 OF THE BOARD OF COUNTY COMMISSIONERS AND SIGNED BY ITS CHAIRMAN.

DATED THIS 18TH DAY OF DECEMBER 2018.

BY  CHAIRMAN OF THE BOARD

ATTEST  CLERK OF THE BOARD



This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map A 3 adopted by Ordinance 601 on Feb. 27, 2018

Map Printed 12/3/18

# Exhibit G

**From:** [Reanette Eitzler](#)  
**To:** [Siewers, Mike](#)  
**Subject:** Annex near 1106 S. Jurpa Road  
**Date:** Wednesday, October 7, 2020 5:00:39 PM

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## Eminent Domain

*The power to take private property for public use by a state, municipality, or private person or corporation authorized to exercise functions of public character, following the payment of just compensation to the owner of that property.*

To The Planning Commission: The government of Richland seems to be enforcing their power to take property from landowners, business owners and the community within it. When will the government realize that these tactics and liberal ways are not what the people want, especially in an area where people own a business. The vineyards are a part of the community, they bring a place for gathering and bring revenue to the city.

I understand the city will be better off in a financial situation with property taxes for several homeowners over what a vineyard may provide but it still does not make taking someone's land away from them okay, or even legal.

I ask that the commission reconsider their attempt to take land away from people and dramatically change the neighborhood in which I live in. I did not move to this house a year ago to see a vineyard removed, rather to enjoy the vineyard as part of the added beauty of the neighborhood. This will lower the property value of our homes, create additional traffic to a very quiet and peaceful area, and where are the essential services going that will be needed with additional homes. You are lowering the standards of the Rancho Reata area, which has been a very high quality and sought after neighborhood.

Save a part of Tri-City history, as well as leaving green open space. General plans are always open for change and do not need to be imposed in a time frame fitted for the city.

Reanette and Jason Eitzler  
2668 Katie Rd

**From:** [Craig Allen](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Annexation and Zoning (76.3-Acres) File ANX2020-102  
**Date:** Sunday, October 4, 2020 3:06:43 PM

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Dear Mr. Stevens;

i have been working at the Hanford Site for the past 5+ years. For most of that, I have been commuting between Normandy Park and Richland. This past year I finally convinced my wife to move to Richland. She agreed for a number of reasons, but most important, was finding the right house. Last September, we found the ideal lot and home development. It is the Westcliffe Heights by Pahlisch Homes. In August of this year, we moved into our new home with this amazing VIEW. My wife agreed to the move partially based on the fact that the new home has a great view. We have been living with a partial view of Puget Sound for the past decade.

Comes this September, while we are still unloading boxes and moving in, we find that the beautiful vineyard below us is now threatened with a zoning change that will do away with it and our view.

I have read your Notice of Public Hearing. We and the other home owners on our street received this from someone other than the city of Richland. The notice says it was mailed to property owners who are located within 300' of the proposed annexation area. We have received no such notification. This is in spite of the fact that our homes are directly adjacent to the proposed annexation.

The notice says the annexation is not in question, only the zoning.

I noticed that the proposal states some nonconforming uses, lots or buildings will be legal nonconforming if they exist at the time of the annexation and zoning. No mention is made of such an allowance for the Winery. It is my understanding that the proposed zoning will allow moderate home lots. I see the applicants name is attached. I am sure this application is to maximize the number of building lots the applicant can design into the land. As a former city code enforcement official and present fire/life safety engineer, I am familiar with the possibilities that presents. I am also familiar with the problems that entails.

I noticed that the Zoning notice carefully does not mention the number of lots or open areas in the notice. That concerns me. As a former code enforcement official, I know the impact of densely populated developments on the contiguous properties associated with the change in nature. Most of the area below and next to the annexation are of a semi-rural nature. The proposal is definitely not such a development. The homeowners on our street have paid handsomely for the privilege of building here.

1. Loss of the beautifully kept vineyard will severely impact the view from the lots above. I have talked with several of my fellow property owners. We are of the opinion that this loss will negatively affect our property values.
2. The lot sizes and changes of the nature of the development below will greatly increase traffic and noise to the area.
3. Is the developer prepared to fairly compensate the Vineyard owner and the affected existing property owners for any losses due to the changes being made?
4. As this annexation is contiguous to the city boundaries, but not conveniently placed for services such as fire and police, what are the plans of the city to provide those services to this area?
5. We would like to see the actual plans being proposed before being asked to approve any zoning change. Or is it the intent to make the annexation and zoning change one complete package?

I am not in favor of this kind of sneaky-pete maneuver.

There are several items that are not clear and need to be part of this change of zoning.

1. How many actual home sites are being proposed?
2. How does the city plan on handling the traffic these new residents will create?
3. Is the city planning on improving the connection between Bermuda Drive and Queensgate?

4. Is the city planning on paving and improving the connection between Legacy Lane and Morency?
5. Queensgate will have to be extended directly to connect to Keene. Is the city proposing this change? Who pays for that work?
6. Is the city planning on roads to be run west of the proposed development?

The way it looks, traffic will be routed between Bermuda and Queensgate and then through the neighborhoods on Westcliffe.

I propose that the process be two fold. The first is for Richland to annex the property. The second to follow later is to more completely lay out the process and plans for the locals to see and understand. Then proper notice can be given and we can support or oppose the proffered changes with more knowledge and understanding. As it stands right now, it looks like this proposed zoning change is not supported by locals in either the Kennewick or Richland neighborhoods that are contiguous to the proposed change. We don't want the dense housing that will be obviously smaller and less expensive homes (sorry to sound snobbish here), but the changes are considerably different than the present land use and character of the neighborhoods.

We certainly can't support the destruction of a successful local business (the vineyards and winery) during a time when so many small local business are being closed by the pandemic. The number of homes that look like are being proposed will bring a need for new businesses that are allowed under the zoning proposed and totally not in character with the neighborhoods we have invested in. This looks like a land grab zoning change to benefit one developer at the cost of the locals and the city of Richland.

Thank you for your kind attention to this matter.

Sincerely,

Craig L. Allen, PE, FPE, CET, DFM  
2377 Legacy Lane  
Richland, WA 99352  
Home (509) 396-7174  
Cell (817) 946-8246

**From:** [DESTEESE Roland \(Framatome\)](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Annexation of Badger Mountain Vineyard  
**Date:** Monday, October 5, 2020 8:00:19 PM

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I am disappointed that, yet again, the City of Richland is attempting to take away a natural regions in the area and pack it full with people and housing. Please leave the Badger Mountain / Powers Winery vineyard as is (a beautiful place to view, enjoy and hike around). This is a green and sustainable oasis among the housing areas already established. Frequently, we walk along Rachel Road, Clover Road and Juniper Street to enjoy the open areas, and walking to and around the vineyard.

I moved to this area specifically for open space and country living, to get away from the tightly packed housing and traffic areas. I do not like the fact that City of Richland 'is changing the rules' that compromise this lifestyle. I appears that this position is already being compromised now that the orchard at the end of Rachel Road / north of Katie Road has been removed and housing is going in.

With more people moving into the area in high density structures, and natural regions going away, the traffic on my street (Rachel Road) will become even more unbearable.

The city has plenty of other places to expand and gain further tax revenue (the orchards south and southwest side of Badger Mountain have been removed and remains burned up; seems like Richland already has a plan for those areas).

The City of Richland did one thing correctly recently. The Dallas Road – Ava Way high density (apartments) concept near the Country Merchantile worked as it was supposed to. The apartments were built away from any housing development. As the housing eventually envelops the already existing apartment complex, families can choose to move into neighborhoods around apartment complexes. City of Richland should continue that practice of building apartments away from existing neighborhoods instead of stuffing those complexes in already-establish neighborhoods.

