Notice is hereby given that Monson Development Washington, LLC has filed an application for preliminary plat approval to subdivide a 35.88 acre site into 103 residential lots (Preliminary Plat of Monson Family Estates). The project site is located immediately east of the intersection of Highview Street and Malbec Avenue in the Badger Mountain South community (APN 132983000003005). The proposed plat will have an average lot size of 12,908 square feet.

The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, January 14, 2019 in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Shane O’Neill, Senior Planner, 840 Northgate Drive, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to soneill@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Monday, January 7, 2019 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration, Title 24 Plats and Subdivisions, the Badger Mountain South Land Use & Development Regulations and the Badger Mountain South Master Agreement. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.
**Revised 11/1/18**

Development & Permit Services Division • Current Planning Section  
840 Northgate Dr. • Richland, WA 99352  
General Information: 509/942-7794 • Fax: 509/942-7764  
www.ci.richland.wa.gov

---

**PRELIMINARY PLAT APPLICATION**

### Applicant's Section

<table>
<thead>
<tr>
<th>Applicant or Sponsor</th>
<th>Mr. Bill Monson c/o Monson Development Washington, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>63615 East Jacobs Road</td>
</tr>
<tr>
<td>City</td>
<td>Benton City</td>
</tr>
<tr>
<td>State</td>
<td>WA</td>
</tr>
<tr>
<td>Zip</td>
<td>99320</td>
</tr>
<tr>
<td>Phone Number</td>
<td>509-627-6249</td>
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<tr>
<td>Fax Number</td>
<td>-</td>
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<tr>
<td>Proposed Subdivision Name</td>
<td>Monson Family Estates, Phase 1</td>
</tr>
<tr>
<td>Legal Description</td>
<td>a portion of NE sec. 32, twp 9N, rge 28E</td>
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<tr>
<td>Average Size Lots</td>
<td>13,145 s.f.</td>
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<tr>
<td>Proposed Number of Tracts</td>
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<tr>
<td>Average Lot Size (Residential Lots)</td>
<td>13,145 s.f.</td>
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<tr>
<td>Area in Acres</td>
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<td>Proposed Number of Lots</td>
<td>103</td>
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<td>Proposed Number of Blocks</td>
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<tr>
<td>Name of Surveyor Plating Subdivision</td>
<td>John W. Becker, PLS</td>
</tr>
<tr>
<td>Address</td>
<td>5804 Road 90, Suite H</td>
</tr>
<tr>
<td>City</td>
<td>Pasco</td>
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<tr>
<td>Fax Number</td>
<td>-</td>
</tr>
<tr>
<td>Other</td>
<td><a href="mailto:jbecker@ahbl.com">jbecker@ahbl.com</a></td>
</tr>
</tbody>
</table>

*I DECLARE UNDER THE PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.*

![Signature]

**OFFICE USE ONLY**

Filed on

Signature

Case File No.

Date of Planning Commission Hearing

Action by Planning Commission - Minutes

Attach:

1. 6 Full-Size Copies + the .pdf file
2. 11" x 17" Reduction
3. Ownership Report from Title Company listing all Owners within 300-feet.

S:/Planning_Apps/Preliminary Plat Application_7-10
MONSON FAMILY ESTATES
NE 1/4 SEC. 32, TWP. 9 N., RGE. 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

BASIS OF BEARING
MAIN Elevation: 539.150' ASL
SIDE Elevation: 539.150' ASL

VERTICAL DATUM
BASE ELEVATION: 194.490'
SIDE ELEVATION: 194.490'

UTILITIES / SERVICES
SEWER CITY OF RICHLAND 509-942-7060
PUD CITY OF RICHLAND 509-942-7060
WATER CITY OF RICHLAND 509-942-7060

NOTES
1. ALL RESIDENTIAL STRUCTURES LOCATED WITHIN
   PHASE 1 LAND USE TABLE
2. ALL RESIDENTIAL STRUCTURES LOCATED WITHIN
   PHASE 2 LAND USE TABLE
3. ALL RESIDENTIAL STRUCTURES LOCATED WITHIN
   THE ESTATE HOMES

TOPOGRAPHIC NOTE
THIS PLAT IS BASED UPON INFORMATION FURNISHED BY MONSON DEVELOPMENT WASHINGTON, LLC.
INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MY HAVE BEEN ENCUMBERED INTO THESE DOCUMENTS AS A RESULT.

