



PETITION TO AMEND COMPREHENSIVE PLAN
 (Including City Staff Comprehensive Plan Amendment Checklist)

Applicant or Sponsor <u>Michael Van Beek on behalf of RF + ES</u>			
Address <u>1000 G.W.W.</u>		City <u>Richland</u>	State <u>WA</u> Zip <u>99352</u>
Phone Number <u>942-7573</u>	Fax Number <u>942-7568</u>	Other/E-Mail Address	
Engineer/Architect Information (if applicable)			
Engineer/Architect		Registration/License Number	
Address		City	State Zip
Phone Number	Fax Number	Other/E-Mail Address	

Proposed Plan Amendment: Please indicate type of amendment and its location within the Comprehensive Plan:

Text Amendment: Element Capital Facilities Section CF Goal 12 Subsections _____

Map Amendment: Element _____ Map Number _____

Describe your Proposed Amendment (provide suggested new language): use additional sheets as necessary.

See Attached

Describe why the amendment should be made and why it is in the public interest (e.g., correcting an error, improving consistency, addressing a need that is currently lacking, etc.)

See Attached

Describe how the current language or map designation affects you or your property.

NIA

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

DATED THIS 5th DAY OF October, 2016.



Applicant's Signature

Applicant's Signature

1000 G.W.W

Address

Address

Richland, WA 99352

City, State, Zip

City, State, Zip

509-366-9189

Phone

Phone

FOR OFFICE USE ONLY

Please provide the following with your Comprehensive Plan Amendment Application:

- Ownership Report from Title Company Listing Owners Within 300' of the subject property
- SEPA Checklist, if applicable
- Complete Legal Description of Affected Property
- Application Fee

DESCRIBE YOUR PROPOSED AMENDMENT

Add the following to CF Goal 12 and relabel the current policy 3 to policy 4 on page 58.

Policy 3: The City will identify the funding mechanism to construct and staff Fire & Emergency Service facilities in areas of our city wherever 1350 or more employees work outside a 4 minute drive time from an existing Richland Fire & Emergency Services facility or a neighboring jurisdiction facility with similar staffing levels participating in an automatic aid agreement.

Please add the text below to the end of the Fire and Emergency Services and Facilities section on page 61.

The Richland Fire & Emergency Services Department has developed a facility deployment model based on the current and projected needs of the community over the next 10 years. This plan encompasses potential growth and development in the community, current and future urban growth boundaries, the City of Richland transportation improvement plan, and industry standard response times. The facility deployment model aligns with the City of Richland Core Focus Areas as well as meets the mission and vision of Richland Fire & Emergency Services.

DESCRIBE WHY THE AMENDMENT SHOULD BE MADE AND WHY IT IS IN THE PUBLIC INTEREST.

The addition of this policy allows the City of Richland to provide concurrent levels of service to those who work and live in the non-residential parts of the City. A good example of this occurs in the North Richland Research District. This policy provides an alternate trigger point to address life safety and infrastructure protection in non-residential areas. This trigger point also strengthens the reliability of our deployment model by providing back-up coverage to other areas of the City.

The number of employees trigger point (1350) was derived by taking the average number of people per household in Benton County (2.66) and multiplying it by 500. This gives you the same number of people served as 500 homes would. This formula helps align policy 3 with policy 1.

The addition of the text to the Fire and Emergency Services and Facilities section captures the current planning tools we are using to project the need for additional facilities and meet the needs of our community.

A. BACKGROUND

1. Name of proposed project, if applicable: Fire Station #73
2. Name of applicant: City of Richland c/o Joe Schiessl
3. Applicant contact information:
Address: 505 Swift Blvd.
Richland, wa 99352
Phone #: 942.7578
email address: jschiessl@ci.richland.wa.us
4. Date checklist prepared: Sept. 13, 18
5. Agency requesting checklist: City of Richland
6. Proposed timing or schedule (including phasing, if applicable):
Land use: 2018. Planning: 2019. Construction: 2020.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
none known.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
none known.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
none known.
10. List any government approvals or permits that will be needed for your proposal, if known.
Land use initial designation. Building permit.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
Parcel No: 1-34081000029000, 89,100^{sq ft}. Currently undeveloped.
Develop as an approx. 30,000 fire station w/ associated, ancillary public safety elements and site circulation and parking.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
Site is not addressed. Located at the SE corner of
Jodwin Ave & Stevens Dr.