Please do not rezone the Badger Mountain / Powers Winery vineyard. Leave it as is.

Roland

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Roland DeSteese  
Rachel Road Resident

**From:** [Matthew Cooper](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Anx2020-102  
**Date:** Wednesday, October 7, 2020 5:08:06 PM

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To whom it concerns,

We, the homeowners of 3506 N Bermuda Rd, are concerned about the ANX2020-102 Badger Mountain Vineyards, Annexation Request. We are worried about the impact on traffic to and from the area. Future traffic improvements will be necessary to provide safe traffic flow when entering Leslie from Reata or Rachel, the two main traffic corridors for the area. We feel the speed limit and traffic lights need to be addressed. Further, if the road through the orchard becomes a major thoroughfare then the bend just north of legacy will need improvements and no parking postings.

Thank you,

**Matthew and Yichien Cooper**

**From:** [donar@gorge.net](mailto:donar@gorge.net)  
**To:** [Stevens, Mike](#)  
**Cc:** [donar@gorge.net](mailto:donar@gorge.net)  
**Subject:** Badger Mountain Vineyard development  
**Date:** Sunday, October 4, 2020 8:55:23 AM

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Dear City Leaders:

This letter is my expression of concerns relating to the latest Public Notice regarding Badger Mountain Certified Organic Vineyard.

I live on Bermuda Road directly across from the vineyard. It has been a fantastic place to live, with 100's of people walking, riding, and connecting with the green space this vineyard provides. The peaceful space is an escape from the ever-growing housing that presses on the reasons we all live here!! Here are a list of items to consider before moving ahead with plans to annex/destroy the vineyard.

1. Even without expanded housing, the traffic is becoming an issue, especially with dangers of construction trucks blasting up our roads ignoring the safety of our children and walking seniors.
2. There are already new developments coming to spoil the agriculture and green spaces we all hold dearly. Traffic and other pressures must be avoided to give these resident the peace they purchased years/decades ago.
3. The proposed zoning is too dense for the existing roads and community surface streets. The congestion will make it unsafe for the existing children, seniors, and all residents to safely walk and ride around their neighborhoods. Is safety an issue while you plan?
4. Any zoning for this area MUST be very large lots to help avoid these issues that stand to shift away from the unique feel and nature of our current neighborhoods. One acre lots should be the minimum if any development is finalized. High-density housing will fundamentally change the vision city/county leaders intended for this area!!
5. High-density housing will lower the value of existing housing with future owners. A new development should not steal value from another just in the name of progress.
6. Larger lots will help maintain the value and country feel this part of Richland/Kennewick gives to the community. Larger animals, gardens, and all the feelings this area provides will be lost to progress, higher taxes, and checking the box for more homes.

Please consider these concerns while planning for the future of our area. History will tell the story of true vision vs. urgency and poor decisions.

Donald and Katherine Arbon  
2404 N. Bermuda Road  
Kennewick, WA 99338  
509.579.0468  
[donar@gorge.net](mailto:donar@gorge.net)

**From:** [Kasshia McPhee](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Badger Mountain Vineyard Housing Development  
**Date:** Saturday, October 3, 2020 11:35:37 AM

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Hello,

My husband and I live at 95904 E Holly Rd, Kennewick, WA, with great views of Badger Mountain Vineyard. My parents also live nearby on Clover Road. We are saddened to hear the news of the possibility of a housing development. Since we moved to the area a year ago we have seen endless construction behind our house. The area is already becoming way too densely housed with the new construction homes on small lots. The Rancho Reata area has classically been open with larger lot sizes which I think contributes to the beauty of the area. We have loved having the vineyard nearby for beauty, greenery, wildlife, and walking trails. We have enjoyed a very quiet neighborhood and I fear with additional housing the traffic noise will greatly increase. We are also concerned about property values if homes continue to get packed in the neighborhood. We also frequently enjoy the Badger Mountain Winery and want to support this organic local business. We hope the City of Richland reconsiders this rezoning.

Thank you,  
Kasshia McPhee

**From:** [Stephen McPhee](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Badger Mountain Vineyard Zoning  
**Date:** Saturday, October 3, 2020 6:15:11 PM

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Hello,

I would like to express my concern, as I'm sure many others have, about the rezoning of the Badger Mountain vineyard into additional residential development. We live in the neighborhood right next to the vineyard. My wife and I are very concerned about this rezoning. A large part of why we bought our house here was because of the beauty of being next to this vineyard. I understand development is part of the deal in our area, and we've already seen several dozens of houses pop up in the last 18 months since moving here. Our neighborhood is quiet, peaceful, and scenic right now with the vineyard. Having this torn down completely detracts from why we moved to this neighborhood. I strongly urge you to reconsider tearing down such an integral part of our neighborhood.

Sincerely,

Steve McPhee

**From:** [Jenny Manatad](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Badger Mountain Vineyard  
**Date:** Wednesday, October 7, 2020 9:48:23 PM

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My husband and I just moved into our new home on Legacy Lane in the Westcliffe Heights neighborhood of Richland. During our home inspection with the builder Pahlisch homes days before we closed we asked the builder if there were plans to build homes on the property behind our house, for which we were told there are no plans. One of the main reasons we choose this location for our new home was the surrounding fruit orchards, vineyard, and open land. Days after we moved in we find out from neighbors that there is in fact major plans to remove the vineyard behind and our house in order to build more homes. This is very upsetting to me and my husband as we were really looking forward to enjoying the views of the badger mountain vineyard and the trials located on that property. Instead we will now have to witness the destruction of this beautiful green vineyard in favor of more high density homes. We are also upset of what the building of more new homes will bring to the area such as more dust, debris, the added traffic, and noise. Another huge draw of moving to this neighborhood in Richland is it being way from high density of homes and quietness that brings of not having hear cars constantly driving around our home at all hours of the night. As of last week huge large trucks began clearing the land directly behind my home, bringing with huge amounts of dust all over my yard and home. Plus the added noises of these trucks starting at 7am is very disruptive. We haven't even had the time to really enjoy our new back yard before we are pretty much unable to use it due to the dust, dirt, and noise level. Not to mention the sinus and breathing problems all of this dust is causing. Our house is constantly dusty on the inside are home system filters have already needed changing, we moved in a little over two weeks ago. We were not informed that the land behind our house was going to be cleared and dug up for whatever purpose this work is being done for. As Richland residents being directly affected by the current land clearing, we are strongly oppose the destruction of the beautiful badger mountain vineyard in favor of more homes, which will prolong the dust and dirt for years to come. The city of Richland and the land developers/ community builders should be required to inform/warn potential buyers of known future plans for the land surrounding the property they want to buy the hazards they will deal with for several years. If we had been informed we may have changed our decision to move to this community.

Jenny Manatad

**From:** [Mark Morehouse](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Badger Mountain Vineyard  
**Date:** Thursday, September 24, 2020 1:51:27 PM

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Mr. Stevens;

My name is Mark Morehouse and I am a 16 year resident of the Rancho Reata neighborhood. We moved here largely because it was a semi rural area, separated from the rest of the Tri Cities by a large geographic feature in Badger Mountain minor, and had plenty of open spaces. Neighbors seem to get along better because we are not crammed so close together in traditional housing developments. It's a very unique neighborhood, unrivaled by any other in the Tri Cities area.

It is with extreme displeasure that I read about plans to re-zone what is known as Badger Mountain Vineyard into a mixed density housing development. My fear is that it would change the character of our neighborhood, increase traffic on Rachel and Clover Roads that not designed as arterials, and lead to the eventual annexation of our neighborhood into the City of Richland.

Please reject any attempts to re-zone this area from its current status.