CONTACT: JOHN BECKER, PLS
MONSON DEVELOPMENT WASHINGTON, LLC
827 WEST FIRST AVENUE, SUITE 220
BENTON CITY, WA 99320
63615 EAST JACOBS ROAD
MONSON FAMILY ESTATES
SPOKANE, WA 99201-0518

CONTACT: JOHN BECKER, PLS
MONSON DEVELOPMENT WASHINGTON, LLC
827 WEST FIRST AVENUE, SUITE 220
BENTON CITY, WA 99320
63615 EAST JACOBS ROAD
MONSON FAMILY ESTATES
SPOKANE, WA 99201-0518

DATE: November 6, 2018

MONSON DEVELOPMENT WASHINGTON, LLC
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SPOKANE, WA 99201-0518

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BENTON CITY, WA 99320
63615 EAST JACOBS ROAD
MONSON FAMILY ESTATES
SPOKANE, WA 99201-0518

DATE: November 6, 2018
MONSON FAMILY ESTATES
NE 1/4 SEC. 32, TWP. 9 N., RGE. 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

1. LOCAL STREET WITH EDGE TYPE A

2. COLLECTOR STREET WITH EDGE TYPE A

3. PARTIAL COLLECTOR STREET WITH EDGE TYPE A
MONSON FAMILY ESTATES
NE 1/4 SEC. 32, TWP. 9 N., RGE. 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

DATE: November 6, 2018

TRACT : 1

TRACT : 2

TRACT : 3

TRACT : 4

TRACT : 5

TRACT : 6

HIGHVIEW ST
CORVINA ST
BARBERA ST
ROAD A
FUTURE ROAD
WEST VINEYARD PH 2

GRAPHIC SCALE 1" = 100 FEET

FAX PHONE 509.627.1618
WEB 253.383.2572
MONSON FAMILY ESTATES
NE 1/4 SEC. 32, TWP. 9 N., RGE. 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

GRADING QUANTITIES

<p>| | | |</p>
<table>
<thead>
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<tbody>
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</table>

GRADING NOTES:

GRADING QUANTITIES AND ESTIMATES ARE ONLY ESTIMATES FOR THE CONTRACTOR TO BASE COSTING ON OR TO SELECT THE BID PACKAGE.

NOTES:

1. CONTOURS ARE SHOWN AT 2' AND 10' INTERVALS.

STORM STRUCTURE TABLE

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
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</tbody>
</table>

COMPACTIONS OR CUT/FILL ADJUSTMENT FACTORS.

GRADING QUANTITIES ARE ESTIMATES ONLY INTENDED FOR THE CONTRACTOR TO BASE COSTING ON OR TO SELECT THE BID PACKAGE.

TOTAL FILL (cy)

TOTAL CUT (cy)
CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

AHBL, Inc.

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.

2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Insurance Company

By: 

President

Attest: 

Secretary
Effective Date: October 5, 2018 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Monson Development Washington, LLC, a Washington limited liability company, as to Parcel 1
Nor Am Investment, LLC, a Washington limited liability company, as to Parcel 2

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A
EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 132983000003005 and 132983000003008

PARCEL 1 (132983000003005)

THAT PORTION OF REVISED PARCEL 1 OF CITY OF RICHLAND BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 1 OF SURVEYS AT PAGE 4503 UNDER AUDITOR'S FEE NO. 2014-014937, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 02°34'25" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 1330.21 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°34'25" WEST ALONG SAID LINE A DISTANCE OF 1046.42 FEET; THENCE LEAVING SAID LINE NORTH 71°45'56" WEST A DISTANCE OF 86.18 FEET; THENCE NORTH 67°13'02" WEST A DISTANCE OF 1771.93 FEET TO THE WESTERLY LINE OF SAID PARCEL 1; THENCE NORTH 22°46'58" EAST ALONG SAID LINE A DISTANCE OF 335.48 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF WEST VINEYARD 1, PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FEE NO. 2013-010783; THENCE ALONG THE EASTERLY LINE THEREOF WITH THE FOLLOWING COURSES:
NORTH 22°46'58" EAST A DISTANCE OF 4.76 FEET; THENCE NORTH 67°46'58" EAST A DISTANCE OF 24.75 FEET; THENCE NORTH 22°46'58" EAST A DISTANCE OF 48.21 FEET; THENCE NORTH 22°13'02" WEST A DISTANCE OF 24.75 FEET; THENCE NORTH 22°46'58" EAST A DISTANCE OF 200.01 FEET; THENCE NORTH 67°46'58" EAST A DISTANCE OF 17.68 FEET; THENCE NORTH 22°46'58" EAST A DISTANCE OF 52.03 FEET; THENCE SOUTH 67°13'02" EAST A DISTANCE OF 25.17 FEET; THENCE NORTH 22°47'42" EAST A DISTANCE OF 302.99 FEET TO THE NORTH LINE OF SAID PARCEL 1; THENCE SOUTH 69°09'23" EAST ALONG SAID LINE A DISTANCE OF 643.23 FEET; THENCE SOUTH 64°19'00" EAST ALONG SAID LINE A DISTANCE OF 744.24 FEET; THENCE SOUTH 77°57'11" EAST ALONG SAID LINE A DISTANCE OF 73.77 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (132983000003008)