...location cont'd:

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

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

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. no

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

no fill. minimal grading to accommodate fire station footing & foundation and stormwater management.

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

none anticipated. The building permit will require an erosion control plan.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 60%

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

Project will meet all air, water and storm requirements.

2. Air

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

Typical construction equipment operating legally w/ engine technology applicable to year of equipment.

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

none known.

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

Meet all clean air authority requirements and comply as necessary.

3. Water

a. Surface Water:

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

no

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

no

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

none

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

no

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

no

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

no

b. Ground Water:

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

no

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

none

c. Water runoff (including stormwater):

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

Stormwater will be collected and managed onsite.

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

no

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

NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

A stormwater plan will be prepared by a licensed engineer for review and approval by the City.

4. Plants

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

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

Site is unvegetated, except for noxious weeds

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

There is no vegetation on the site. It has been sterilized for many decades, Noxious weeds occasionally present.

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

None known.

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

A landscape plan will be developed by a licensed landscape architect and be reviewed against city landscape requirements.

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

Sparse amounts of cheat grass and tumbleweeds, and other noxious weeds.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: none observed.

birds: hawk, heron, eagle, songbirds, other: _____

mammals: deer, bear, elk, beaver, other: _____

fish: bass, salmon, trout, herring, shellfish, other _____

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

None known.

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

Yes, Richland is within the Pacific Flyway.

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

None needed.

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

None known.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and natural gas for heating, cooling and lighting.

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

No.

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

The project will meet the State Energy Code.

7. Environmental health

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

If so, describe.

NO

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

None known.

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

None.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. *The project includes limited use of compressed medical gasses.*

4) Describe special emergency services that might be required.

None.

5) Proposed measures to reduce or control environmental health hazards, if any:

The project will meet all local and state health codes.

b. Noise

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

none

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

Short term construction. Long term use of sirens for emergency responses from the proposed fire station.

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

none.

8. Land and shoreline use

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

The site is undeveloped. The project will not adversely impact nearby land uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? NO.

i) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: NO.

b. Describe any structures on the site.

no structures.

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

no

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

The site is unzoned.

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

The site is undesignated.

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

n/a

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. NO

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

Maximum of six (6) / shift, 24 hrs/day, Seven days/wk.

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

zero.

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

n/a

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *Site design and architecture will respect and be compatible with surrounding land uses.*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

n/a

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- c. Proposed measures to reduce or control housing impacts, if any:

n/a

n/a

n/a

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *Approximately 40 feet. Masonry, Metal, wood, composite, brick building materials.*
- b. What views in the immediate vicinity would be altered or obstructed? *The view from Judwin Ave and Stevens Dr. would be affected.*
- c. Proposed measures to reduce or control aesthetic impacts, if any: *Quality, municipal architectural design.*

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Exterior security lighting at night.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *no.*
- c. What existing off-site sources of light or glare may affect your proposal? *none.*
- d. Proposed measures to reduce or control light and glare impacts, if any: *Lighting fixtures will screen light and orient downward.*

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? *none.*
- b. Would the proposed project displace any existing recreational uses? If so, describe. *no.*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

n/a

13. Historic and cultural preservation

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

no.

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

no.

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

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

14. Transportation

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

Jadwin Ave and Stevens Drive. Access will occur on Jadwin Ave.

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

yes, greater than 1,000 feet.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *Creation of approximately 15 parking spaces. None eliminated.*

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). *Yes, an access drive will be designed by a licensed engineer onto Jadwin Ave for review and approval by the City.*

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *An industrial rail spur w/in 1,500'.
A regional airport w/in 2,500'.*

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

40 trips/day including emergency vehicle response and personal vehicle use (arrival-departure for shifts)

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

no.

h. Proposed measures to reduce or control transportation impacts, if any: *The final project will be reviewed by the city and transportation impacts will be mitigated as part of the development review process.*

15. Public services

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

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

na

16. Utilities

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

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

City of Richland, Cascade Natural Gas, Charter Cable, GTE phone (or Verizon).