Regards,

Mark Morehouse  
7 S. Agua Mansa Court  
Kennewick, WA 99338  
(509) 396-4060

Sent from [Mail](#) for Windows 10

**From:** [BILL ADDIS](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Badger Mountain Vineyards  
**Date:** Monday, October 5, 2020 3:40:29 PM

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October 5, 2020

Richland Development Services  
625 Swift Blvd.  
MS #35  
Richland, WA 99352

Dear Mr. Stevens,

We're writing in regards to the possible re-zoning of the land presently owned by Badger Mountain Vineyards. During the 24 years that we have lived near this vineyard we have enjoyed it as a an exceptional community resource. We hope the current owners decide to continue to operate the winery and vineyard as they have been. However, if they decide to sell, we urge the City of Richland to re-zone the land at the same low density of the surrounding Rancho Reata properties. We don't believe that the existing infrastructure can support any higher density than that.

Sincerely,

Bill and Judy Addis  
97304 E. Alhambra Rd.  
Kennewick, WA 99338  
[billa1961@aol.com](mailto:billa1961@aol.com)

**From:** [Kristinkatjoyce](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Badger mountain winery  
**Date:** Wednesday, September 23, 2020 2:56:58 PM

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Hello, we are residents of the ranch Reata area. We have sincere concerns about the rezoning applications by the city of Richland.

I understand that there are three options for zoning and we don't wish Badger Mountain Winery to be compromised by any city developments, especially the option that is high density rezoning for residential. As residents, we oppose this, and hope the city takes a better course of action.

Kristin van dyken  
Sent from my iPhone

Richland and Nancy Weaver  
96604 E. Clover Road  
Kennewick, WA 99338

Oct. 7, 2020

Richland Developmental Services  
Attn.; Mike Stevens, Planning Manager  
625 Swift Blvd.  
MS #35  
Richland, WA 99352  
[mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us)  
Mr. Stevens,

This letter is in reference to the recently received "Notice of Public Hearing" from the Richland Planning Commission concerning the consideration of appropriate zoning designations for a proposed annexation area located near 1106 S. Jurupa Road (which should be stated **N. Jurupa**). Our home of 35 years, borders the southwest corner of Badger Mountain Winery organic vineyards. Please note that on your Vicinity Map, **our property**, on Clover Road, shows as UGA but **is in fact, Benton County**. Please correct this information in any future correspondence and maps!

Nancy personally visited the winery site this week. She spoke to staff who stated the partners who own the winery and vineyards have no intention of selling the business or land. Therefore, it seems premature and lacking in responsible behavior by the Richland Planning Commission to be discussing annexation and zoning at this time. The establishment of Badger Mountain Winery predates the build of most of the homes in this area, designated as part of Benton County, not Richland. The opportunity to live with certified organic agriculture bordering our property was a large factor in our selection to make our home here.

We have always had a mutually friendly and supportive relationship with Badger Mountain Winery, their owners, staff and workers. Without a clear intent to cease or relocate business by Badger Mountain Winery at their present location, Nancy and I consider discussion and planning for annexation and zoning of their property, as unwarranted!

Sincerely,  
Richard and Nancy Weaver  
[rnweaver2.5@gmail.com](mailto:rnweaver2.5@gmail.com)



# Planning Commission Meeting Comment Card

City of Richland

Submitted On:

October 1, 2020 7:59pm  
America/Los\_Angeles

## October 14, 2020 Planning Commission Meeting Comment Card

<b>I wish to comment using the</b>	Online Form
<b>I am commenting regarding</b>	Public Hearing - Zoning District Determination - Badger Mountain Vineyards Annexation Request
<b>Support/Oppose</b>	I Oppose
<b>Reading of Comments</b>	I DO NOT want my comments read aloud
<b>Comments</b>	<p>In the name of progress is NOT always in the status of a growing city/county. The study of progress is KEEPING some things intact to see their valuable impact on community and farming. In this case, Badger Mountain Vineyards is a dynamic source of knowledge to maintain a choice in organic agriculture. Not only was this the first vineyard to pioneer very key components in organic farming, it was the vision of intelligence to use to progress the field or organic. REMEMBER PROGRESS is not always a count in \$, streets, houses, people, buildings and schools. PROGRESS is the opportunity to improve an industry right where it needs to be. Badger Mountain Vineyards is positioned to continue its contribution to both our community &amp; neighborhood AS WELL AS positioned to contribute to the growing industry of vineyard farming. I OPPOSE THE REZONING OF BADGER MOUNTAIN VINEYARDS.</p>
<b>Full Name</b>	RENEE WILHELM
<b>Full Address</b>	102405 Vaca Rd. Kennewick WA 99338
<b>Email</b>	reneew110@gmail.com

**From:** [seniorchip@gmail.com](mailto:seniorchip@gmail.com)  
**To:** [Stevens, Mike](#)  
**Subject:** Comments for Public Hearing - Zoning Proposed Annexation Area Near 1106 S Jurupa Road  
**Date:** Wednesday, October 7, 2020 2:37:32 PM

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Re: Annexation File #: ANX2020-102

Richland Planning Commissioners,

I look out my front door and I see the marvelous Power's Winery vineyard. Bill Powers, a pioneer in viticulture, started this the first organic vineyard. It is operational to this day. It is historic. My position is the Power's Winery vineyard should stay as it is, an operational beacon of the first and best in organic wine grape growing in Washington state.

The three zoning designations described in the "Notice of Public Hearing – Revised" are not consistent with the surrounding rural areas. Of the three, SAG, by lot size, comes closest matching the surrounding areas. Zonings R1-10 and R1-12 are high density housing that are completely out of place with my community, Hidden Hills and the adjacent community of Horse Heaven Hills.

I strenuously object to R1-10 and R1-12 zonings. These zonings will permit and create inordinately high traffic volumes adversely impacting the rural road system. Traffic congestion, noise and atmospheric pollution, already problematic, will only get worse. High density housing will further strain our currently limited fire, health, law enforcement and similar public services. The risk of runoff and drainage damage increases. The potential for lowering local property values is great. I see only shortcomings to R1-10 and R1-12 zoning. I urge the Planning Commissioners to withdraw R1-10 and R1-12 from any consideration in this zoning proposed annexation.

Sincerely,

Chip Larson  
3204 N Bermuda Rd  
Kennewick, WA 99338  
509-509-3476  
[SeniorChip@gmail.com](mailto:SeniorChip@gmail.com)

PS: As a reminder, although my address says Kennewick, I am in the City of Richland's Urban Growth Area.

**From:** [Jim Gilbertson](#)  
**To:** [Stevens, Mike](#)  
**Subject:** File #ANX2020-120  
**Date:** Wednesday, October 7, 2020 4:27:42 PM

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We are disappointed to see the City of Richland wants to annex land & change it from agriculture to high density housing. High density housing will create an impact on air quality, water, traffic and green space from the Badger Mountain/Powers winery. This is the first certified organic vineyard. A big piece of history will be lost forever. We enjoy going to the vineyard, sipping wine and enjoying the view of the vineyard that high density housing would destroy. Please DO NOT consider the winery as a part of the annexation and high density housing.

Thank You,

Jim & Phyllis Gilbertson  
3709 S Sharron St  
Kennewick, Wa 99337  
509-586-2850

Sent from [Mail](#) for Windows 10

October 4, 2020

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

Subject: Proposed Annexation and associated Proposal for Zoning Designation of 76.3 Acres  
Adjacent to Ranch Reata Development

Reference: Application by Frank Tiegs; File # ANX2020-120

Dear Planning Commissioners:

It is my understanding that the proposed Annexation and associated Zoning Designation envisions destruction of the iconic Badger Mountain/Powers Wineries and Vineyard site for developing it into a High-Density Housing development (Zoning designations R1-10 or R1-12). I am writing this letter to voice my strong objection to this proposal especially the proposed zoning change to R1-10 or R1-12 designations.