THAT PORTION OF REVISED PARCEL 1 OF CITY OF RICHLAND BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 1 OF SURVEYS AT PAGE 4503 UNDER AUDITOR'S FEE NO. 2014-014937, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 02°34'25" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 2376.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°34'25" WEST ALONG SAID LINE A DISTANCE OF 155.78 FEET; THENCE LEAVING SAID LINE NORTH 71°45'56" WEST A DISTANCE OF 134.19 FEET; THENCE NORTH 67°13'02" WEST A DISTANCE OF 1777.89 FEET TO THE WESTERLY LINE OF SAID PARCEL 1; THENCE NORTH 22°46'58" EAST ALONG SAID LINE A DISTANCE OF 150.00 FEET; THENCE LEAVING SAID LINE SOUTH 67°13'02" EAST A DISTANCE OF 1771.93 FEET; THENCE SOUTH 71°45'56" EAST A DISTANCE OF 86.18 FEET TO THE POINT OF BEGINNING.
1. As to Parcel 1:
General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2018
Tax Account No.: 132983000003005
Levy Code: R6
Assessed Value-Land: $459,840.00
Assessed Value-Improvements: $229,500.00

General and Special Taxes:
Billed: $9,373.95
Paid: $4,687.03
Unpaid: $4,686.92

2. As to Parcel 2:
General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2018
Tax Account No.: 132983000003008
Levy Code: R6
Assessed Value-Land: $14,650.00
Assessed Value-Improvements: $0.00

General and Special Taxes:
Billed: $212.08
Paid: $106.11
Unpaid: $105.97


4. Terms and Conditions of Reservations of Conservation Easement and Covenants against use by Grantor as contained in Deed recorded August 3, 1998 under recording no.: 1998-022529

5. Memorandum of Agreement regarding Planned Development between Badger Mountain Partners and Premiere Partners III Limited Partnership recorded August 2, 1996 under recording no.: 96-19127. Said instrument is a re-recording of instrument recorded June 11, 1996 under recording no.: 96-14523

6. Terms and Conditions of Memorandum of Master Agreement Between City of Richland and Nor Am Investments LLC recorded March 10, 2011 under recording no.: 2011-7444.

7. Easement as delineated on the face of Record Survey No. 2164, recorded under Auditor's File No. 96-12391, records of Benton County, Washington:
Purpose: B.M.I.D. Irrigation Line
Area Affected: As shown on record survey

8. Terms and Conditions of Boundary Resolution Agreement recorded April 24, 2013 under recording no.: 2013-13437 between Premiere Columbia Properties LLC, Nor Am Investment LLC and Badger Mountain South Development LLC.
9. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.

Recording Date: May 9, 2013
Recording No: 2013-015617

10. Ordinance No. 41-10 by the City of Richland recorded January 5, 2011 under recording no.: 2011-000610.

11. Reservations contained in deed recorded March 21, 1963 under recording no.: 498993
Grantor: Yakima Sheep Company
Grantee: R.J. Hilton, widower
As follows: All oil and gas rights and all other minerals of every kind, with development of said oil and gas and/or minerals. No existing structures shall be disturbed in the exercise of the right hereinabove mentioned, and if surface property is required it shall be paid for at a reasonable rate. See record for area affected and particulars.

12. As to parcel 1:
Utility Easement granted to the City of Richland recorded July 18, 2014 under recording no.: 2014-17385.