C. Signature

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

Signature: *[Handwritten Signature]*

Name of signee: *Joe Schressl*

Position and Agency/Organization: *Parks & Public Facilities Director, City of Richland*

Date Submitted: *9-13-18*

Community & Economic Development Department

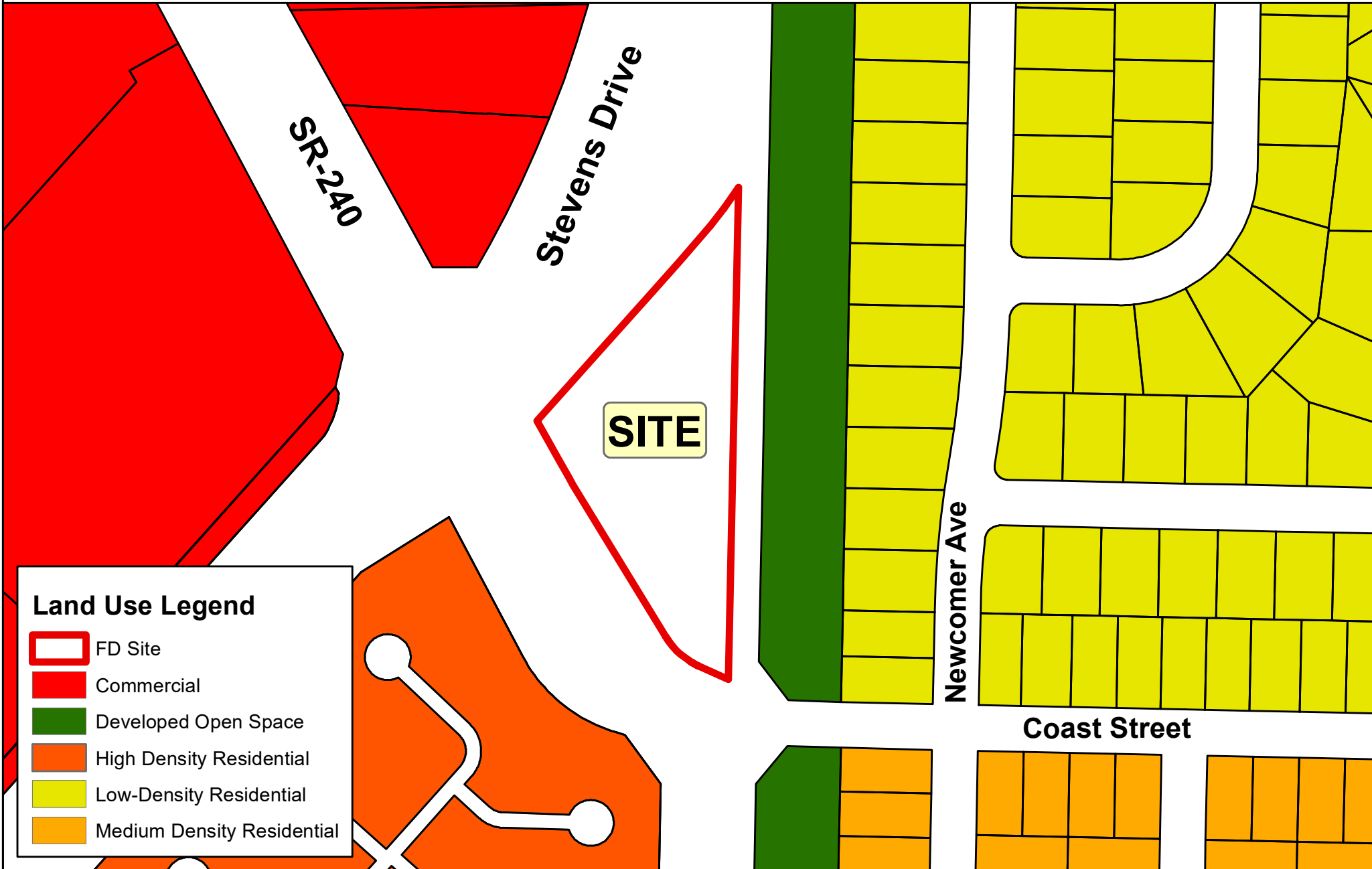
This application was reviewed by the Planning Division of the Community & Economic Development Department. Any comments or changes made by the Department are entered in the body of the checklist and contain initials of the reviewer.