Regarding the Zoning change proposal, the R1-10 and the R1-12 designations are wholly incompatible with the suburban housing communities immediately adjacent to subject site. As you know, homes in the adjacent Rancho Reata community are situated on acre-plus size lots that provide for small farm animals as well as horses. Allowing for 4 home sites per acre would destroy the character of the surrounding community. Correspondingly, **the only zoning designation presented by the City in its Notice Letter that would provide harmony with the established communities adjacent to the subject site would be the Suburban Agricultural (SAG) designation** which, under Zoning Regulation 23.14.010 reads:

*"B. The suburban agricultural use district (SAG) is a zone classification providing for residential areas, rural in nature, with sufficiently large lots to allow for the maintenance of certain animals and farm crops, while at the same time establishing and maintaining a living environment of high standards for residential uses..."*

Furthermore, the road system (Rachel Rd, Clover Rd., Jurupa, etc.) of the adjacent communities are not equipped to handle the significantly increased traffic from the addition of approximate 750 homes not to mention the corresponding increase in noise pollution. Additionally, I am also very aware based on my long tenure on the KSD Facilities Planning Executive committee that the school districts do not have current capacity to provide for the number of school age children attendant to a High-Density Housing development in this area. It is true that Covid19 has eased the current pressure on our school districts for increasing facilities, but this is only a very temporary situation.

It seems unfathomable to me that a developer and/or the City would move to sacrifice the iconic Badger Mountain/Powers Wineries and Vineyard for the sole purpose of increasing profits and/or expanding the City's tax base without regard to the impacts to the surrounding communities. In this regard, the most appropriate zoning designation would be "AG" found under Zoning Regulation "**23.14.010: A. Agricultural Use District**" with the vineyard and wineries continued operations.

I do not condemn "progress" or a developers desire to maximize profits, but the "progress" we speak of should not be done to the extreme detriment to others for the benefit of a very few. I pray that you will not be complicit in the effort that will destroy forever a most valuable asset to our community.

In closing, I sat alongside Bill Powers when he established the vineyard and wineries and pioneered organic farming. Bill was a selfless person who devoted himself to proving that organic farming was feasible making great strides against substantial odds. I know he must be rolling over in his grave right now. Please do not contribute to the destruction of his legacy.

Sincerely,

A handwritten signature in blue ink that reads "Nick Castorina". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Nick Castorina

100704 E. Clover Rd.  
Kennewick, WA 99338  
509/531-0955  
nickc@cprgroupinc.com

October 7, 2020

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

Subject: Proposed Annexation and associated Proposal for Zoning Designation of  
76.3 Acres Adjacent to Ranch Reata Development

Reference: Application by Frank Tiegs; File # ANX2020-120

Dear Richland Development Services:

Zoning designations stated in the Notice of Public Hearing (REVISED) R1-10 and R1-12 would destroy the historic first State of Washington Certified Organic Vineyard established by Bill Powers in 1982. This Tri-City treasure and the work to develop and pioneer organic and sustainable farming by Bill Powers needs to be saved and not discarded for high-density housing. In 2010 Bill Powers was inducted into the Legends of Washington Hall of Fame, part of the Walter Clore Wine & Culinary Center.

In the 1980's Bill Powers made a connection with Walter Clore, the man who's often referred to as the father of Washington wine. He assured Powers he was making a smart move in pursuing his organic vineyard dreams. "He said everybody was growing everything organically before 1949," Powers recalled. This was the beginning of a long friendship planted with those first organic vines at the Badger Mountain Vineyards.

In addition to destroying a part of the Tri-Cities history, pioneering efforts advancing organic and sustainable farming, tearing out the Legacy of Bill Powers and wiping Badger Mountain Vineyard off the face of the earth forever in exchange for rows of houses (Zoning designations R1-10 or R1-12) is not acceptable.

In addition, Zoning change proposal, the R1-10 and the R1-12 designations are incompatible with the urban housing communities immediately adjacent to subject site. Homes in the adjacent Rancho Reata community are situated on acre-plus size lots that provide for small farm animals as well as horses. The current open green space allows for riding trails, walking paths and with the Badger Mountain Organic Vineyard, habitat and food sources for our wildlife population including a variety of eagles, hawks including the Kestrel Falcon. The placement of a high-density housing development

directly adjacent to the rural Rancho Reata community where lots of 1 acre and up does not make sense for an established community that has been here for 40 plus years.

With that being said, we have several questions for the Planning Commission

- 1) Why did the City of Richland decide to zone 80% of the Badger Mountain Vineyard high density housing (R1-10 and R1-12) when this area could have been kept as a vineyard as designated SAG and still annexed?
- 2) When the Planning Commission realized they had made a significant error in the Public Notice that was initially sent out (Change from 40% SAG to 40% R1-10) why did the Planning Commission not provide the same period for review and comment as the original notice? No additional time was provided for comments or a date change to the virtual meeting when the Planning Commission realized this MAJOR oversight and amended the Notice of Public Hearing.
- 3) Land use signs are required by the Department of Planning and Development (DPD) when any site is modified from its current condition. The signs act as public notification of the changes and provide information on how to comment on the proposed land use activities. There are not any signs of change in land use posted anywhere at or near Badger Mountain Vineyard. Why not?
- 4) Does the re-zoning application of the Badger Mountain Vineyard to high density housing require the approval or at least the written agreement of ALL Badger Mountain Vineyard landowners? If not why not as the change impacts all land owners? Are ALL landowners in agreement to the zoning Badger Mountain Vineyard to high density housing? This information does not appear on any documents or information requested from the City of Richland.
- 5) Based on the potential number of homes that would be added at this location has a traffic study been completed? Our concern is the traffic that will now be funneled to an already unacceptable situation at the corner of Rachel and Leslie road. This should have been addressed and fixed years ago prior to allowing it to get to this point. Don't imply they are now going over to Queensgate as that will not be the case for local traffic.
- 6) In our meeting with homeowners within 300ft of Badger Mountain Vineyard DID NOT receive the Notice of Public Hearing. This was especially true with those new homes on Legacy Lane overlooking Badger Mountain Vineyard. These new homeowners had no idea of the re-zoning efforts. This also included realtors selling those houses. This would have been an appropriate place to have placed land change notice signs. Based on Google Earth some of these houses are within 200 feet of Badger Mountain Vineyard.
- 7) Have emergency services including fire been addressed? We know at this time additional facilities are being planned but do not know the status. Has input from those critical service providers been received?

We respectfully request the Richland Planning Commission to reconsider the high-density zoning designation for Badger Mountain Vineyards. If zoning is required as part of the annexation process please consider designating Badger Mountain Vineyards as AG or SAG until such time the City of Richland has provided the community ample time and notice of the major changes you are planning and allow all of your constituents to have a voice in the elimination of a piece of Tri-Cities history. Remember the Rancho Reata and surrounding area represents a sizable number of voters interested in school districts, fire, police, and other services critical to the success of our community and their voices need to be heard.

