

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION  
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Sienna Hills - Preliminary Plat

LOCATION: South of the intersection of Queensgate Drive and Legacy Lane

APPLICANT: Richland Properties LLC/Sienna Hills Development, LLC  
c/o Greg Johnson

FILE NO.: S2019-101

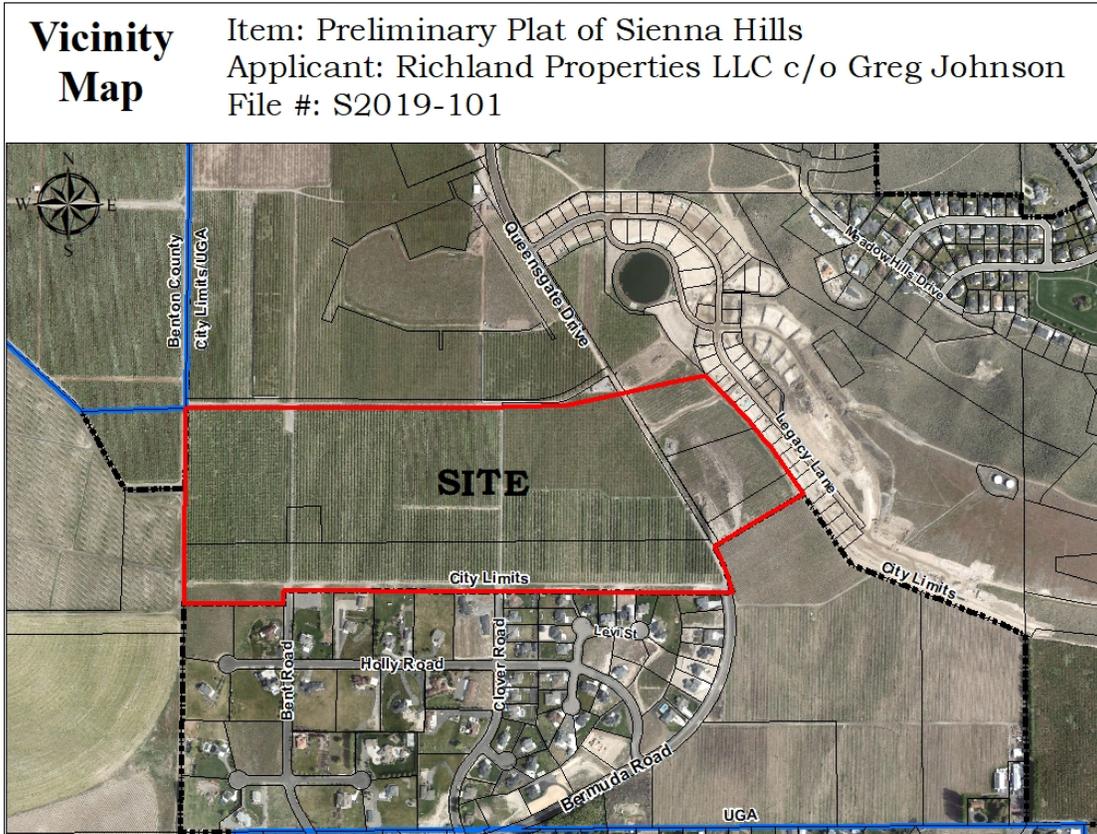
DESCRIPTION: Request to divide 99.15 acres into 285 single family residential lots and twelve (12) Tracts.

PROJECT TYPE: Type III Preliminary Plat

HEARING DATE: December 9, 2019

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED ACTION: Approval subject to completion of proposed conditions



**Figure 1 - Vicinity Map**

**DESCRIPTION OF PROPOSAL**

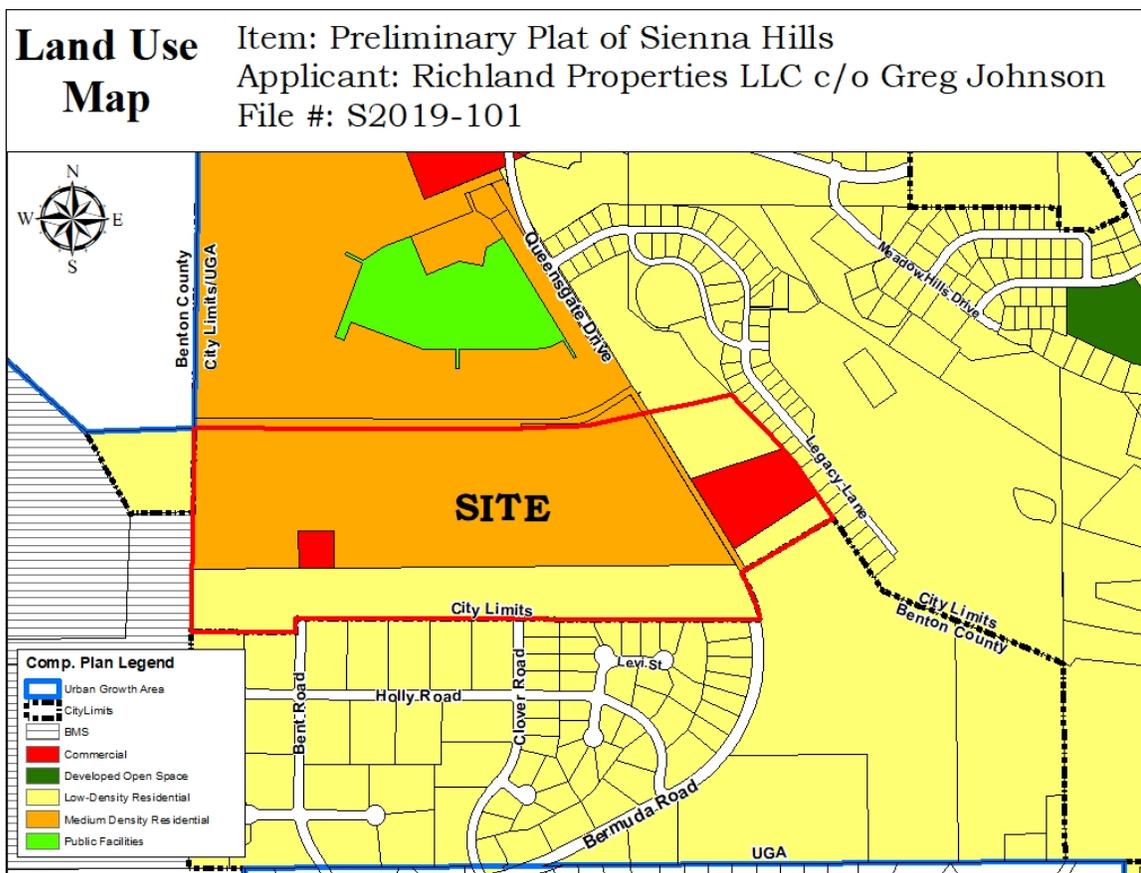
Greg Johnson has filed a preliminary plat application to divide approximately 99 acres into two-hundred seventy seven (277) residential lots, eight (8) commercial lots and twelve (12) tracts, known as the plat of Sienna Hills. The site is comprised of a single parcel spanning approximately 3,900 feet (0.74 miles) in the east/west orientation. Planned access points into the plat include an extension of Queensgate Drive (also named Bermuda Rd) from the north, connections to Bent Road and Clover Road (County Roads) along the south boundary of the site, and a segment of Gage Blvd along the east site boundary. The preliminary plat survey is included herein as Exhibit 2.

The interior road system will consist of 54-foot-wide interior roadways, a 60-foot-wide segment of Queensgate Drive and an 80-foot-wide isolated segment of Gage Blvd. The plat proposes four (4) tracts designated for open space, three (3) stormwater management tracts, three (3) commercial tracts for future platting/development and two (2) tracts securing Badger Mountain Irrigation District (BMID) infrastructure. (Refer to the attached preliminary plat map, Exhibit 2).

The eight (8) C-LB-zoned lots lying between Bent Road and “E Street” are planned to be the subject of a future Comprehensive Plan amendment and rezoning with the

ultimate goal of establishing single-family residential development. Under the current C-LB zoning the three “commercial” tracts lying east of Bermuda/Queensgate, totaling 4.5 acres in area, may be developed with multi-family residential buildings and/or commercial offices.

Underlying the proposed plat is a complex arrangement of irrigation and electrical power easements protecting existing infrastructure. The developer plans to relocate some of said utility infrastructure, while leaving other utilities in-place and operational. Generally, electrical power lines will be relocated and easements vacated due to their interference with buildable areas on proposed lots and due to the relative ease of transitioning overhead lines to underground facilities placed in locations which are more desirable to the developer.



**Figure 2 – Comprehensive Plan Map**

### COMPREHENSIVE PLAN

Richland’s Comprehensive Plan assigns four (4) different land use designations to the site: low-density residential (32.36 acres), medium-density residential (58.96 acres), commercial (7.83 acres) and open-space (acreage unknown and not shown in Figure 2, refer to *rezone staff report Z2019-106*). The low-density residential designation allows for a residential density range of between 0 – 5 dwelling units per acre, equating to an average allowable residential density of 3.5 units per acre. The

medium-density residential designation allows for an average allowable residential density of 8 units per acre.

Sienna Hills proposes a gross residential density of 2.9 units/acre or a net density of 4.7 units/acre exclusive of public rights-of-way, tracts and the C-LB lots lying east of Bermuda/Queensgate. Both density calculations fall within the allowance of the low-density residential land use designation.

### GOALS & POLICIES

Land Use Goal #4 in the plan addresses residential development. It states:

*The city will establish a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.*

**Policy 1** – The City will provide a balanced distribution of residential uses and densities throughout the urban growth area.

**Policy 2** – The City will encourage residential densification through its land use regulations.

**Policy 3** – The City will encourage innovative and non-traditional residential development through expanded use of planned unit developments, density bonuses and multi-use developments.

**Policy 4** – The City will encourage conservation of lands identified as “Recreation Resource Conservation Areas” in the City’s Parks, Recreation Facilities and Open Space Master Plan, by allowing developers to increase densities on adjacent lands. Such projects should occur as Planned Unit Developments.