Reviewer Signature Date







D. supplemental sheet for nonproject actions

Land Use Map

COR Fire Department



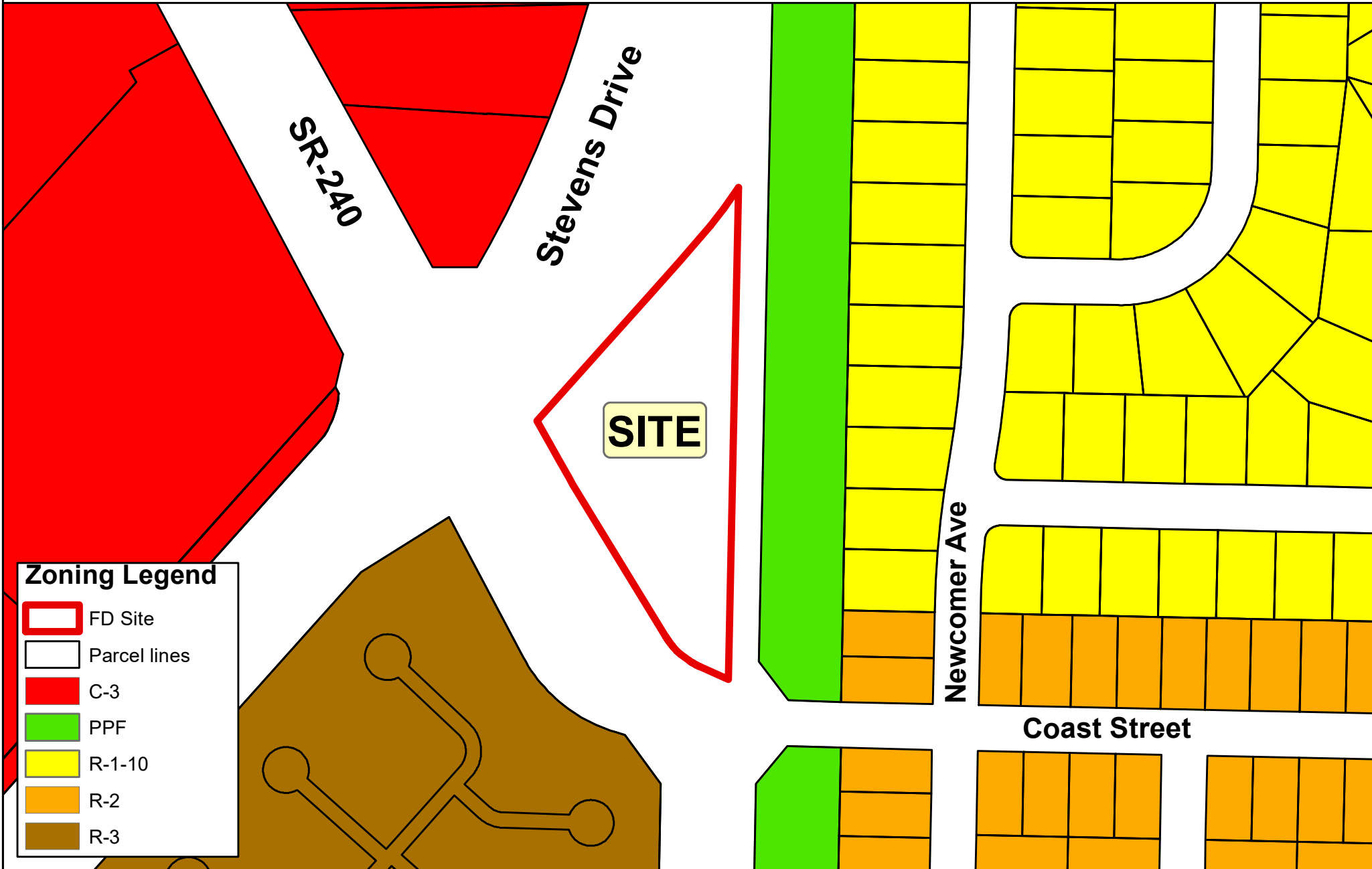
Land Use Legend

-  FD Site
-  Commercial
-  Developed Open Space
-  High Density Residential
-  Low-Density Residential
-  Medium Density Residential

Zoning Map

COR Fire Department

N



SR-240








Stevens Drive

SITE

Newcomer Ave

Coast Street

Zoning Legend

-  FD Site
-  Parcel lines
-  C-3
-  PPF
-  R-1-10
-  R-2
-  R-3