Thank you for your consideration  
Michael and Paula Butterworth  
97004 E Clover Road  
Kennewick WA 99338



# Planning Commission Meeting Comment Card

City of Richland

Submitted On:

October 1, 2020 7:59pm  
America/Los\_Angeles

## October 14, 2020 Planning Commission Meeting Comment Card

<b>I wish to comment using the</b>	Online Form
<b>I am commenting regarding</b>	Public Hearing - Zoning District Determination - Badger Mountain Vineyards Annexation Request
<b>Support/Oppose</b>	I Oppose
<b>Reading of Comments</b>	I DO NOT want my comments read aloud
<b>Comments</b>	<p>In the name of progress is NOT always in the status of a growing city/county. The study of progress is KEEPING some things intact to see their valuable impact on community and farming. In this case, Badger Mountain Vineyards is a dynamic source of knowledge to maintain a choice in organic agriculture. Not only was this the first vineyard to pioneer very key components in organic farming, it was the vision of intelligence to use to progress the field or organic. REMEMBER PROGRESS is not always a count in \$, streets, houses, people, buildings and schools. PROGRESS is the opportunity to improve an industry right where it needs to be. Badger Mountain Vineyards is positioned to continue its contribution to both our community &amp; neighborhood AS WELL AS positioned to contribute to the growing industry of vineyard farming. I OPPOSE THE REZONING OF BADGER MOUNTAIN VINEYARDS.</p>
<b>Full Name</b>	RENEE WILHELM
<b>Full Address</b>	102405 Vaca Rd. Kennewick WA 99338
<b>Email</b>	reneew110@gmail.com

October 7, 2020

RE: Badger Vineyard Annexation & Zoning Recommendation

Application file #: ANX2020-102 (76.3 acres near 1106 S. Jurupa Rd)

Dear Mr. Stevens;

My Wife, myself and our children ages 4 and 6 live adjacent to the proposed annexation on its south property line. I acquired the home as an investment to buy fix up and then sell. However, decided to keep it as our primary residence because of the location, larger lot sizes and open space. I do recognize that sometimes a new development may have a positive effect on adjoining neighborhoods. That is not the case here. Annexing and allowing a significant reduction in lot size will have no positive effect on our neighborhood. In fact, it will create many negative impacts on our El Rancho Reata neighborhood.

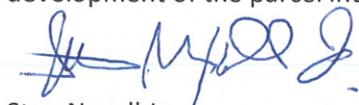
REDUCED MARKET VALUE;

If the city allows 10,000-12,000sf lots to be developed it will have a significant effect on our market values. Property values for those fronting the proposed annexation most certainly will decline as well as proximate tertiary lots. I am a Certified Appraiser and Designated Real Estate Broker with over 20 years of local experience. After completing the market research there is clear evidence that our land fronting the proposed annexation would suffer a reduction in value anywhere from \$75,000-\$120,000. These value losses are derived from the marketplace and are real losses to me and my neighbors. This is an easily justified locational difference that the city will be causing by allowing the smaller 10,000sf-12,000sf lots. If the city does annex the vineyard then the city does have control of the proposed lot sizes. Keeping with larger parcels (1+ acres) congruent with *existing* surrounding lots would help soften the negative impact on our neighborhood. The city has approved 10,000sf lots for the other plats recently approved in the area. This should not set precedence for this site. The city should consider in their decision the existing residences and the negative impact on our longstanding neighborhood.

SAFTEY;

A primary concern of any parent is safety. With increased density also comes increased traffic and crime. We currently have existing traffic issues, and this approval will compound the problem. I have personally contacted the Sheriff's office several times asking for them to get the "speeding through our neighborhood" under better control. If you look at the new road alignments, the city is pushing all the traffic down into our neighborhood from the back side of the hill already. Once the road connections are complete our neighborhood will become the primary access point for all the new homes the city is approving and most will choose to come to our side of the hill to avoid traveling through the maze of residential streets on the other side of the hill. Please do not compound our existing safety issues by allowing more high density in the immediate area.

As an adjacent landowner I am staunchly against the annexation of the vineyard and subsequent development of the parcel into lot sizes below one acre.



Stan Nuxall Jr.

98504 E. Clover Road, Kennewick, WA 99336

**From:** [Chris Pumroy](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Public Comment Application File ANX2020-102  
**Date:** Wednesday, October 7, 2020 4:55:23 PM

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**To whom it may concern:**

**I am writing this letter to express my strong opposition in response to application file #: ANX2020-102 (76.3 acres near 1106 S. Jurupa Rd) for the following reasons:**

- 1. My primary concern is safety. When populations become more concentrated it is inevitable that there will be more traffic congestion and accidents. There has already been a recent uptick in heavier traffic because of the new housing development next to the vineyard. Adding an additional high-density housing development will only make this situation worse. It is dangerous and there are not enough roadways for all the traffic to travel safely.**
  
- 2. The notice incorrectly states 40% of the new homes will be R1-10 at 43,560 square foot lot size. R1-10 is for 10,000 square foot lot sizes which is for high density housing. Rezoning a neighborhood from low density is inconsistent with surrounding uses and is incompatible with the existing semi-rural Rancho Reata area. The 20% suburban agricultural dimensional requirements state lots of 10,000 square foot is also incorrect based on the stated “keeping of livestock” allowances.**
  
- 3. Badger Mountain Vineyards was the first vineyard in Washington state to receive the USDA organic certification and provides a valuable resource for organic farming. This is important to our community and the wine industry.**
  
- 4. The rezoning of new housing developments has a high potential of lowering property values.**

**As a neighbor to this property and property owner, I urge you to decline the proposed rezoning. Thank you for your time and consideration.**

**Regards,**

Chris Pumroy

[Chrispumroy@gmail.com](mailto:Chrispumroy@gmail.com)

(760) 224-8110

98305 E Clover Rd

Kennewick WA, 99338

**From:** [Elizabeth Gillispie](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Public Hearing - Annexation of Badger Mountain Vineyards  
**Date:** Wednesday, October 7, 2020 11:43:56 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Good Morning Mr. Stevens,

My name is Dr. Liz Gillispie and I am the Viticulture and Cellar Scientist at Badger Mountain & Powers Winery. I have been a wine club member of Badger Mountain & Powers Winery since I moved to Washington but have just recently started working for their organization. I chose to contribute my knowledge and expertise to this company because of their advanced progress in sustainability, future regenerative agriculture practices, and their historical leadership in advancement of organic winemaking. Badger Mountain Vineyard is setting the road map for all organic wineries in Washington and, with the potential of new innovative practices, can advance the quality of organic wines as we know it.

My request to the commission is to consider the annexation in light of what the vineyard and winery contribute to the industry, the future of the city, as well as the existing and future adjacent neighborhoods. Approving the annexation request under current zoning options simply carves up more land for homes. Annexation with zoning appropriate for the on-going operation of the winery and vineyard will provide a long-term benefit to the industry, the city, and the neighborhood.

The Badger Mountain Vineyard & Powers Winery is nestled between a long-established neighborhood, and significant new residential development. The open land and plans for thousands of new homes in Badger South as well as the area adjacent to the winery provides ample residential capacity for growth in the foreseeable future. ***Setting an appropriate zone for the winery would ensure that there is a place for gathering, entertainment and dining within this huge area of new development.*** Although the zoning would be set apart from residential, the winery and vineyard are a good neighbor and the operation is not intrusive in the residential setting, as evidenced by the profound support offered by our neighbors.

Additionally, appropriate zoning would protect the innovative approach that Mr. Bill Powers began years ago, which continues to evolve and set the standard in organic wine-making across the industry. This unique position in the wine industry, coupled with the popularity of the venue and the product, provides the opportunity for a long-term agri-tourism partnership with the city that provides both an improved quality of life for residents of the city, and on-going tax revenue to support city services to the area.

My questions to the Planning Commission are:

Is there an any opportunity to reconsider the zoning options for this annexation request? Can the city's comprehensive plan be updated, or other zoning changes be made after, or as a condition of, annexation?