The City’s Transportation element of its comprehensive plan includes the following policy statements:

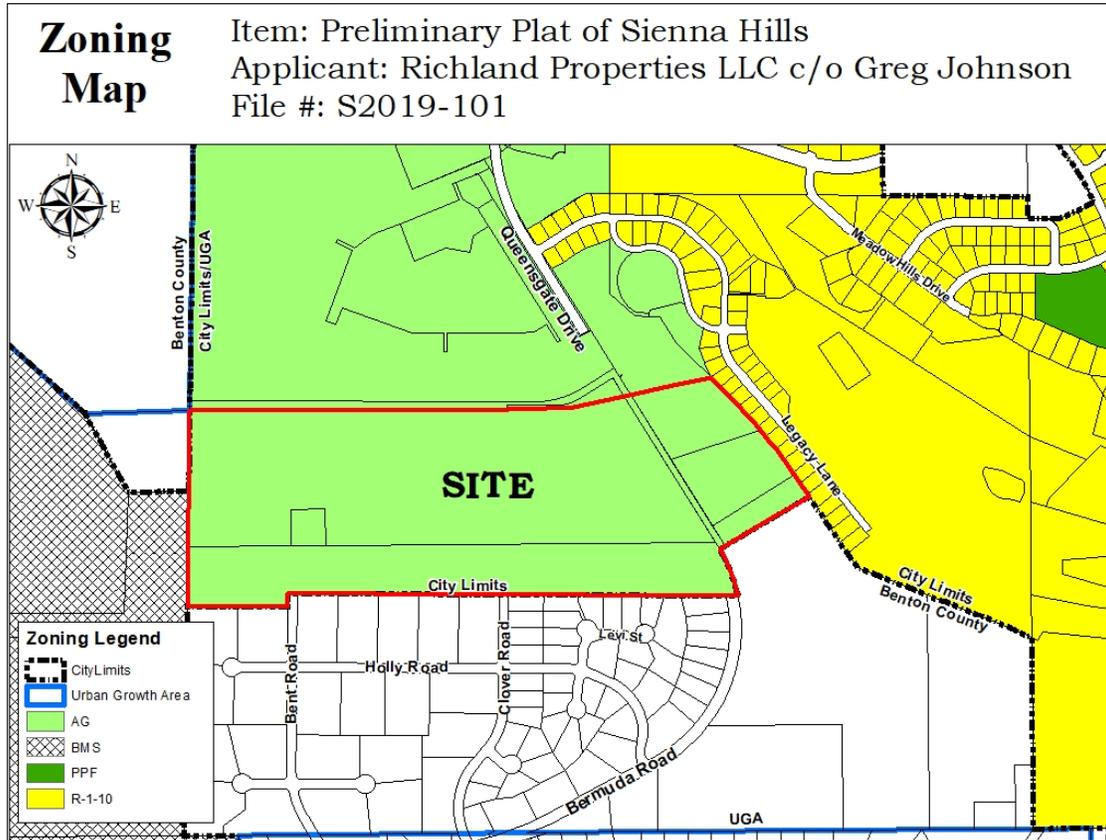
**Policy 1:** The City will reserve property for needed rights-of-way as quickly as possible by requiring dedication of right-of-way as a condition for development.

**Policy 2:** The City will only consider land use changes (such as planned unit development, master planned projects, rezones and plats) when existing and proposed transportation needs are adequately met.

**Policy 3:** The City will route major and secondary arterials around, rather than through, neighborhoods and communities so as to minimize traffic impacts on residential neighborhoods.

- a. New residential collector street corridors should be designed and constructed through areas that are not already developed with single family housing.
- b. Existing local residential streets should not be converted into collector street routes. In instances where existing streets must be converted to collector roads, these streets shall be brought up to the minimum design standards for collector roads.
- c. In those cases where collector street corridors must be built in close proximity to existing residential neighborhoods, the collector street must be designed in such a way as to minimize the impact to adjoining residents through the use of landscape buffers, sound barriers or similar measures.

- d. In order for arterial collector streets to function effectively, access restrictions shall be imposed on new arterial collector streets. Such access restrictions shall not prevent commercial businesses from accessing directly onto an arterial collector street. Further, residential access may be allowed in specific instances where such access can be demonstrated to have no negative impacts on traffic safety, road function and/or circulation.



**Figure 3 – Zoning Map**

### ZONING

This preliminary plat application is being processed concurrently with a rezone application (Z2019-106). Briefly, the entire site is zoned Agriculture (AG) which the owner has requested be converted to R-1-10 (Single-Family Residential), R-2 (Medium-Density Residential) and C-LB (Limited Business) pursuant to the adopted Comprehensive Plan land use map.

The R-1-10 zone imposes an 8,000 square foot minimum lot size with a requirement for a 10,000 square foot average lot size (4.3 units/acre).

The R-2 zone imposes a 6,000 square foot minimum lot size requirement for single-family homes and a 10,000 square foot minimum lot size requirement for duplex homes.

C-LB zoning allows for high-density residential development at a maximum rate of 1 dwelling unit per 1,500 square feet of land area with a minimum of 3-units. This zone also permits a variety of office uses but restricts retail uses. For more detail on the topic of zoning, refer to staff report (Z2019-106).

Land Uses and Dimensional Standards

The following **R-1-10** standards apply to the proposed plat:

Uses Permitted:	Single Family Homes (detached)
Minimum lot size:	8,000 square feet
Front yard setback:	20 feet minimum
Side yard setback:	10 feet minimum
Rear yard setback:	25 feet minimum
Maximum building height:	30 feet

The following **R-2** standards apply to the proposed plat:

Uses Permitted:	Single Family Homes & Duplexes
Minimum lot size:	
SFD's	6,000 square feet
Duplexes	10,000 square feet
Front yard setback:	20 feet minimum
Side yard setback:	6 feet minimum
Rear yard setback:	25 feet minimum
Maximum building height:	30 feet

The following **C-LB** (residential) standards apply to the proposed plat:

Uses Permitted:	Apartments (3 or more units)*
Maximum density:	1 unit/1,500 square feet of land
Front yard setback:	20 feet minimum
Side yard setback:	Site specific (see RMC 23.22.040)
Rear yard setback:	Site specific (see RMC 23.22.040)
Maximum building height:	55 feet

\*note: C-LB zoning also permits a variety of office land uses [RMC23.22.030]

SITE DESCRIPTION & ADJACENT LAND USES

The subject site is a 99-acre parcel lying west of the draw connecting Badger Mountain and Little Badger Mountain. Since the early 1980's this irregular trapezoidal site has been used for agricultural production. The fruit orchard on-site was torn-out recently in preparation for the land sale. Topography of the site can be described as gently sloping downward to the south/southwest with a series of shallow north-south-oriented draws. The projected alignment of Queensgate Drive/Bermuda Road, an arterial collector roadway, cuts-through the easterly third of the site. The USDA online soils map indicates on-site soils are primarily composed of Warden very fine sandy loam and Hezel loamy fine sand. The geotechnical report by PBS Engineering (Exhibit 18) submitted with the plat application, describes on-site soils as sandy silt to silt with sand together with sand with silt and gravel and cobbles. Photographic images of the site and some of the surrounding area are provided in Exhibit 3.

Land north of the Sienna Hills site currently remains in fruit production and is owned by the original sellers of the Sienna Hills land. Within this irregularly-shaped orchard lies another highly-irregular parcel owned by the Richland School District.

The south boundary of the site is bordered by the Richland City limits line and a residential neighborhood lying within unincorporated Benton County. Said neighborhood contains a couple of single family residential subdivisions; they are, phases 1, 2 & 3 of the plat of Hidden Hills and the plat of Badger Mountain Plateau. Hidden Hills (lying to the east) is divided into roughly half-acre parcels. Badger Mountain Plateau (lying to the west) contains approximately 2 to 2.5-acre parcels. These homes rely on in-ground septic systems for effluent management.

The east site boundary lies adjacent to the rear lot line of eleven (11) residential parcels belonging to the recently approved plat of Westcliffe Heights. Each of those home sites have a 25-foot minimum rear setback.

The west line of the Sienna Hills site is partially bound by the city limits line along the northern portion (approx. 500 LF). The south 725 linear feet (LF) of the west parcel line serves to connect the Badger Mountain South Master Planned Community (west) to the bulk of south Richland to the east. All land immediately west of the Sienna Hills site is largely undeveloped and is being used for agricultural (fruit) production.

#### CRITERIA FOR PRELIMINARY PLAT APPROVAL

Section 24.12.053 of the RMC sets forth the criteria that must be met before a preliminary plat application can be approved; it states:

*The hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by written findings that:*

- A. The preliminary plat conforms to the requirements of this title;*
- B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;*
- C. The public use and interest will be served by the platting of such subdivision and dedication; and*
- D. The application is consistent with the requirements of RMC 19.60.095*

RMC Section 24.12.050 designates the Hearing Examiner as the hearing body responsible for conducting the review of preliminary plat applications.

### PUBLIC NOTICE

Application Date:	October 8, 2019
Notice of Hearing Mailed:	October 30, 2019
Notice of Hearing Posted:	October 31, 2019
Notice of Hearing Published:	November 10, 2019
Public Hearing:	December 9, 2019

A combined notice of application and SEPA determination was provided by mailing notices to property owners within 300 feet. Public hearing notices were distributed through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 4.

### UTILITY AVAILABILITY

Much of the utility infrastructure available to serve this plat was installed as part of the neighboring plat to the east (Westcliffe Heights) which developed an extension of the Queensgate Drive right-of-way. Along with the southerly extension of Queensgate Drive came the extension of municipal sewer, water and electrical power (all underground). More detail about each service is provided below.

#### Sewer

The nearest sewer main available to serve Sienna Hills is located within the Queensgate right-of-way approximately 1,420 feet north of the subject plat site. The eight (8) inch sewer line was not extended to the end of the Queensgate right-of-way partly due to the fact that it does not serve Westcliffe Heights. Instead, sewage from Westcliffe Heights drains down the north slope of Little Badger Mountain. Said sewer main will need to be extended into the Sienna Hills site to provide service.

#### Water

A ten (10) inch water main was extended into the Sienna Hills site within the Queensgate Drive right-of-way and along the projected alignment of Queensgate Drive. This water main is available and is of adequate capacity to serve the Sienna Hills residential subdivision.

#### Electrical Power

Richland Energy Services (RES), a municipal public utility district, will service development on the Sienna Hills site. The site is currently crossed by power lines belonging to both RES and Benton PUD. A power line currently spans the entire north boundary of the plat site. Another power line extends from Clover Road to the north boundary of the site. These lines are in-place and cumulatively are of adequate capacity to serve the additional load demand created by the Sienna Hills subdivision. A tentative electrical power distribution schematic drawn by RES staff (Exhibit 10) indicates power will generally originate in the Queensgate/Bermuda Rd corridor; extending to the east and to the west to service proposed lots.

### TRANSPORTATION

Access into the plat will be achieved by connecting internal proposed roads to the following rights-of-way: Bermuda Road (County) from the south, Queensgate Drive (City) from the north, Clover Road and Bent Road (County) from the south. The primary access point will come from Queensgate Drive by way of an off-site extension of the arterial collector roadway from the north. The necessary off-site portion of Queensgate Drive will have to be constructed to the rural development standard prior to completing the first phase of Sienna Hills.

Additionally, an isolated segment of Gage Blvd occupying the west site boundary will be fully developed within the plat boundary. Although the road network interior to the plat will connect to this segment of Gage Blvd via "A" Street, Gage Blvd will dead-end on both ends (north and south) until adjacent lands are developed. The roughly determined alignment of Gage Blvd. is illustrated in the Comprehensive Plan transportation map T-11 (Exhibit 5). That alignment of Gage Blvd. has since been adjusted by Public Works to enter the west edge of the Sienna Hills plat boundary.