13. Agreement Between Nor Am Investment, LLC and Monson Development Washington, LLC Regarding 196 Acre Parcel
Recording Date: October 1, 2014
Recording No.: 2014-024715

14. As to Parcel 2:
A contract of sale by and between the parties named below

Dated: June 17, 20’5
Vendor: Nor Am Investments, LLC, a Washington limited liability company
Vendee: Monson Development Washington LLC, a Washington limited liability company
Recording Date: June 17, 20’5
Recording No.: 2015-17224
Excise Tax Receipt No.: K03129

END OF SCHEDULE B
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<tr>
<th>Current Homeowner</th>
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<tr>
<td>7505 W Court St</td>
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</tr>
<tr>
<td>Pasco, WA 99301</td>
<td>Lakewood, WA 98498</td>
<td>Benton City, WA 99320</td>
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<td>132982BP4</td>
<td>Nor Am Inv 12513 Dub Lakewood</td>
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<td>Monson Dr 63615 E Jat Benton Cty</td>
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<tr>
<td>133983000</td>
<td>Monson Dr 63615 E Jat Benton Cty</td>
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</table>
Badger Mountain South

Master Agreement Consistency Recommendation (MACR)
Supplement to the Preliminary Plat Application for
Monson Family Estates

Executive Summary

The successful development of the Badger Mountain South Master Plan Community requires close attention to the detailed planning and standards created in the adopted Master Agreement, specifically to the Land Use and Development Regulations as found in Exhibit C of the Master Agreement, commonly identified as the LUDR (Land Use and Development Regulations). The LUDR standards are designed to go beyond the more typical City requirements or standards because they are seen by the Master Developer as building blocks to creating a walkable and sustainable community.

The LUDR establishes a process for the review of development applications that is intended to integrate into the existing City application processes, and yet provide the close attention to LUDR standards without adding significant review time by City staff. This is accomplished by requiring each development application to meet all City code submittal requirements and, at the same time, undergo a review for consistency with the standards of the LUDR. This latter review is completed by the Badger Mountain South Master Plan Administrator who makes a written recommendation of consistency to the City's Development Services Manager. A final "Master Agreement Consistency Determination" is issued by the City after the Manager's review.

The document that follows is the Master Plan Administrator's recommendation for a determination of consistency for this application. It includes a review of all relevant standards found in the LUDR related to a preliminary plat application. The standards are cited, the specific responses are provided for this application, and the Reviewer Comment section adds other pertinent information. The document concludes with references to other relevant Master Agreement provisions that are met with this application.

The applicant has stated that this plat will be finalized in two phases. The conditions of the approved Preliminary Plat, the Master Agreement, and specifically, the LUDR must be met before it will be finalized.
Badger Mountain South

Master Agreement Consistency Recommendation (MACR)
Supplement to the Preliminary Plat Application for
Monson Family Estates

Date: November 1, 2018

The purpose of completing the MACR is to ensure that the applicant has met the special requirements for Badger Mountain South, as found in the Land Use and Development Regulations (LUDR). It also allows City staff to be assured that the Master Developer is meeting the terms and obligations of the approved Master Agreement, as it applies to each development activity in Badger Mountain South.

The MACR will be completed by the applicant, as indicated, and submitted with other Preliminary Plat materials, as required in Richland Municipal Code (RMC) Chapter 24.12. It is recommended that the applicant has met with the Master Developer prior to completion of this Supplement.

1. Applicant name, address and contact information:

   Monson Development Washington, LLC
   63615 East Jacobs Road
   Benton City, WA 99320
   Contact: Mr. Bill Monson
           509-627-6249

2. Project name:

   Monson Family Estates

3. Project description including site size in acres:

   A subdivision of 44.81 acres total area; 103 single-family lots created all within Badger Mountain South, lying adjacent to and east of Dallas Road and north of Interstate 82.

4. Is phasing proposed? Please explain:

   Project will be subdivided in phases. Phase line shall extend just easterly of the north/south collector road. This also accommodates the blocks of actively farmed vineyard.

5. Regulating Plan District(s) (see LUDR p. 2-2):

   Neighborhood Edge District (BMS-NE); Neighborhood General District (BMS-NG)

6. What is the name of the neighborhood? (See LUDR pp. 7-1 through 7-3).

   Neighborhoods: West Vineyard and East Garden (LUDR 7-3)

7. What is proposed use? See Allowable Use Table (see LUDR p. 2-3).

   Single-Family residential uses.