Is 75+- acres of additional residential development the best use of this property, given the huge areas of remaining undeveloped land in the area, when weighed against the option to maintain a local business that can use that property to maintain open space, contribute to the

tourism industry and enhance the quality of life for Richland residents?

Thank you for your consideration of my comments and questions today.

**Liz Gillispie, Ph.D.**

Viticulture and Cellar Technician  
Badger Mountain Vineyard & Powers Winery

1106 N. Jurupa St.  
Kennewick, WA 99338  
Winery: 509-627-4986



[www.badgermtvineyard.com](http://www.badgermtvineyard.com)

[www.powerswinery.com](http://www.powerswinery.com)



**From:** [Marlisa Lochrie](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Public Hearing Comments, File# ANX2020-102  
**Date:** Wednesday, October 7, 2020 11:45:49 AM

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Hello Mr. Stevens,

My name is Marlisa Lochrie and I am the Director of Marketing and Direct to Consumer Sales at Badger Mountain & Powers Winery. I have been with the company for 5 years. This winery and community has become an intricate part of my life, as the long history of this winery's efforts to produce pure wines and become a major industry leader in producing some of the most sought-after organic wines. Badger Mountain is one of the top certified organic wineries in the United States, and this success has also reached international markets. Along with producing organic wines, we are also leaders in sustainability efforts, and reducing our carbon foot-print. Such business practices have become a growing trend in the wine industry, and by marketing these efforts have helped create awareness of successful methods of sustainable practices both in the vineyard and winery.

In my 5 years, I have contributed successful growth to our local and regional Direct to Consumer business, by offering various Tasting Room events here at the winery, with the focus of creating a sense of community within our surrounding neighborhood, and attracting tourism from surrounding regions. In these 5 years, I have seen incredible growth and support within our community, and many neighbors have become introduced to one another and become great friends because of the sense of community our winery and vineyard setting provide. This is the achievement I am most proud of...to bring our community together.

Time and time again I hear from our guests how much they love that they can come to our winery and feel like they have escaped the city, yet having the city so conveniently close by.

The past couple of weeks I have been inundated with phone calls, emails, and endless messages from community members, Wine Club members and guests, expressing their deep concerns for what might happen to the vineyard. No one wants to see this vineyard disappear and be turned into more housing. The outpouring of support inspired me to reach out to the Planning Commission and share my deep concerns about the dramatic change of the area around the vineyard.

The vineyard provides a sense of connection to land and education to the local community of what successful certified organic farming is. But such land is quickly disappearing in this area, and being overtaken by more housing. What strikes me as deeply concerning is how the city is eagerly willing to rezone a vineyard that has so much historical impact to this area, and drives high tourism traffic.

Badger Mountain was first established in 1982 by Bill Powers. By 1990 Bill had converted the vineyard to certified organic, and was the first to do so in the state of Washington. He made the decision to become certified organic because he was concerned about the impact standard farming methods had on the health of the growing neighborhoods we now find ourselves surrounded by. Along with establishing the first certified organic vineyard in the state, in 2007, Bill received the Lifetime Achievement Award from the Washington Association of Grape Growers for his pioneering organic work here at Badger Mountain Vineyard. In 2010 Bill Powers was inducted into the Walter Clore Center "Legends of

Washington Wine" Hall of Fame. An award only given to 16 wine industry professionals in the entire state.

**With that being said, my questions to the Planning Commission are:**

- 1.** Are you willing to ignore and erase such historical land significance, community pride, and tourism impact this vineyard has provided for 40 years, just to add more generic housing for the purpose of generating tax dollars for the city budget?
- 2.** Where is the balance of Quality of Life when this community continues to have to commute further and further to find open space or places to gather together and celebrate the very agriculture and tourism that has become a major identity of this region?
- 3.** Is the Planning Commission willing to address these concerns to city council to redefine zoning and land-use regulations to better serve the community and agricultural identity of this area?

Having observed how the surrounding area landscape has dramatically changed from agriculture to urban zoning has been heartbreaking to watch. So much of Eastern Washington prides itself on being an agricultural community, yet we are witnessing all of this disappear before our very eyes.

I sincerely hope the Planning Commission is willing to look beyond what the current zoning regulations are and address the issue of disruptive housing development and the effect this has on the community and identity of the Tri-Cities area.

Respectfully,

Marlisa Lochrie

**From:** [Richard Fowler](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Public Hearing re: 1106 S Jurupa Rd  
**Date:** Wednesday, October 7, 2020 11:39:55 PM

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To the Richland Planning Commission,

I am writing this letter to express my strong opposition to your proposal to zone the Badger Mountain Vineyard for residential housing. By already allowing the advancement of housing developments on Little Badger Mountain you have shown a disregard for environmental protection and public safety, and you have introduced a significant and unacceptable amount of light and noise pollution to the community of Rancho Reata which was originally designed to preserve a certain level rural protections.

Replacing a rare and valuable organic vineyard that has a significant attraction not only would be a huge loss for this state and region, but would significantly decrease the quality of life of the residents of Rancho Reata by encroaching upon and decreasing the enjoyment the trail easements along its boundaries, and raising the risk of accidents with the children and adults who walk and bike in the neighborhood.

Please provide me with information on how to join the Richland Planning Commission hearing on October 14th.

Sincerely,  
Richard Fowler  
509-628-9186

**From:** [Kim Fowler](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Public Hearing re: 1106 S Jurupa Rd  
**Date:** Wednesday, October 7, 2020 8:34:15 PM

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To the Richland Planning Commission,

As a lifetime Tri-Cities community member, it is distressing to see the Richland Planning Commission trying to destroy a community treasure by zoning it for residential housing. The Badger Mountain Vineyard is the first organic vineyard in the state. It is a unique tourist attraction and one of a very small number of organic vineyards in the region. I challenge you to perform an internet search with "organic vineyard Washington" and Badger Mountain Vineyard will not only come up first but multiple times. I am embarrassed for our community that you are even considering damaging our reputation and our wine industry by turning this historic vineyard into high density housing.

Assuming your reason for wanting to destroy this historic vineyard is to collect increased tax revenue, I believe you are acting in a very short-sited manner. By removing the Badger Mountain Vineyard you are decreasing the 'country' feel of the surrounding properties and you are creating a glut of high-density housing in difficult to get to locations which will decrease the housing/property values. We have seen many neighbors move away because of the increased traffic caused by the new Richland homes behind the vineyard.

Additionally, by adding more houses to this area, you are creating unsafe roads for drivers, pedestrians and pets. I walk around the Richland and Rancho Reata parts of this community every day and the number of vehicles traveling at high speeds has increased with the increase of homes in the Richland areas. It is not safe for children to walk or ride bikes in the neighborhood and I must be very cautious while walking because of the increased volume and speed of the traffic. Just yesterday I came upon someone's pet dog that was dying in a ditch in front of two Richland homes that had been hit by a vehicle. Based on the dog's condition and location it must have been hit with considerable force. It is irresponsible to add more homes to this area with limited access to these homes.

I do not support your proposal to zone this area for housing. Please provide me with information on how to join the Richland Planning Commission hearing on October 14th.

Kim Fowler

509-628-9186

**From:** [Ross Ramsey](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Public Hearing: Badger Mountain  
**Date:** Saturday, October 3, 2020 11:26:57 AM

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Hello Mr. Stevens,

I was recently handed a pamphlet that states the city of Richland is proposing a plan to Annex Badger Mountain Vineyard and place high density housing there. I will be honest, I do not know all the full details of this situation and/or know how this is exactly possible. However, I decided I would at least quickly express my concern and disappointment in this proposal as a life long resident of the Rancho Reata area.