In regard to the level-of-service (LOS), pursuant to Sections 12.03.170 and 12.03.180 [RMC] this development proposal as submitted is in general conformance with the assumptions made for land use and scale/density. Through collection of impact fees, the project will comply with concurrency requirements of the Municipal Code.

To date, a traffic study/transportation analysis has not been prepared for the project. On page 10 of the SEPA checklist (Exhibit 6) PBS Engineering indicates that according to the ITE Trip Generation Manual the plat will generate approximately 2,850 vehicle trips per day at full build-out. However, the Benton County Public Works Department is requesting "an engineered traffic impact analysis relating to all roads and intersections within the county impacted by the development". Accordingly, City staff has entered condition(s) requiring a traffic impact analysis be provided concurrent with submittal of construction plans.

### SEPA

A SEPA checklist (Exhibit 6) addressing potential impacts of the proposed subdivision was included in the preliminary plat application. On December 2, 2019 staff issued a Determination of Non-Significance (DNS) (Exhibit 7) using the optional DNS process available under the provisions of WAC 197-11-355 whereby the SEPA comment period closes concurrent with close of the public hearing.

One comment submitted by the WA Dept. of Ecology (Exhibit 8) specifically responds to the SEPA notification (EA2019-132) requesting a soils (chemical contaminant) report. Such a report was submitted with the plat application and is included by reference as Exhibit 14. Another comment from adjacent residents (Exhibit 9) calls into question the information provided by the applicant in several sections of the SEPA checklist. Comments requesting additional analyses can be required using SEPA.

## AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments were received from: Benton County Public Works Department, Benton Franklin Health District, Kennewick Irrigation District, WSDOT, the Confederated Tribes of the Umatilla Indian Reservation and AHBL Engineering. The City of Richland Energy Services and Public Works Departments also provided respective comments. All comments received from other agencies in response to project advertisement are provided herein as Exhibit 8. Comments from Richland Energy Services and from the city Public Works/Engineering Department are entered directly into the set of recommended approval conditions listed at the end of this report.

Below, staff offers cursory summaries of comments provided by each agency together with some responses by city staff:

- County Public Works Department

The County Public Works Department is requesting an engineered traffic impact analysis relating to all roads and intersections within the county impacted by the development. They also request a stormwater analysis which duplicates the request from the Health District.

*Staff comment: Staff recommends entering conditions of approval requiring both a traffic analysis and a stormwater/hydrogeological study be submitted as part of the right-of-way construction review plans.*

- Benton Franklin Health District

The Health District takes issue with the proposed location of stormwater retention ponds citing a requirement for 100-foot separation from existing septic systems. Another of their comments eludes to the District's want for a hydrogeological study to investigate the impact(s) of increased groundwater flows.

*Staff comment: Staff finds that pursuant to the Minimum Horizontal Separation table contained in WAC 246-272A-0210 (Exhibit 11), a 30-foot minimum separation distance is required between stormwater ponds and components of any nearby septic systems.*

- Kennewick Irrigation District (KID)

KID comments that stormwater systems should be sized to accommodate 100-year storm events at minimum.

*Staff comment: Acknowledged. This and all other comments have been provided to the applicant.*

- Washington State Department of Transportation (WSDOT)

As with all recent plats within the Badger Mountain Sub-Area, WSDOT expresses concern over the cumulative traffic impacts on the I-82/Dallas Road freeway interchange. WSDOT is also concerned about funding any needed revisions to the interchange as they did not integrate an impact fee into the BMS Master Agreement/FEIS.

*Staff comment: In accord with the South Richland Collector Street Financing Plan (RMC12.03) the City continues to collect traffic impact fees associated with development permits as required by the Plan. Impact fees will be used to make traffic control improvements as necessary. The Badger Mountain South Sub-Area Plan*

- Confederated Tribes of the Umatilla Indian Reservation (CTUIR)  
CTUIR recommends an archaeological survey in advance of ground-disturbing activities.

*Staff comment: Acknowledged. This and all other comments have been provided to the applicant.*

- Badger Mountain Irrigation District (BMID)  
BMID is aware of the plat and has no issues with development. BMID has been in contact with Jason Mattox throughout the planning. BMID is able to serve irrigation water to this plat. Their biggest concerns for the area of the development are as follow:
  1. The development is in the spillage zone in case of an overflow of our reservoir, so there needs to be planning for that.
  2. It encompasses the main BMID booster station which is a significant noise and light source this needs to be accounted for as well.
  3. Our main arterials for the south side of Badger Mountain and the district go through this property and need to have adequate easements.

*Staff comment: Based on details of the preliminary plat survey, it appears BMID's concerns are being properly addressed.*

- Washington State Department of Ecology (Ecology)  
Ecology recommends soil testing for lead, arsenic and organochlorine pesticides. Ecology advises the applicant about the need for NPDES Construction Stormwater General Permit requirements and for Stormwater Pollution Prevention Plan/Erosion Sediment Control Plan.

*Staff comment: The requested soils report was included in the application packet. The findings indicate the subject contaminates are not present above naturally occurring rates. Further, NPDES permitting is currently part of the Public Works permitting process.*

#### PUBLIC COMMENTS

At the time this report was prepared, the City received comments from three residents of adjoining properties to the south (Exhibit 9) primarily expressing concerns over the application of R-1-10 zoning and requesting the developer to install a block wall along the south boundary of the plat site. AHBL's comment requests the developer consider constructing an off-site regional-scale sewer pump station instead of the originally proposed on-site pump station.

### TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

[This section of staff reports was intended to discuss conditions, comments and requirements as set forth by the City Public Works Department. This section will be removed from future staff reports as the Technical Advisory Committee does not exist. Instead, all conditions, including those from Public Works, will be consolidated into the full list of recommended conditions integrated directly into the body of staff reports.]

### ANALYSIS

The criteria approval of a preliminary plat application (RMC 24.12.053) are reprinted here, with a summary of how the application complies with the standard:

*A. The preliminary plat conforms to the requirements of this title (RMC Title 24);*

- The City's subdivision regulations set forth specific requirements for the filing of an application, how notice of the application is to be provided and requires that the Hearing Examiner conduct a public hearing and make recommendation to the City Council. These steps have been followed to date.

*B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;*

- Sienna Hills will create three open-space tracts totaling 3.95-acres in area. Open-space Tract 1 is a 3.3-acre site indicated for development with: a clubhouse, off-street parking, swimming pool and a picnic area, by way of note #4 shown on Sheet 3 of Exhibit 2. Open-space Tract 2 (1,174 square feet) is a linear tract lying between two residential lots which appear to be intended to provide a shortcut from "B Street" to OS Tract 1. The creation of open-space Tract 3 (0.6-acres) appears to be driven by an irrigation easement encumbering development of the site; it will likely be treated with lawn alone.
- Crested Hills Park is a 5.8-acre neighborhood park located 2-miles east of the proposed plat site by way of vehicle travel.
- The larger 41.5-acre Badger Mountain Park is located 2-miles east of the proposed plat site by way of vehicle travel. Badger Mountain Park contains outdoor sports fields and courts able to serve recreational needs of the broader surrounding vicinity.
- Badger Mountain South, to the west, is planned to contain several other open space areas including parks and trails. Eventually a direct connection will be formed between Sienna Hills and the larger Badger Mountain South proper.
- In following with a swath of open-space designation shown on the land use map from the Badger Mountain South Sub-Area Plan, staff is recommending the plat contain a pedestrian trail along the south-side of "C Street" within the respective irrigation easement. Staff recommends the pedestrian trail originate in Open Space Tract 3 and extend to Bermuda Road. This

- pedestrian facility may remain in the easement but shall be noted to be maintained by homeowners on subsequent final plats. Said trail may also be secured by way of tract if the developer chooses.
- The planned extension of Queensgate Drive would provide access to the proposed subdivision. The plat will also establish connections to Bent Road and Clover Road. Streets located within the proposed plat will include curbs, gutters and sidewalks built in conformance with City right-of-way development standards.
  - An off-site and on-site extension of Queensgate Drive is part of the plat; thereby furthering construction of the arterial roadway network in the vicinity as identified in the Comprehensive Plan.
  - The site is not located along an existing bus route. The Ben Franklin Transit Authority provides bus service to the community presently provides service along Keene Road and Gage Blvd. approximately 3.5 miles to the east.
  - The plat would be served by City domestic water lines currently existing within the boundaries of the project site. Water lines have capacity to provide for the proposed project.
  - Sanitary sewer service will be extended to this project through the extension of Queensgate Drive.
  - The plat would be served by Richland Energy Services electrical power by way of service line extension available from several locations.
  - An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development.
  - Badger Mountain Irrigation District has provided comments related to utility infrastructure protection and grading (Exhibit 8).
  - In accordance with City development standards, storm water drainage would have to be retained and managed on-site. The proposed plat design includes three (3) tracts totaling 2.64-acres for storm water management.
  - Richland School District was given the opportunity to comment. Following their review of the proposed preliminary plat the District indicated they have no specific concerns or requirements relative to the plat. Two future schools are planned to be developed in Badger Mountain South to the west.

*C. The public use and interest will be served by the platting of such subdivision and dedication;*

- The proposed project is consistent with the Comprehensive Plan, both in terms of the proposed density of the plat and fulfilling road network expansion by adding a section of Queensgate Drive leading into the plat together with an isolated segment of Gage Blvd. The project is consistent with the City's zoning regulations, and would be consistent with development patterns in the surrounding neighborhood considering existing topographic constraints. Provision of additional housing units will contribute to meeting the housing demand experienced in the Tri-Cities thereby serving public interest and demand.

*D. The application is consistent with the requirements of RMC 19.60.095, which states:*

*No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:*

- 1) *The development application is consistent with the adopted Comprehensive Plan and meets the requirements and intent of the Richland Municipal Code.*
  - The proposal is generally consistent with the intent of the Comprehensive Plan and does meet requirements of the Municipal Code as outlined above.
- 2) *Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.*

Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicant filed an environmental checklist (Exhibit 6) for which the City issued and distributed a Determination of Non-Significance (Exhibit 7).

- 3) *The development application is beneficial to the public health, safety and welfare and is in the public interest.*

The project is consistent with the City's Comprehensive Plan and development regulations and it therefore would be considered beneficial to public health, safety and welfare and would be in the public interest. As mentioned above, staff is recommending several requirements in the form of conditions, aimed at ensuring the development does not generate any significant impacts which would be detrimental to the peaceful enjoyment of existing land uses in the surrounding vicinity.