8. What building types are likely to be developed here? (See LUDR p. 2-4):

   Single-family Street Access, Duplex or Accessory Units
9. **LUDR Preliminary Plat Checklist:**

<table>
<thead>
<tr>
<th>Referenced LUDR Section, Criteria, and Applicant’s Response</th>
<th>Reviewer Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>9.1. Block Size</strong>&lt;br&gt;LUDR 7.B.2</td>
<td><strong>As allowed in LUDR Section 7.B.3, portions of the site include non-orthogonal street networks in response to topographical and site constraints. Additionally, the block length for the NE District abuts an existing fruit orchard, and no roads have been planned to bisect the block and extend northerly to said orchard.</strong></td>
</tr>
<tr>
<td>Block Size and Configuration should meet the following Block Dimension Standards:&lt;br&gt;Block length= 1000’ max., except in VMU District= 400’ max.</td>
<td></td>
</tr>
<tr>
<td>Identify the following for the smallest and largest blocks:</td>
<td></td>
</tr>
<tr>
<td>Block length: Smallest: 318 ft.; largest: 722 and 1600 ft.</td>
<td></td>
</tr>
<tr>
<td>The plats east and west boundaries are constrained by existing, or defined by planned future roads. The northerly “block”, block 1, is NE District and extends the length of the subdivision, 1600’. This replicates NE District block as constructed in West Vineyard Ph. 1.</td>
<td></td>
</tr>
<tr>
<td><strong>9.2. Front Facing Block</strong>&lt;br&gt;LUDR 7.B.4</td>
<td><strong>The plat is zoned NE and NG, and no alley loaded product is proposed.</strong></td>
</tr>
<tr>
<td>Does the proposal include only blocks to be constructed with alleys?</td>
<td></td>
</tr>
<tr>
<td>Yes ☐ No ☒</td>
<td></td>
</tr>
<tr>
<td>If yes, skip to No. 9.3; otherwise please select response:</td>
<td></td>
</tr>
<tr>
<td>Do those blocks with direct street access lots (i.e., without alleys) meet the following criteria:</td>
<td></td>
</tr>
<tr>
<td>(1) Non-alley load lots do not front onto a Collector Street, except in single-loaded, perimeter location; or, are located in the NE District; or, where located in an area where two districts abut (NG to NE District).</td>
<td></td>
</tr>
<tr>
<td>Yes ☒ No ☐</td>
<td></td>
</tr>
<tr>
<td>(2) Non-alley load lots are not across from a Civic District space.</td>
<td></td>
</tr>
<tr>
<td>Yes ☒ No ☐</td>
<td></td>
</tr>
<tr>
<td>Per the LUDR 3.E.1, in the NE District houses are typically accessed by streets. Per LUDR 7.B.4.d(1), direct street access lots are permitted onto a Collector Street when they are (i) located in the BMS-NG District; (ii) when they are in the BMS-NG District and are located along the perimeter of the BMS project boundary; or (iii) when they are located in the BMS-NG District where that district abuts the BMS-NE District.</td>
<td></td>
</tr>
<tr>
<td>Does this preliminary plat include any areas where the NE and NG districts abut?</td>
<td></td>
</tr>
<tr>
<td>Yes ☒ No ☐</td>
<td></td>
</tr>
<tr>
<td>Block 1 at the northern most boundary of BMS is NE District, all others are NG District.</td>
<td></td>
</tr>
</tbody>
</table>
9.3. Other Block Requirements  
**LUDR 7.B.5.a**

In the Village Mixed Use (VMU), Neighborhood Collector (NC), and Neighborhood General (NG) Districts, two (2) building types required on each block; see Section 2.D. for Building Type Table.

Identify Building Types proposed if known or enter N/A:

| N/A |

9.4. Street Standards  
**LUDR 6.B - 6.H**

Sites being designed into additional blocks must meet Street Standards.

Is a public street to be constructed?
Yes ☒ No ☐

Provide separate sheet with street type and edge type(s) indicated.

See sheet C1.1 in the proposed preliminary plat.

The plat contains lots with a variety of sizes. Thus, a number of different building types may be accommodated. This variety is intended to encourage a mix of housing price points.

Proposed streets are in compliance with LUDR Sections 6.B – 6H. See page C1.13 for street sections proposed for the plat.
### 9.5. Alleys
**LUDR 6.G (alley design standards) and 7.B.4**

If alleys are not proposed, skip to No. 9.6 below, otherwise complete as indicated.