I grew up on Travis Ln and now live on Rachel. I have known forever how amazing this neighborhood and community is first hand. One of the things that makes it so special and unique to me, is the amount space we all have. It is not some small gated community or a place where all the houses are stacked on top of each other. We have trails and places to hike. We have natural beauty everywhere. And then in the center of all this we have a beautiful locally owned winery and vineyard. It helps add to the speciality of this area. Removing it to place high density housing would be a wrong. Bill Powers has worked very hard to make that vineyard special. Being the first organic vineyard in Washington State is an amazing achievement and shouldn't just be torn down to increase tax revenue. It fits perfectly into what this area is all about. Placing a bunch homes next to each other is only going to be an eyesore, increase traffic, and take away the peacefulness of the area.

I know this letter won't do much, but I do hope you consider it with the many others that I am sure you are receiving. Sometimes there is more to life then just making money. Leave the vineyard as it is.

A concerned resident,

Ross Ramsey

**From:** [Nadine Johnson](#)  
**To:** [Stevens, Mike](#)  
**Cc:** [Apple Inc.](#)  
**Subject:** RE Annexation of 76.3 Acres File #: ANX2020-102  
**Date:** Wednesday, October 7, 2020 9:33:38 AM

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To whom it may concern:

I am writing this letter to express my strong opposition in response to application file #: ANX2020-102 (76.3 acres near 1106 S. Jurupa Rd) for the following reasons:

1. My primary concern is safety. When populations become more concentrated it is inevitable that there will be more traffic congestion and accidents. There has already been a recent uptick in heavier traffic because of the new housing development next to the vineyard. Adding an additional high-density housing development will only make this situation worse. It is dangerous and there are not enough roadways for all the traffic to travel safely.
2. The notice incorrectly states 40% of the new homes will be R1-10 at 43,560 square foot lot size. R1-10 is for 10,000 square foot lot sizes which is for high density housing. Rezoning a neighborhood from low density is inconsistent with surrounding uses and is incompatible with the existing semi-rural Rancho Reata area. The 20% suburban agricultural dimensional requirements state lots of 10,000 square foot is also incorrect based on the stated "keeping of livestock" allowances.
3. Badger Mountain Vineyards was the first vineyard in Washington state to receive the USDA organic certification and provides a valuable resource for organic farming. This is important to our community and the wine industry.
4. The rezoning of new housing developments has a high potential of lowering property values.

As a neighbor to this property and property owner, I urge you to decline the proposed rezoning. Thank you for your time and consideration.

Regards,

Nadine Johnson  
[Nadinejohnson1315@gmail.com](mailto:Nadinejohnson1315@gmail.com)  
(509) 237-1315



**From:** [phill\\_dron](#)  
**To:** [Stevens, Mike](#)  
**Subject:** re zoning of land near Jurupa rd File #ANX2020-102  
**Date:** Friday, September 25, 2020 3:24:14 PM

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To: Richland Development Services

mstevens@ci.richland.wa.us

Re: hearing for rezoning near 1106 s Jurupa rd

File #ANX2020-102

Sept 25th 2020

To the planning/zoning commission,

I would like you to not consider rezoning the applicants request for residential housing. I live across the street from the vineyard on the corner of Bermuda and Holly street(2004 N Bermuda Rd). Bermuda road is frequented by many bicyclist and hikers who traverse to the top of West Cliffe Heights/Badger mountain and back. Adding more housing and the associated traffic in the area will potentially endanger those recreationalist. There would also be an overwhelming amount of increase in traffic through the would be arterial egresses of Jurupa, Rachel Rd, Clover and Bermuda which were originally placed as county roads of limited traffic. Furthermore, The city of Richland in an effort to obtain more property tax revenue by rezoning and then annexing surrounding agriculture land and turning it over to residential development has not made a strong commitment to provide common area/green spaces in this location. King County for example has had many concerns with its over rapid development of the county in removing prime agricultural land and not providing enough green spaces in its ever expanding urban sprawl. Powers winery and it decades long commitment to sustainable agriculture as an organic winery would be in jeopardy with the close proximity of housing if this land is rezoned.

We purchased property here in Hidden Hills due to the proximity to the agricultural land and the large open area lots.. The previous land owner was not forthright with our HOA about her intent to not take out the orchards on the end of Bermuda road and now there is high density residential housing going in which does not match with the lot sizes of Hidden Hills, Rancho Reata or surrounding sub divisions. The neighboring areas have minimum ½ acre size lots and most are 1+ acres. The zoning proposed would not match the abutting neighborhoods and possibly cause a reduction in the property value of existing homes.

Respectfully

Phill Dron

2004 N Bermuda Rd

Kennewick Wa 99338

5095213551

**From:** [Sabrina Bruinsma](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Re: Re-Zoning of Badger Mountain Winery  
**Date:** Tuesday, October 6, 2020 11:50:07 PM

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Dear Mr. Stevens,

We are writing to urge you and the City of Richland Planning Commission not to re-zone Badger Mountain Vineyard's 76.3 acres into a housing development. High-density housing is incompatible with the existing semi-rural Rancho Reata area, and detracts from the beauty and openness of this area. One of the unique aspects of living in the Tri-Cities are the green spaces, and continuing to eliminate these areas undermines one of the best parts of living here.

Construction of housing developments in the former apple orchards and along the ridgeline adjacent to Badger Mountain Vineyard are already adding two high-density housing developments to this area, not including the houses along Badger Mountain South. How will multiple high-density developments in the same area impact traffic along residential roads like Reata, Jurupa, and Rachel, as well as main roads like Leslie that are already experiencing an increase in traffic? How will these developments impact easements in the Rancho Reata area? These residential roads do not have sidewalks, but are spaces where families walk together, children ride their bikes, and people run, as well as ride their horses. How will the safety of families like ours be impacted by a marked increase in traffic on our roads?

The impact on emergency services and property values in this area should also be considered. Part of the value of this area is the size of the lots, the trails, and the open green spaces.

Badger Mountain Vineyard was the first in the State of Washington to achieve USDA organic certification, and is a valuable pioneer in organic farming. It is a piece of wine-making history, not just in the Tri-Cities, but across the entire state. Vineyards and wineries are a valuable part of the agriculture and economy of the Tri-Cities. These are businesses that need to be supported by residents and the city, especially during a time where so many small businesses are struggling financially or have closed. We need these businesses for the health of our local economy and for the jobs they provide.

We have enjoyed attending events at Badger Mountain Winery with family and friends. It is a wonderful local winery that would be sorely missed by locals and tourists alike. Please reconsider re-zoning these acres and keep this important part of our community as it is.

Thank you for taking the time to read this email. I appreciate your consideration.

Regards,

Seth and Sabrina Bruinsma

**From:** [mbutter104@charter.net](mailto:mbutter104@charter.net)  
**To:** "Joseph Rastovich"; Stevens, Mike  
**Cc:** "Terri Widergren"; [debrueg@yahoo.com](mailto:debrueg@yahoo.com); "Paula Butterworth"  
**Subject:** RE: Virtual Public Meeting October 14th at 6pm For Annexation Applicant Frank Tieg  
**Date:** Saturday, September 26, 2020 12:33:57 PM

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Joseph

I did not see a link to the Virtual Public Meeting. Hopefully Mike Stevens can provide that link for us

Thank you  
Michael

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**From:** Joseph Rastovich <[josephrastovich@gmail.com](mailto:josephrastovich@gmail.com)>  
**Sent:** Saturday, September 26, 2020 11:35 AM  
**To:** [mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us)  
**Cc:** [mbutter104@charter.net](mailto:mbutter104@charter.net); Terri Widergren <[twidgal@gmail.com](mailto:twidgal@gmail.com)>  
**Subject:** Virtual Public Meeting October 14th at 6pm For Annexation Applicant Frank Tieg

Hello Mike,

Could you please send me the link for the virtual meeting which will be held October 14th for the Annexation requested by Frank Tieg?