- D. *The development does not lower the level of service of transportation facilities below the level of service D, as identified in the Comprehensive Plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.*

The project would add 277 new residential lots and eight (8) mixed-use lots to be accessed from newly constructed roadways and extensions of existing roads leading into the subdivision. A critical off-site section of Queensgate Drive has been secured by way of access easement (Exhibit 21) in preparation for extension to the plat site. This portion of Queensgate Drive will have to be constructed prior to applying for the first phase of Sienna Hills. Transportation connectivity would be achieved by making connections to Queensgate Drive, Clover Road and Bent Road, thereby furthering connectivity within the City's road network and between City and County roadways. Because the project is within the impact fee area, traffic studies are not required to prove level of service or identify mitigation. The fee becomes the mitigation; thereby fulfilling concurrency requirements.

*E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.*

The conditions of approval recommended for this project are a direct result of imposing City development standards as contained in City code and are directly related to the development proposal. Additional conditions have been included as a result of comments received by other agencies.

### FINDINGS AND CONCLUSIONS

Staff has completed its review the preliminary plat application for Sienna Hills (S2019-101) and recommends approval of the request subject to conformance with the conditions of approval included below based on the following findings:

#### **Findings of Fact:**

1. The Richland Comprehensive Plan partially designates the project site as suitable for low-density residential development with an allowable density range of 0 to 5 units per acre.
2. The Richland Comprehensive Plan partially designates the project site as suitable for medium-density residential development with an allowable density range of 5.1 to 10 units per acre.
3. R-1-10 (Single-Family Residential) zoning is applied to 32.36-acres of the site which permits residential densities of up to 5 units per acre.
4. R-2 (Medium-Density Residential) zoning is applied to 58.96-acres of the site which permits residential densities of up to 10 dwelling units per acre.
5. Sienna Hills proposes a net residential density of 3 units per acre based on the 91.32-acres of residentially (R-1-10 & R-2) zoned land(s) exclusive of rights-of-way.
6. The Richland Comprehensive Plan partially designates the project site as suitable for commercial development.
7. The proposed preliminary plat consists of 277 residential lots (averaging 9,667 square feet in area) representing a net density of 3 units per acre.
8. Queensgate Drive, including future extensions thereof, is classified as an arterial collector roadway in the City's Comprehensive Plan.
9. R-1-10 (Single-Family Residential) zoning is applied to 32.36-acres of the site which permits residential densities of up to 5 units per acre.
10. R-2 (Medium-Density Residential) zoning is applied to 58.96-acres of the site which permits residential densities of up to 10 dwelling units per acre.
11. Sienna Hills proposes a net residential density of 3 units per acre based on the 91.32-acres of residentially (R-1-10 & R-2) zoned land(s) exclusive of rights-of-way.
12. The Sienna Hills preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA).
13. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether appropriate

provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

14. The proposed preliminary plat provides for the extension of streets that are consistent with the surrounding street network, includes provisions for the extension of public domestic water, sewer, irrigation water and electrical power lines.
15. Improvements proposed to serve the preliminary plat are consistent with the City's development standards.
16. City standards call for the construction of a Secondary Emergency Access Road (SEVA) to serve any development that contains 16 or more homes served by a single access road. Sienna Hills does not propose such a configuration triggering the need for SEVA(s).
17. The City has wildland fire protection requirements that apply to homes built on or adjacent to steep slopes that would impact lots within the proposed plat. Sienna Hills does not propose such a configuration triggering the need for wildland fire protection requirements.
18. The Richland School District was invited to comment and expressed no concerns with the plat.
19. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in this report.
20. The applicant filed an environmental checklist along with their preliminary plat application as required under the State Environmental Policy Act.
21. After review of the checklist and application materials, staff issued a Mitigated Determination of Non-Significance on March 22, 2017 containing pertinent approval conditions which have been incorporated into this report.
22. The applicant submitted a geo-technical report.
23. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
24. The proposed project would add 203 single family lots that would have direct access onto roadways proposed in the plat.
25. Sienna Hills lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat is therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA). The developer of this proposed project shall receive "credits" for the construction of Gage Boulevard as allowed under the City's South Richland Collector Street Financing Plan.

**Conclusions of Law:**

1. The site lies outside of any designated critical areas and thus further environmental studies are not required.

2. The lots within the proposed subdivision are consistent with the provisions of the City's respective zoning regulations.
3. The proposed preliminary plat conforms to the density and type of land use envisioned in the land use and transportation elements of the adopted comprehensive plan.
4. Pursuant to RMC Chapters 22.09 and 22.10, the procedures required under the State Environmental Policy Act have been completed.
5. As conditioned, the proposed preliminary plat makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
6. Based on the above findings and conclusions, approval of the proposed preliminary plat of Sienna Hills, subject to the recommended conditions listed in this report, is warranted because the project conforms to the City's adopted comprehensive plan and zoning regulations; has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.

**Overall Conclusion:**

**Based on the above findings and conclusions, approval of the proposed preliminary plat of Sienna Hills subject to the recommended conditions listed in the Technical Advisory Committee Report is warranted because the project conforms to the City's adopted comprehensive plan and zoning regulations; has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.**

**RECOMMENDED CONDITIONS OF APPROVAL****Public Works****General Conditions:**

1. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in full size (and electronic) format. Electronic copies of the construction plans are required prior to the pre-con meeting along with the multiple sets of paper drawings. When construction of the public infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with

- the City's standard CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
  3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
  4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the approved plan submittal.
  5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for plat acceptance.
  6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.

7. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"=40'.
8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
9. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
10. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer.* The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.
11. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

12. Public improvement design shall follow the following general format:
  - A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
  - B. Water lines shall be aligned on the south and east side of street centerlines.
  - C. Sanitary sewer shall be aligned on the north and west side of street centerlines.
  - D. Storm sewer shall be aligned on the south and east side of street centerlines.
  - E. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
  - F. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.

- G. Watermains larger than 8-inches in diameter shall be ductile iron.
- H. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
- I. All watermains outside areas zoned R1 shall be ductile iron.
- J. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
- K. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC or C900 PVC. The entire main from manhole to manhole shall be the same material.
- L. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
- M. All utilities shall be extended to the adjacent property (properties) at the time of construction.
- N. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
- O. The minimum centerline radius for local streets shall be 100-feet.
- P. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
- Q. An overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
- R. A detailed grading plan shall be included in the submitted plan set.
- S. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
- T. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
- U. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
- V. All cul-de-sacs shall have a minimum radius of 48-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
- W. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
- X. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
- Y. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All

electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.

- Z. Construction plans shall reference all City of Richland standard details necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public.
  - AA. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
13. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
14. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA only).
  - B. 2% cross-slope, maximum.
  - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
  - D. Be 20-feet in width.
  - E. Have radii that are accommodating with those needed for City Fire apparatus.

Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

15. SURVEY MONUMENT DESTRUCTION:  
All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is*

*no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states “It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments.” (RCW 58.09.130).

- B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
- C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

***When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and file a permit with the DNR.***

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

#### Traffic & Streets:

- 16. The Sienna Hills preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA). The developer of this proposed project shall receive “credits” for construction of Gage Blvd. and Bermuda Road as allowed under the City’s South Richland Collector Street Financing Plan.
- 17. Bermuda Road shall be constructed full-width within the boundaries of the pre-plat in accordance with City standard detail ST-11 (Arterial Collector) at the same time that the first phase is constructed. The Bermuda improvements shall include curb, gutter and sidewalk on both sides. A ten-foot public utility easement shall be provided adjacent to its right-of-way on the face of the final plat. The portion of Bermuda that is to the north and is outside of the boundaries of the preliminary-plat shall be constructed as a rural road section, in accordance with City standard detail ST-15.

18. Gage Blvd. shall be constructed full-width in accordance with City standard detail ST-10 (Minor Arterial) at the same time that phase 5 is constructed, or concurrent with any phase that will result in a total number of single family lots greater than 250. The Gage improvements shall include curb, gutter and sidewalk on both sides. A ten-foot public utility easement shall be provided adjacent to its right-of-way on the face of the final plat.
19. Due to the hilly nature of the preliminary plat and the surrounding properties, Gage Blvd. outside of the preliminary-plat shall be conceptually designed to the north up to its intersection with Queensgate. Gage shall also be conceptually designed 500-feet southwest of the Sienna Hills pre-plat boundary. This conceptual design shall include both plan and profile design, including approximate boundaries of cut and fill areas using readily available topographic information.
20. The proposed street layout will create higher traffic volumes on Streets C, B and F; Bent Road and on Clover Road. In an effort to curtail speeds through the development, the following intersections will require traffic calming treatments (such as traffic circles)
  - a. C Street & Clover Road
  - b. C Street & Bent Road
  - c. B Street & F Street

The specific calming treatments will be determined by the Public Works Director in consultation with the designing engineer. Adequate right-of-way shall be designed for at these locations and provided on the final plats. Landscaping designs can be proposed for the interior of these traffic circles, but all landscaping shall be maintained by the developer or the future HOA.

21. The maximum centerline grade for the proposed Gage Blvd. and Bermuda Road shall be no more than 8%.
22. A note will be shown on the face of the future final plats stating that Gage Blvd. and Bermuda Road are both classified as "Collector streets". Subsequently, no driveways accessing single family lots will be allowed directly onto them.
23. The Badger Mountain Subarea Plan indicates a pedestrian trail is required through this preliminary plat. A widened 8-foot wide sidewalk shall be constructed at the following locations:
  - The west side of Gage Blvd. to the plat boundary
  - The west side of Bermuda Road to the plat boundary

- The south side of “C” Street from Bermuda Road to Bent Road, then the south side of “D” Street from Bent Road to “Storm Drain Tract 3”, then across Storm Drain Tract 3 to Gage Blvd.

These sections of sidewalk shall be constructed by the developer concurrent with the phase that constructs the corresponding section of roadway.