Does this plat include alleys that meet width requirements and other design features as found in 6.G?

| Yes ☐ | No ☐ |

Provide alley width dimensions here:

#### LUDR 7.B.4

Dead-end alleys greater than 150’ ft. are not permitted; are dead end alleys greater than 150’ proposed?

| Yes ☐ | No ☐ |

### 9.6. Lot Size by District and Proposed Building Type
**LUDR 8.B - 8.P**

In No. 9.3 (above), proposed Building Types were identified for this project. Do the proposed lot size(s) meet the proposed Building Types lot standards?

| Yes ☒ | No ☐ |

Please describe:

*Lot dimensions vary but all can meet one or more Building Type requirements and related standards.*

### 9.7 Exceptions

Are there any LUDR conditions that cannot be met by this preliminary plat? If so please describe:

*See block length for block within NE District above. No other exceptions are proposed.*
**Additional Reviewer Notes:**

**Badger Mountain South - MA Section 25.3**

"As part of the Master Plan Consistency Determination described in Paragraph 23, the City, shall consult with the Master Agreement Administrator, and the applicant in determining the appropriate share of infrastructure and mitigation costs that shall be borne by the proposed development and how that development's share of infrastructure and mitigation relates to the overall infrastructure and mitigation that is required for buildout of Badger Mountain South."

Does the number of residential lots trigger additional MA Exhibit D, Green Infrastructure Improvements?  
Yes ☐  No ☒

Please explain:

Green Infrastructure Improvements are required and as found in the Master Agreement Exhibit D, are linked to the numbers of residential units (RU) developed.

In the case of Monson Family Estates Preliminary Plat, 103 single-family units are anticipated for a total of 103 RU. With the improvements identified below, this Preliminary Plat meets the requirements of the Master Agreement, Exhibit D.

For planning purposes, it is assumed that the Green Infrastructure requirements of 103 RU will be provided in the following manner:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Improvement Required/Provided</th>
<th>Residential Units (RU)</th>
</tr>
</thead>
</table>
| Primary and Secondary Trails | City Primary Trail 0 LF         | 282*1 = 282 Equivalent LF  
282 LF Required = 17.62 RU say 17 RU  
2294*6 = 1376.4 
Equivalent LF say 1376 LF  
(1376 LF) / (16 LF/RU) = 86 RU  
17+86=103 RU Required  
282*1 = 282 Equivalent LF  
(282 LF) / (16 LF/RU) = 17.62 RU say 17 RU  
2858*.6 = 1714 Equivalent LF  
(1714 LF) / (16 LF/RU) = 107.12 RU say 107 RU  
17+107=124 RU Provided |
|                            | Primary Trail 282 LF Required  
282 LF Provided |  
|                            | Secondary Trail 2294 LF Required  
2858 LF Provided |  
|                            | Equestrian Trail 0 LF |  
|                            | Urban Trail 0 LF |  
| Parks                      | Local Park Tracts 5, 6 and portion of Tract 2= .94 AC + .83 AC + .71 AC = 2.48 AC  
2.48 AC = 108,028  
SF/650=166.19 RU, say 166 RU Provided |  
| Total Residential Units allowed with the Green Infrastructure improvements per the Preliminary Plat design: | 103 RU Required  
290 RU Provided |
Does the number of residential lots proposed trigger MA Exhibit B, Environmental Mitigation Conditions?
Yes ☒ No ☐

Please explain:

The Master Agreement Exhibit B mitigation measures are required. These measures are outlined in the separate environmental document, Badger Mountain South Planned Action Consistency Determination for the West Vineyard Phase 2 Preliminary Plat, attached.

Other Comments:

1. The applicant has also provided additional Open Space as noted below that is not included in the Green Infrastructure Calculations:

   MISCELLANEOUS OPEN SPACE FOR SECONDARY TRAIL
   Open Space for NE District Perimeter Secondary Trail : Tract 7: 1.73 AC

   OPEN SPACE/STORM TRACT
   Storm Tracts/Open Space areas shall be strategically graded to allow for storm water capacity during weather events, and shall be utilized as a site amenity and local community play area, Tracts 1, 3 and 4, and a portion of Tract 2: 1.57 AC

2. Density targets are also set by neighborhood. See LUDR 7.C.

   MONSON FAMILY ESTATES DENSITY TARGETS:
   Residential Units Provided: 103 single-family units

Recommendation of Consistency:
It is my opinion as the Master Plan Administrator that the application as submitted is consistent with the intent and the purpose of the Master Agreement relative to this plat dated ______ and the amended LUDR approved _______.

Signature: Date: