



## **NOTICE OF DECISION**

**PURSUANT TO RICHLAND MUNICIPAL CODE SECTION 19.60.080 NOTICE IS HEREBY GIVEN THAT THE CITY OF RICHLAND BOARD OF ADJUSTMENT, ON NOVEMBER 21, 2019, CONSIDERED THE VARIANCE APPLICATION FILED BY MORGAN NEAL, OWNER OF TRI-CITIES EQUESTRIAN CENTER, LOCATED AT 1530 HALL ROAD AND APPROVED THE REQUESTS (CITY FILE NO. AND BA2019-103) SUBJECT TO THE CONDITIONS LISTED BELOW:**

**DESCRIPTION OF ACTION:** After-the-fact construction of 12 horse pens with hay barns/sheds and 3-sided horse stall structures within 75' of the south and west property lines and to allow horse pasture areas within 35' of the south and west property lines.

**APPROVED.** The variance approval is subject to the following Findings of Fact and Conditions of Approval.

### **FINDINGS OF FACT**

1. Morgan Neal, owner of Tri-Cities Equestrian Center, LLC has applied for a Variance in order to authorize the after-the-fact establishment of 12 horse pens with 3-sided stalls and tack room/hay storage sheds within 75' of the west and south property lines at 1530 Hall Road, Richland, WA.
2. The subject property is located at 1530 Hall Road, Richland, WA and is described as Assessor's Parcel Number 104984000004000.
3. The subject property is approximately 7.9 acres in size and is trapezoidal in shape.
4. Richland Code Enforcement received a complaint regarding the Tri-Cities Equestrian Center on May 2, 2019.
5. On June 10, 2019, Planning Manager, Mike Stevens, met with the owner of the facility at the site to discuss the complaint and to determine what approvals, if any, were needed from the Planning Department.
6. The City informed Mr. Neal that a Special Use Permit would be necessary to continue to use the site as a public horse boarding facility.
7. The City decided to "grandfather" the 14 horse stall structures and pens (and one shed) that were in existence along the northern property line in 2004, as the 75 foot building setback and 35 foot setback for any corrals, exercise yards/rings requirements were adopted in 2005.
8. Pursuant to RMC 19.20.040, Joint public hearings, the City has determined that the Board of Adjustment is the authorized review body for Variance review proceedings.
9. The site is zoned Agriculture by the City's official zoning map and is designated as Agricultural by the City's Comprehensive Plan.

10. The site is not located within the jurisdiction of the City's Shoreline Master Program and does not contain any critical areas regulated by RMC 22.10.
11. All public notification requirements were met.
12. No comments from public agencies were received.
13. Two (2) public comments from citizens were received.
14. The applicant received Special Use Permit approval from the City of Richland for the use of the site as a horse boarding facility on September 19, 2019.
15. The requirement for the granting of a variance are set forth in Richland Municipal Code (RMC) Sections 23.70.110, Applications and 23.70.140, Findings

**CONDITIONS OF APPROVAL:**

1. Any/all future development upon the subject property, including the construction of additional 3-sided horse stalls, hay barn/tack sheds or other structures, shall receive permit approval from the City of Richland PRIOR to being constructed.
2. For emergency vehicle access and maneuvering, an unobstructed driving aisle no less than 26 feet in width shall be provided from the entrance (NW property corner) across the center of the site and to the southern property line.

**DATE OF DECISION:** November 22, 2019  
**PROJECT LOCATION:** 1530 Hall Road

**APPEAL PROCEDURES:** Appeals of the Variance may be made to Benton County Superior Court by any party of record. Said appeals shall be in accordance with the provisions of Richland Municipal Code (RMC) Sections 19.70.040, 19.70.060 and Revised Code of Washington (RCW) 36.70C. An appeal of the Variance must be filed within 21 days of date of issuance of this notice. This notice is issued as of November 22, 2019.



Mike Stevens  
Planning Manager

November 22, 2019  
Date