24. There appear to be multiple access easements crossing the proposed preliminary plat which will be displaced by single family lots. The developer of the preliminary plat shall reconcile all access issues with all parties named in the easements prior to issuance of a right-of-way construction permit.
25. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, HOA tracts, etc.).
26. Pedestrian ramps shall be designed to current City standard details and A.D.A. guidelines. Adequate Right-of-Way shall be provided at corners to allow for at least 1-foot of ROW behind pedestrian ramp landings. Crosswalks between pedestrian ramps shall be designed to City guidelines and A.D.A. guidelines. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profile shall be designed to accommodate this.
27. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
28. The proposed intersections onto Bermuda and Gage are acceptable for this project, but any proposed changes to them will be subject to approval by the Public Works Director.
29. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

30. The proposed preliminary plat is located within the Tapteal 4 water pressure zone. The closest Tapteal 4 water main is located in Bermuda Road to the north. It shall be the responsibility of the developer to extend a water main to this property to serve domestic water at the time of plat construction. This water main shall be sized as 12-inch diameter in accordance with the City's Water System Plan.
31. In accordance with the City's Water System Plan, a portion of the "Tapteal 4 Zone Connection" water main is designed to run through this plat. The future water mains in C street, D street from Bent Road to A Street, A Street and Gage Boulevard shall be 12-inch in diameter. The 12-inch water main in Gage Boulevard shall be installed in the full length of the street. This water main shall be extended to the property to the west of the proposed preliminary plat.
32. In accordance with municipal code, domestic water mains shall be extended to the adjoining properties adjacent to the preliminary plat, provided they are in the correct pressure zone.
33. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
34. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

35. There are two sanitary sewer mains available to serve this development. Both options require the construction of off-site infrastructure and a sewer pump station. Those two choices are as follows:
  - Design this subdivision to flow by gravity to a planned sewer pump station located to the west within the Badger Mountain South master planned development. The plan for this sewer pump station is included in the City's General Sewer Plan. Since this planned sewer pump station does not yet exist the developer of this project must construct it along with the necessary off-site piping and have it accepted by the City for service prior to completion of the first phase.
  - Design a sewer pump station located within this development that discharges to an existing sewer pipe in Queensgate Drive to the north. Based on a 2017 study of that pipe and this property's sewer service needs this sewer pump station and its piping shall be designed for a peak flow corresponding to at least 500 single family residences, plus the capacity required for the commercially zoned

property identified within this preliminary plat. This design criteria includes the undeveloped properties upslope of it. If this sewer pump station is equipped with pumps designed to support the full design capacity of this sewer basin, the developer shall complete off-site sewer system capacity improvements at the following two locations prior to completion of the first phase of development:

1. Meadow Hills Drive between City manhole numbers P-742 and P-759; and
2. Shockley Road between City manhole numbers P-729 and A-185.

The developer may defer these off-site sewer system capacity improvements until later in the development by initially installing smaller pumps designed to support no more than 200 single family residences. Prior to finalizing the phase of development that creates the 201<sup>st</sup> single family residence (or a combination of single family residences and commercial development creating sewer flows equivalent to 201 single family residences) the developer shall upgrade the pump stations pumps to support at least the design requirements of the entire area identified above, and shall also complete the off-site sewer system capacity improvements noted above.

In accordance with municipal code the developer will be eligible for a latecomer agreement in either scenario. This agreement will help to recover a portion of the costs from future users of the sewer pump station and any necessary oversized pipelines.

36. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure shall be provided as approved by the Public Works Director.
37. In accordance with municipal code, sanitary sewer shall be extended to the appropriate adjoining properties adjacent to the preliminary plat.

Ground Water:

38. A master grading plan completed by a licensed engineer shall be submitted along with the first submission of construction plans. The grading plan and accompanying geotechnical report shall make provisions for the existing neighboring land owners and address any impacts that the proposed grading and/or groundwater impacts will have on them. It shall also include a means for managing groundwater or subsurface springs if any are encountered during grading or construction.

Storm Water:

39. This project requires coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
40. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.
41. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.
42. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal.

43. If any existing storm drainage or ground water seepage drains onto the proposed project, said drainage shall be considered an existing condition and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
44. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 (“Easements-watercourses”).
45. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.
46. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 48 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not perk within 48 hours.
47. As per RMC chapter 24.20.070 and the City of Richland’s Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity. The storm drainage system for this development, both its conveyance and retention / infiltration components, shall be designed to effectively manage runoff from upstream properties that can be anticipated to convey stormwater onto this property because of a pre-development runoff condition, or as a result of flows discharged that are in excess of the design storm from the upstream property. Additionally, as this property is upslope of developed properties the stormwater system shall include provisions for possible discharge of runoff onto downslope properties from storms in excess of the design storm as described above. Those provisions may be required to include off-site downslope conveyance facilities and/or flowage easements allowing for the conveyance of stormwater to and across downslope properties.
48. The amount of post-development storm runoff from the proposed site shall not exceed the amount of pre-development runoff.
49. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat.
50. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with

- a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
51. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
  52. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.

Final Platting / Project Acceptance Requirements:

53. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat of the project.
54. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

55. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
56. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.
57. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
58. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.
59. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.
60. A one-foot "No access / screening easement" will be required along the Bermuda Road and Gage Blvd. Rights-of-Way where single family lots are adjacent. No single family driveways will be allowed directly onto either of those streets.
61. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
62. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
63. Any restricted parking areas shall be indicated on the final plats.

#### **Energy Services Condition**

64. Subsequent final plat surveys shall provide ten-foot (10') public utility easements adjacent to all lots and tracts adjoining public roadways.

#### **Planning Conditions**

65. Applicant shall work with Benton County Public Works to develop the scope of a Transportation Impact Analysis (TIA). The results of the TIA shall be provided to the City of Richland for review and concurrence. Mitigation measures agreed to be necessary by both the County and the City of Richland shall be considered as additional conditions of approval. The agreement of the mitigation measures shall occur in writing by both

- parties and shall be provided to the Planning Division for distribution, as necessary.
66. Based on known cultural resources on or near the work site, an archaeological monitor must be present for all ground disturbing activities. Consistent with guidance provided by the State's Department of Archaeology & Historic Preservation the monitor must be a professional archaeologist who meets the Secretary of the Interior's standards for prehistoric archaeology. This condition can be satisfied if the applicant uses the services of a qualified monitor from the Confederated Tribes of the Umatilla Indian Reservation ("CTUIR") to provide on-site observation of ground-disturbing work associated with this project and document any archaeological resources observed during such monitoring.
  67. An 8-foot-wide sidewalk shall extend from the southwest corner of the plat (SD Tract 3), along the south side of "C Street" connecting to Bermuda Road. The sidewalk shall extend from "C Street" through "SD Tract 3" and connect to the west property line of the parent parcel. Undeveloped areas on either side of said sidewalk shall be treated with live vegetation and/or decorative rock.

#### **Building Conditions**

68. Grading shall be permitted by the City and performed in accordance with the Geotechnical Engineering report by PBS and with Appendix J [IBC 2015]. Any specific geotechnical requirements regarding foundations and/or site slopes shall be noted on the plat along with reference to the geotechnical investigation report.
69. Site grading permitting shall be contingent upon a geotechnical report providing specific soil load-bearing capacities and lot-specific recommendations as necessary.
70. Street designations shall be as set forth in RMC 12.01.060. Prior to submitting for the final plat, please submit three (3) street name options for each the following street segments: A Street, B Street, C Street, D Street, E Street, F Street, G Street, H Street, J Street, K Street, and L Street.
71. Addressing brackets [ ] are needed on all lots and tracts in subsequent final plat submittals.
72. Prior to submitting for the final plat, provide which lots, if any, will allow construction of multi-family (duplex) dwellings. Addressing will be generated accordingly.

EXHIBIT LIST

1. Application
2. Preliminary Plat Map
3. Site Photos
4. Public Notice & Affidavits
5. Comprehensive Plan Transportation Map T-11
6. Environmental Checklist
7. Mitigated Determination of Non-Significance
8. Agency Comments
9. Public Comments
10. Electrical Service Schematic
11. WAC 246-272A-0210
12. Existing Easements

EXHIBITS INCLUDED BY REFERENCE

13. Title Report
14. PBS Soils Report
15. Water System Plan
16. Preliminary Plat Overall Plan
17. Preliminary Off-Site Gage Blvd Improvements
18. PBS Geotechnical Report
19. Traffic Plan
20. Sewer Basin Analysis
21. Street Plan and Profile
22. Queensgate Dedication Deed

# Exhibit 1



**City of Richland  
Development Services**

625 Swift Blvd. MS-35  
Richland, WA 99352  
☎ (509) 942-7794  
☎ (509) 942-7764

↳ 2019-101

## Preliminary Plat Application

**Note:** A Pre-Application meeting is required prior to submittal of an application.

<b>PROPERTY OWNER INFORMATION</b>		<input type="checkbox"/> Contact Person
Owner: Richland Properties LLC c/o Greg Johnson		
Address: 2463 E Gala Street, Suite 120, Meridian, ID 83642		
Phone: 208-888-9946	Email: greg@westparkco.com	
<b>APPLICANT/CONTRACTOR INFORMATION (if different)</b>		<input checked="" type="checkbox"/> Contact Person
Company: Sienna Hills Development, LLC	UBI#	
Contact: Taylor Merrill		
Address: 2463 E Gala Street, Suite 120, Meridian, ID 83642		
Phone: 208-870-3432	Email: taylor@westparkco.com	
<b>SURVEYOR INFORMATION</b>		
Contact: Alex Matarazzo, PBS Engineering and Environmental		
Address: 400 Bradley Boulevard; Suite 106, Richland WA 99352		
Phone: 509-942-1600	Email: alex.matarazzo@pbsusa.com	
<b>ENGINEER INFORMATION</b>		
Contact: Jason Mattox, PBS Engineering and Environmental		
Address: 400 Bradley Boulevard; Suite 106, Richland WA 99352		
Phone: 509-942-1600	Email: jason.mattox@pbsusa.com	
<b>PROJECT DESCRIPTION</b>		
Project proposes to subdivide 98+ acres into <sup>285</sup> <del>184</del> single family residential lots in accordance with City of Richland Zoning ordinances for R-1-10, R2, C-LB guidelines. <span style="float: right; color: red;">3E 10.30.6'</span>		
<b>PROPERTY INFORMATION</b>		
Parcel #: 134983000001005	Zoning: R-1-10, R-2, C-LB	
Legal Description: See attached title report		
Proposed Subdivision Name: Sienna Hills		
Gross Plat Acreage: 98.18 AC	Number of Lots: 285	Smallest Lot Size: 6,273 sf
Net Lot Area Acreage: 75.9 AC	Avg Lot Size: 9,667 sf	Largest Lot Size: 37,257 sf
Domestic Water Supply: <input checked="" type="checkbox"/> City <input type="checkbox"/> Private Well	Sewage Disposal: <input checked="" type="checkbox"/> City <input type="checkbox"/> Septic	
Irrigation Source: <input type="checkbox"/> City <input type="checkbox"/> Private Well <input type="checkbox"/> Columbia Irrig District <input type="checkbox"/> Kennewick Irrig District	x BMID	
SEPA Checklist Submitted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Title Report (Subdivision Guarantee) Submitted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**APPLICATION MUST INCLUDE**

1. Completed Application and Filing Fee
2. 6- Full Size Copies & the .pdf file
3. 1 – 11" x 17" copy of proposed survey
4. Title Report showing ownership, easements, restrictions and accurate legal description of the property involved
5. SEPA Checklist
6. Other information as determined by the Administrator

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

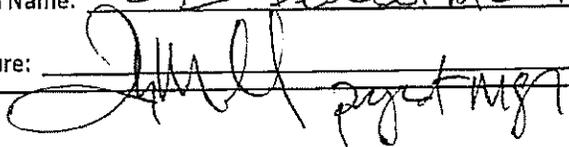
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

*Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.*

Applicant Printed Name: BE DEVELOPMENT, LLC

Applicant Signature:  Date Sept 6, 19

# SIENNA HILLS DEVELOPMENT

## PRELIMINARY PLAT

Exhibit 2

**SURVEY BENCHMARK:**

BRASS CAP AT THE INTERSECTION OF GALA WAY AND SICILY LANE, CITY OF RICHLAND NAVD88 ELEVATION FOR THIS MONUMENT IS 699.05  
ALTERNATE BENCHMARK IS A 5/8" IRON ROD IN PIPE AT THE NORTHWEST CORNER OF SECTION 34, ELEVATION FOR THIS MONUMENT IS 1072.36.