Thank you!

**Joseph**

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**From:** [Thomas Jefferson](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Regarding the rezoning of Rancho reatta  
**Date:** Tuesday, October 6, 2020 7:49:56 PM

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1. Is the rezoning going to effect me boarding horses?

2. If so is the city of Richland going to reimburse me for revenue lost?

3. Where are the owls that live on my property going to feed/hunt if there is concrete and streets surrounding us?

There will be very little places close for them to hunt. This means that they will try and relocate.

4. Where will the hawks get their food/hunt if there is no natural landscapes?

Now they hunt the vineyard and the few natural landscapes that are left, we need to slow this growth.

It is pushing out all the natural wildlife and having a negative impact on the environment and is the cause to global warming.

5. Where will we ride our horses if we are surrounded by all these houses and concrete?

Rancho reatta was created and meant to be sub agricultural land and have ranches built on it, multiple acre lots, not high density living. Also lot sizes that are stated are wrong and not compatible with the existing neighborhood.

Nobody in the existing neighborhood wants to be next to high density living, that's why we all bought these lots outside of the city.

With all the people moving here the city limits keep getting pushed out. I understand that creates revenue for the city. But it's ruining our way of life. We don't want it!

You keep trying to push your way out and take county land. We don't want to be part of the city of Richland if we did we would've bought a place in city limits.

Please take this into consideration

Thank you.

**From:** [Ron Beardemphl](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Rezoning Badger Mountain vineyard  
**Date:** Monday, October 5, 2020 7:56:30 PM

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Greetings Mike.

I am writing you to in response to a notification letter I received concerning a rezoning of the Badger Mountain/Powers vineyard. It appears the applicant wishes to replace the vines with 80% R10 and R12 lots. I don't think this density and the loss of open space the vineyard provides is good for Richland. As you know there is already residential development of this density surrounding three sides of this land. Urban sprawl?

This historic first Washington state organic vineyard provides breathing room for many of the residents of the area with its rolling sea of green, seasonal smells, and wildlife viewing while walking or horseback riding around the perimeter. City park?

Questions:

How will roads be upgraded for the extra load imposed by these developments? Do we have adequate emergency service personnel and equipment? Would the developers be assisting with the needed infrastructure and services upgrades? If developed is there a plan for dust control? Hours of operation to reduce noise?

I'm requesting a denial of the zoning in the density applied for and appreciate your consideration of my request. Thanks, Ron

Ron Beardemphl 97404 E. Clover Road

**From:** [Tom Lempert](#)  
**To:** [Stevens, Mike](#)  
**Cc:** [Tom Lempert](#)  
**Subject:** Rezoning of Badger Mountain Vineyard  
**Date:** Tuesday, October 6, 2020 3:02:40 PM

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Mike Stevens and the Richland City Planning Commission,

I am writing to voice my concern and disappointment in learning that the Badger Mountain vineyard is being considered for rezoning to High Density housing. Your recent notice of Public Hearing incorrectly stated that 40% of the new homes will be R1-10 with a 43,560 sq/ft lot size. R1-10 is actually for 10,000 sq/ft lot sizes, thus equating to High Density housing. High Density housing is ill suited and unacceptable with the existing semi-rural Rancho Reata area.

Badger Mountain vineyards was the first in the State of Washington to achieve USDA organic certification. It has been an integral part of wine making history for over 40 years. The vineyards continuing efforts surrounding organic farming techniques and scientific research will benefit not only the Tri-Cities but also the State of Washington for generations to come.

Continued elimination of our green spaces focused on High Density housing is not acceptable. It will create additional traffic and overtax the local fire station and essential services teams. We are fast losing valuable green space. Once gone it can never be recreated. Is this a way to honor the legacy and achievements of Bill Powers?

The Planning Commission needs to look past short-term development and focus on the future of sustainable and organic farming which is key to continued growth on the ever increasing wine tourism in the Tri-Cities.

I trust that you and the Planning Commission will do the right thing and not approve this rezoning application. Let us cherish this beautiful property for generations to come.

Thank you for your consideration,

Tom Lempert

**From:** [Joleen Nakhla](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Re-zoning of Badger Mountain vineyard  
**Date:** Tuesday, September 29, 2020 10:24:46 AM

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Hi Mike,

We have received some information about the possible rezoning of Badger Mountain Vineyard for R1-10 and R1-12 residential and are concerned. We own a home on Rachel Rd., which is already a busy road due to recent development in the area. We are very concerned about increased traffic that would result on Rachel Rd. as a result of the development of the vineyard. Also, we think the vineyard is an asset to the community and feel that it would be unfortunate to lose it.

Our understanding is that there is a virtual public hearing Wednesday, October 14 at 6 p.m., how would we participate in that? Is there a certain website we would have to go to?

Thank you,  
Joleen Nakhla

[Sent from Yahoo Mail on Android](#)

**From:** [Robert Schmidt](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Stop the destruction of Badger Mt Vineyard  
**Date:** Thursday, October 1, 2020 1:50:35 PM

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To Whom it may concern:

Even though my husband and I live in Kennewick, the Vineyard is practically in our back yard. We came over to the Tri Cities from Renton WA in 2016 to retire and get away from the traffic and the wet weather. We love it over here. Our home sits on a big lot and even though we aren't in the city limits, we are close to everything we need. Now that the cherry Orchard on the north end of Rachel road has been destroyed to put up new homes it's easy to imagine the heavy traffic and the need for traffic lights on Rachel Road, Now we might see the Vineyard disappear also. It's such a beautiful place and the neighborhood is fantastic and quiet. I can only imagine how much more traffic this would generate, much less the noise and the dust!!

Please reconsider and leave our beautiful Winery. After all, that's a big reason people come visit the Tri Cities!

Thank you,

Robert & Susan Schmidt

**From:** [rjquesnell@gmail.com](mailto:rjquesnell@gmail.com)  
**To:** [Stevens, Mike](#)  
**Subject:** zoning  
**Date:** Thursday, September 24, 2020 2:11:36 PM

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To whom It may concern,

I will make this short , I am against any annexation of 1106 S. Jurupa Road, opening the door to some obscure , undefined rezoning . I purchased this property because of the location and rural environment .

This current vineyard was an organic , locally owned vineyard when I purchased here. I don't want any agribusiness developer or residential developer to change this.

I have lived through this type of rezoning power play before, where government greed and power overcomes the objections by the real people living here. it always destroys the neighborhood.

So of course , Im completely and totally against this .

Sincerely, Roger Quesnell , 96904 E. Clover RD.

Sent from [Mail](#) for Windows 10

**From:** [Judith Morrison](#)  
**To:** [Stevens, Mike](#)  
**Subject:** Zoning and annexation of Badger Mountain Vineyard  
**Date:** Monday, September 28, 2020 8:11:55 PM

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To the Richland City Planning Manager,

I am writing to express my deep concerns about the proposed annexation and rezoning of Badger Mountain Vineyard and Winery. I live very near to the Vineyard and feel that subdivision of this land would be a huge mistake and would change the area in negative ways. If this land is annexed to the City of Richland, it should be zoned Suburban Agriculture (SAG) so that it will match the surrounding Rancho Reata area. The residents in this area appreciate the open land and access to the winery and do not want to see this destroyed. Please send me information regarding the virtual hearing on this topic that is scheduled for October 14 at 6 pm. I would like to attend this meeting virtually to express my concerns with the annexation and rezoning planned for the vineyard.

Sincerely,

Judy Morrison

[judy.morrison@charter.net](mailto:judy.morrison@charter.net)