**BASIS OF BEARINGS:**

NAD83 WASHINGTON STATE SOUTH ZONE GRID BEARING OF S89°09'47"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, AS MEASURED BETWEEN EXISTING MONUMENTS.

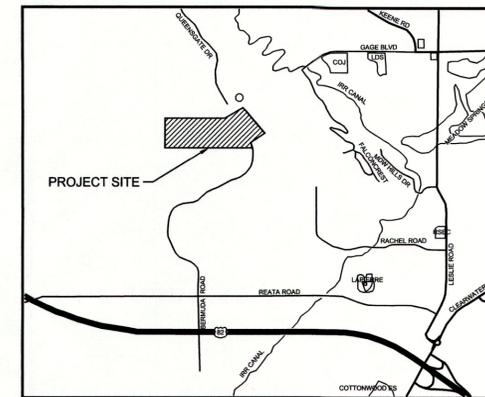
LOCATED IN SECTION 34 TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.  
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

**OWNER:**  
RICHLAND PROPERTIES, LLC  
C/O: GREG JOHNSON  
2436 E. GALA ST. STE. 120  
MERIDIAN, ID 83642  
208-888-9946

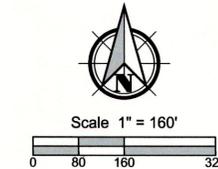
**SURVEYOR:**  
PBS ENGINEERING AND ENVIRONMENTAL  
CONTACT: ALEX MATARAZZO, PLS  
400 BRADLEY BLVD, SUITE 106  
RICHLAND, WA 99352  
(509) 942-1600

**NOTES:**

- QUEENSGATE DRIVE IMPROVEMENTS SHALL BE MADE FROM APPROXIMATELY 1050' TO THE NORTH OF PROPERTY AT THE INTERSECTION OF LEGACY LANE FROM WESTCLIFFE INTO THE PLAT.
- ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ABUTTING STREET RIGHT-OF-WAYS.
- SANITARY SEWER PUMP STATION WILL BE INSTALLED AS PART OF PHASE 1 IMPROVEMENTS.



VICINITY MAP  
NOT TO SCALE



LAND USE TABLE	
PRE-PLATTED SITE AREA:	99.15 ACRES
C-LB COMMERCIAL ZONED AREA:	7.83 ACRES
R-2 RESIDENTIAL ZONED AREA:	58.96 ACRES
R-1-10 RESIDENTIAL ZONED AREA:	32.36 ACRES
TOTAL SINGLE FAMILY RESIDENTIAL ZONED AREA:	91.32 ACRES
RIGHT OF WAY DEDICATION:	23.25 ACRES
RECREATIONAL OPEN SPACE DEDICATION:	3.95 ACRES
STORM TRACT DEDICATION:	2.40 ACRES
UTILITY TRACT DEDICATION (BMID):	0.84 ACRES
SINGLE FAMILY RESIDENTIAL LOT COUNT:	285 LOTS
MINIMUM LOT AREA:	6,273 SF
MAXIMUM LOT AREA:	37,257 SF
AVERAGE LOT AREA:	9,667 SF

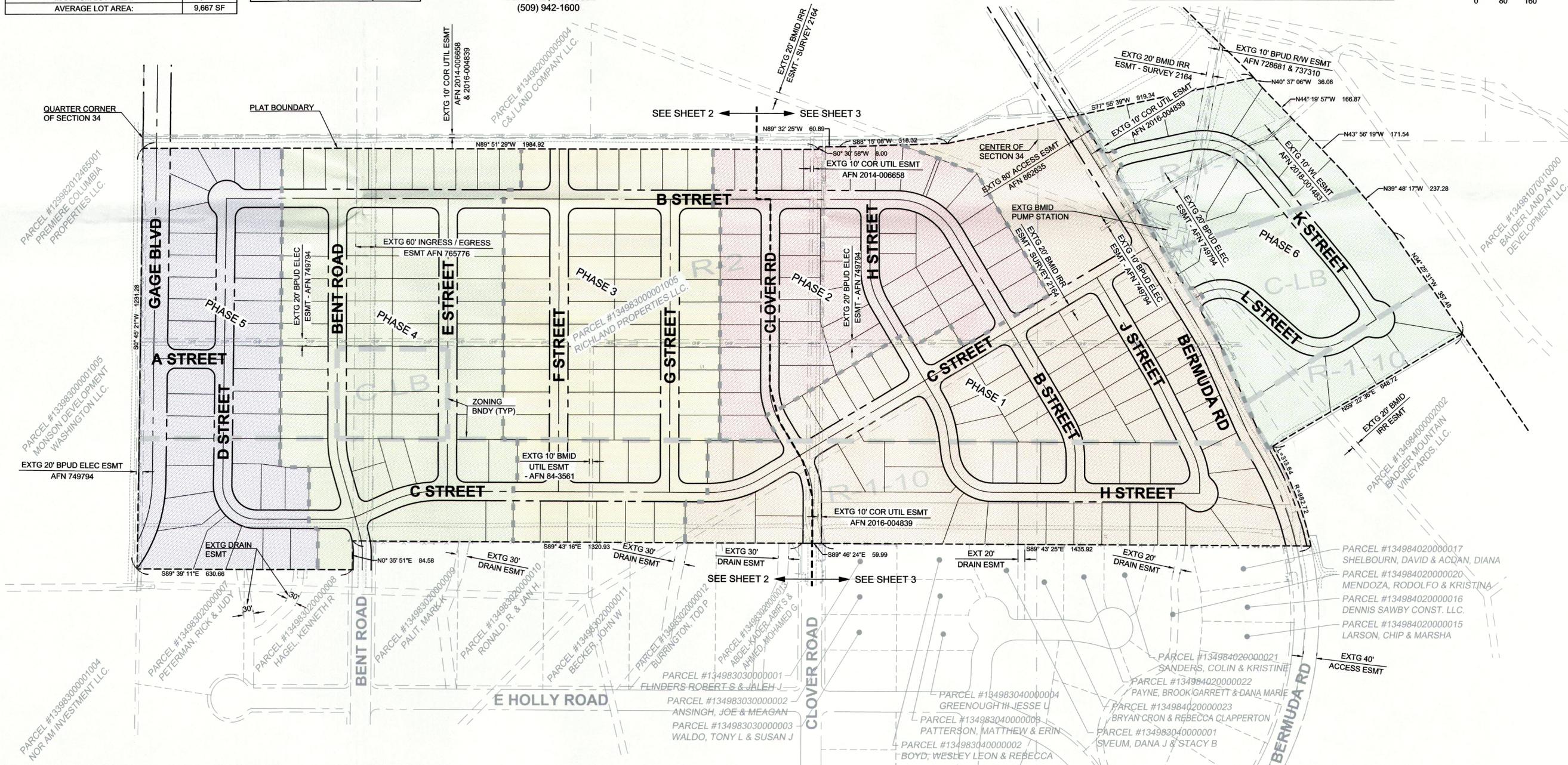
RESIDENTIAL LOT COUNTS BY PHASE		
PHASE #	R/W AREA (IN ACRES)	LOT COUNT
1	7.27	65
2	2.51	50
3	3.63	58
4	3.75	61
5	4.01	35
6	2.08	16

**DEVELOPER:**  
SIENNA HILLS DEVELOPMENT, LLC  
TAYLOR MERRILL  
2463 E. GALA ST. STE. 120  
MERIDIAN, ID 83642  
208-870-3432  
TAYLOR@WESTPARKCO.COM

**ZONING CLASSIFICATIONS:**  
MEDIUM DENSITY RESIDENTIAL (R-2)  
SF RESIDENTIAL DISTRICT 10,000 (R-1-10)  
COMMERCIAL - LIMITED BUSINESS (C-LB)

**ENGINEER:**  
PBS ENGINEERING AND ENVIRONMENTAL  
CONTACT: JASON MATTOX, PE  
400 BRADLEY BLVD, SUITE 106  
RICHLAND, WA 99352  
(509) 942-1600

SHEET INDEX	
1.	PRELIMINARY SHEET OVERALL PLAN
2.	PRELIMINARY PLAT WEST PARTIAL PLAN
3.	PRELIMINARY PLAT EAST PARTIAL PLAN



File: L:\Projects\66150000\Civil\CAD\Working\Sheets\PrePlat\66150000\_Prelplat\_C01.dwg  
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 CAD Plot Date/Time: 10/6/2019 9:06:59 AM  
 Layout Tab: 66150000\_Prelplat\_C01

PRELIMINARY PLAT OVERALL PLAN FOR:

# SIENNA HILLS DEVELOPMENT

A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



Know what's below.  
Call before you dig.



DESIGNED:	MER
CHECKED:	JLM
OCT 2019	66150.000
SHEET ID	

Full Size Sheet Format Is 22x34; If Printed Size Is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate.

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PARCEL #13398302012465001  
PREMIERE COLUMBIA PROPERTIES  
LLC.

PARCEL #13398300001005  
MONSON DEVELOPMENT  
WASHINGTON LLC.

PARCEL #13398300001004  
NOR AM INVESTMENT LLC.

PARCEL #134983020000007  
PETERMAN, RICK & JUDY

PARCEL #134983020000008  
HAGEL, KENNETH R

PARCEL #134983020000009  
PALIT, MARK K

PARCEL #134983020000010  
RONALD, R. & JAN H.

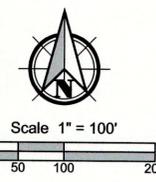
PARCEL #134983020000011  
BECKER, JOHN W

PARCEL #134983020000012  
BURREINGTON, TOD P

PARCEL #134983020000013  
ABDEL-KADER, ABIR S & AHMED,  
MOHAMED G

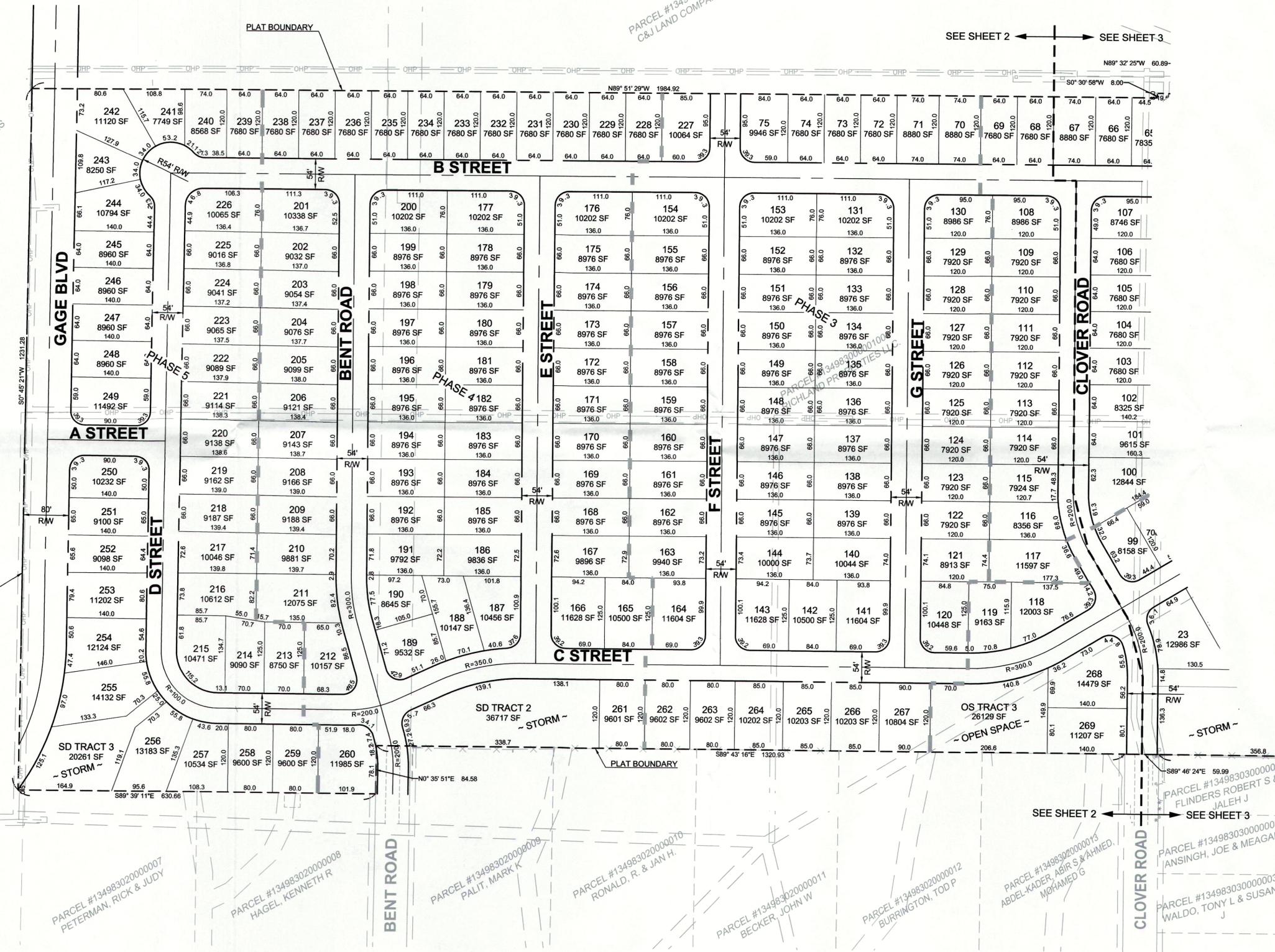
PARCEL #134983030000002  
ANSINGH, JOE & MEAGAN  
PARCEL #134983030000003  
WALDO, TONY L & SUSAN

PARCEL #134983000005004  
C&J LAND COMPANY LLC.



**GENERAL NOTES:**

1. QUEENSGATE DRIVE IMPROVEMENTS SHALL BE MADE FROM APPROXIMATELY 1050' TO THE NORTH OF PROPERTY AT THE INTERSECTION OF LEGACY LANE FROM WESTCLIFFE INTO THE PLAT.
2. ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ABUTTING STREET RIGHT-OF-WAY.
3. SANITARY SEWER PUMP STATION WILL BE INSTALLED AS PART OF PHASE 1 IMPROVEMENTS.



PRELIMINARY PLAT WEST PARTIAL PLAN FOR:

# SIENNA HILLS DEVELOPMENT

A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



DESIGNED:  
MER

CHECKED:  
JLM

OCT 2019  
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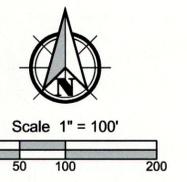
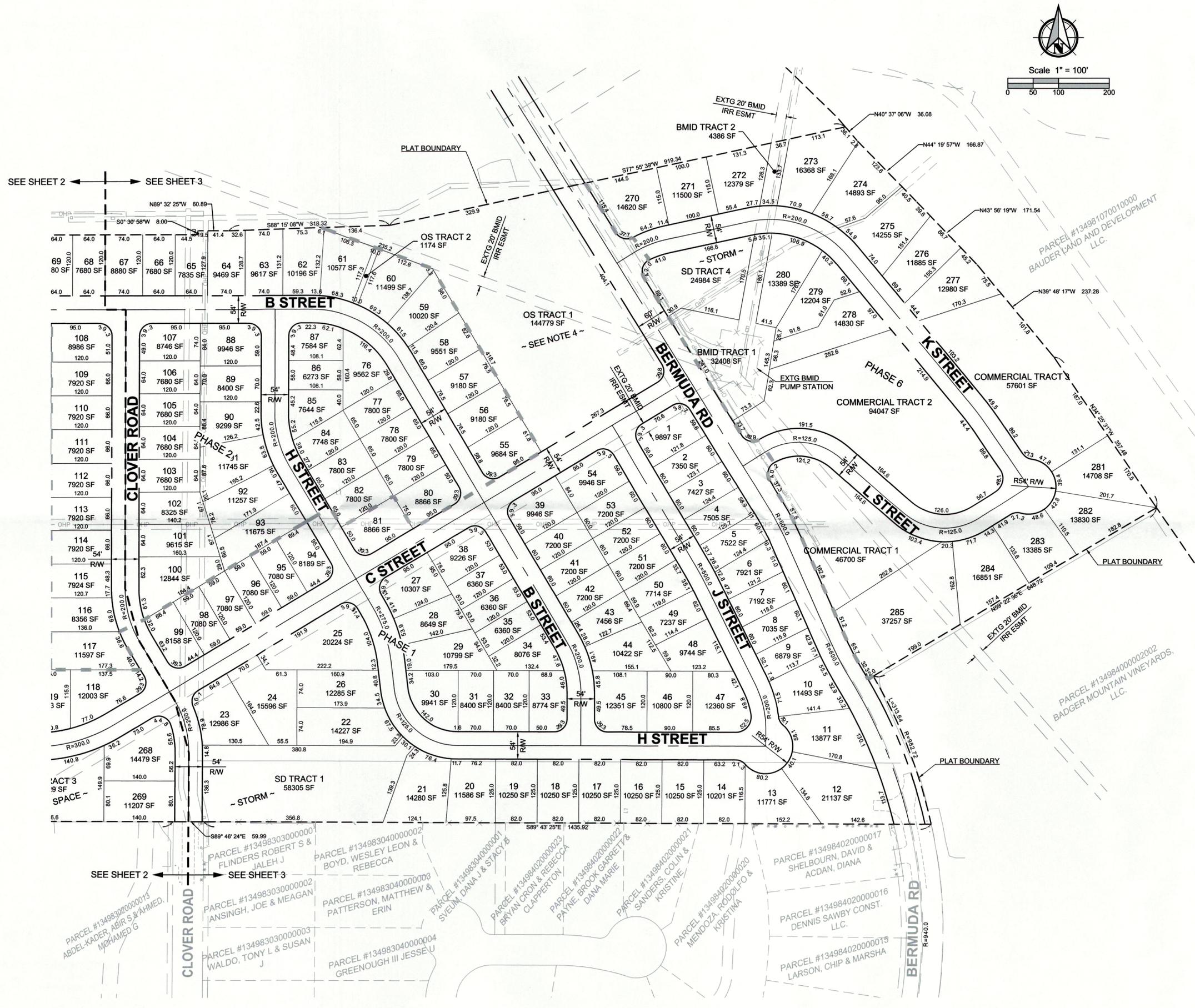
SHEET ID

PBS Engineering and  
400 Bradley Blvd, Ste 106  
Richland, WA 99352  
509.942.1800  
pbsusa.com



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**GENERAL NOTES:**

1. QUEENSGATE DRIVE IMPROVEMENTS SHALL BE MADE FROM APPROXIMATELY 1050' TO THE NORTH OF PROPERTY AT THE INTERSECTION OF LEGACY LANE FROM WESTCLIFFE INTO THE PLAT.
2. ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ABUTTING STREET RIGHT-OF-WAYS.
3. SANITARY SEWER PUMP STATION WILL BE INSTALLED AS PART OF PHASE 1 IMPROVEMENTS.
4. OPEN SPACE TRACT 1 (OS TRACT 1) SHALL BE A RECREATIONAL TRACT WITH THE FOLLOWING POTENTIAL AMENITIES:
  - CLUB HOUSE
  - OFF-STREET PARKING
  - SWIMMING POOL
  - PICNIC AREA

PBS Engineering and Environmental Inc. 106 Richard WA 98362 509.942.1600 pbsusa.com



PRELIMINARY PLAT EAST PARTIAL PLAN FOR:  
**SIENNA HILLS DEVELOPMENT**  
A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



DESIGNED: MER
CHECKED: JLM
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Full Size Sheet Format Is 22x34; If Printed Size Is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate.

# Looking North



Looking East

**RICHLAND**  
**LAND USE**  
**ACTION PENDING**  
CALL  
**2-7776**



# Looking South

Clover  
Road



# Looking West





## CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (S2019-101, Z2019-106 & EA2019-132)

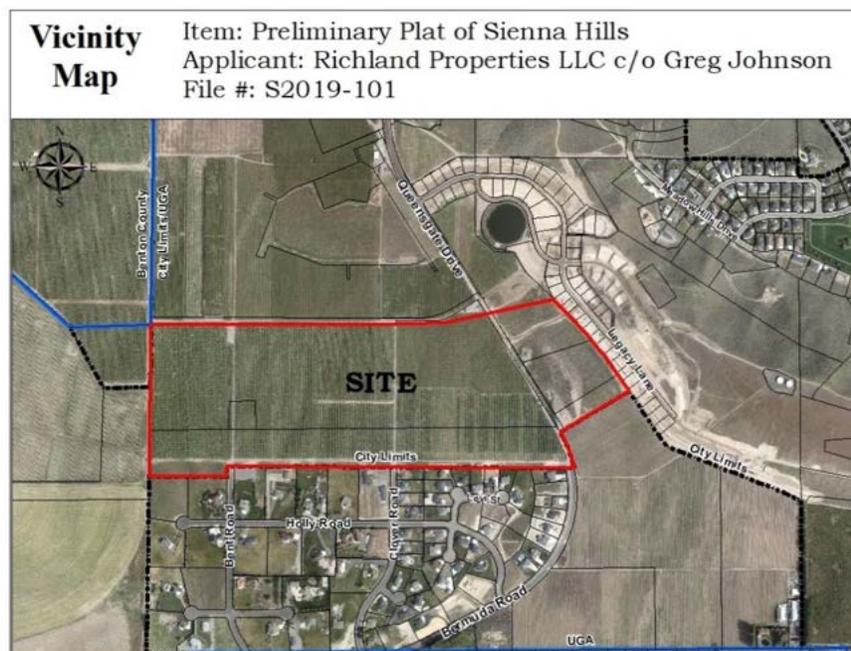
Notice is hereby given that Richland Properties LLC (Greg Johnson) has filed preliminary plat and rezone applications to: 1) subdivide a 98+ acre site into 285 lots (Preliminary Plat of Sienna Hills), and 2) rezone the site to R-1-10 (Single-Family Residential), R-2 (Medium-Density Residential) and C-LB (Limited Business) reflecting the City's Comprehensive Plan. The project site is located approximately 900-feet south of the intersection of Queensgate Drive and Legacy Lane (APN 1-3498300001005). The proposed plat will have an average lot size of 9,667 square feet.

The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, December 9, 2019 in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

**Environmental Review:** The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at [www.ci.richland.wa.us](http://www.ci.richland.wa.us).

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, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to [sonNeill@ci.richland.wa.us](mailto:sonNeill@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Wednesday, November 27, 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 and Title 24 Plats and Subdivisions. 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.



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**AFFIDAVIT OF POSTING**

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF BENTON )

COMES NOW, **Shane O'Neill**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 31<sup>st</sup> day of October, 2019, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2019-101 (Sienna Hills Preliminary Plat) in the following locations:

The north terminus of the Bent Road right-of-way, the north terminus of the Clover Road right-of-way, and the north terminus of the Bermuda Road right-of-way, Richland, WA

Signed: Shane O'Neill

SIGNED AND SWORN to before me this 31<sup>st</sup> day of October, 2019, by SHANE O'NEILL.



Signature of Notary

Briana C. Ghbein

Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

My appointment expires: 4-25-23

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**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF BENTON )

COMES NOW, Briana Ghbein, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 30<sup>th</sup> day of October, 2019, I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING (S2019-101) to the attached list of individuals via regular USPS on the date indicated above. Richland Properties LLC has filed preliminary plat and rezone applications to: subdivide a 98+ acre site into 285 residential lots, and to rezone the site to R-1-10 (Single-Family Residential), R-2 (Medium-Density Residential), and C-LB (Limited Business) reflecting the City's Comprehensive Plan. The project site is located approximately 900 feet south of the intersection of Queensgate Drive and Legacy Lane (APN: 1-34983000001005). The Richland Hearing Examiner will conduct a public hearing and review of the application on Monday, December 9, 2019 in the Richland City Hall Council Chambers, 625 Swift Boulevard.

*Briana Ghbein*  
Signed: Briana Ghbein

SIGNED AND SWORN to before me this 30<sup>th</sup> day of October, 2019 by Briana Ghbein.



*Jennifer Schuster*  
Notary Public in and for the State of Washington,  
Jennifer Schuster, Notary Public  
Print Name  
Residing at 1025 Swift Blvd  
My appointment expires: 4-25-23



## Order Confirmation

**Customer**

RICHLAND CITY OF/LEGALS

**Customer Account**

450543

**Customer Address**

625 SWIFT BLVD.  
 RICHLAND WA 99352 USA

**Customer Phone**

509-942-7547

**Customer Fax**

509-942-7397

**Sales Rep**

ibrown@mcclatchy.com

**Payor Customer**

RICHLAND CITY OF/LEGALS

**Payor Account**

450543

**Payor Address**

625 SWIFT BLVD.  
 RICHLAND WA 99352 USA

**Payor Phone**

509-942-7547

**Customer EMail**

AccountsPayable@ci.richland.wa.u

**Order Taker**

ibrown@mcclatchy.com

<u>PO Number</u>	<u>Payment Method</u>	<u>Blind Box</u>	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>
D2586000 4401	Invoice		0	0	1

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$103.82	\$0.00	\$103.82	\$0.00	\$103.82

<u>Ad Order Number</u>	<u>Order Source</u>	<u>Ordered By</u>	<u>Special Pricing</u>
0004453052		Jana Duncan (TF)	

**Invoice Text**  
 NOA PHN & OPTIONAL SEPA REVIEW S2019- 101 Combined

**Promo Type**

**Package Buy**

**Materials**

**Ad Order Information**

<b><u>Ad Number</u></b>	<b><u>Ad Type</u></b>	<b><u>Production Method</u></b>	<b><u>Production Notes</u></b>
0004453052-01	TRI-Legal Liner	AdBooker	

<b><u>External Ad Number</u></b>	<b><u>Ad Attributes</u></b>	<b><u>Ad Released</u></b>	<b><u>Pick Up</u></b>
		No	

<b><u>Ad Size</u></b>	<b><u>Color</u></b>
1 X 42 li	

<b><u>Product</u></b>	<b><u>Placement</u></b>	<b><u>Times Run</u></b>	<b><u>Schedule Cost</u></b>
TRI- Tri-City Herald	0300 - Legals Classified	1	\$103.82

<b><u>Run Schedule Invoice Text</u></b>	<b><u>Position</u></b>
NOA PHN & OPTIONAL SEPA REVIEW S2019- 10	0301 - Legals & Public Notices

**Run Dates**  
11/10/2019

CITY OF RICHLAND  
NOTICE OF APPLICATION, PUBLIC  
HEARING & OPTIONAL SEPA RE-  
VIEW

The Richland Hearing Examiner will conduct a public hearing on Monday, December 9, 2019 at 6:00 p.m. in the Council Chambers, Richland City Hall, 625 Swift Boulevard, to conduct a combined public hearing and to receive comments on Preliminary Plat No. 2019-101 and Rezone No. 2019-106 submitted by Richland Properties LLC.

Copies of the application materials can be viewed online at [www.ci.richland.wa.us](http://www.ci.richland.wa.us). Comments may be emailed to [soneill@ci.richland.wa.us](mailto:soneill@ci.richland.wa.us) or mailed to Shane O'Neill, Senior Planner, 625 Swift Blvd, MS #35, Richland, WA 99352. Comments received by 5:00 p.m., Monday, December 2, 2019 will be included in the staff report. Comments received after 5:00 p.m., Monday, December 2, 2019 will be provided to the Hearing Examiner during the public hearing.

The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed text amendments.

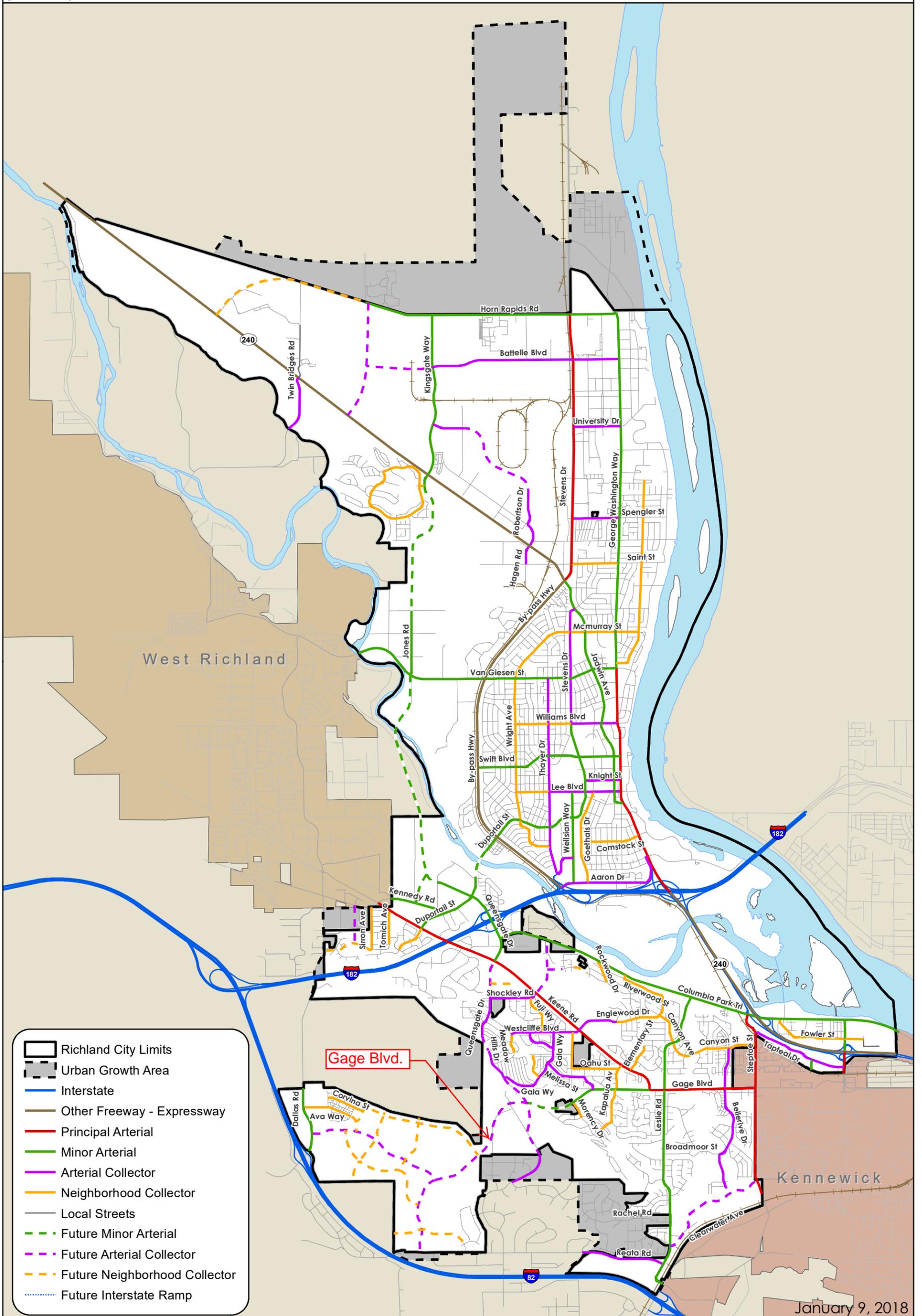
For more information contact Shane O'Neill, Senior Planner, at 509-942-7587 or [soneill@ci.richland.wa.us](mailto:soneill@ci.richland.wa.us).



# City of Richland

Exhibit 5

## T-11 - Future Functionally Classified Street Network



- Richland City Limits
- Urban Growth Area
- Interstate
- Other Freeway - Expressway
- Principal Arterial
- Minor Arterial
- Arterial Collector
- Neighborhood Collector
- Local Streets
- Future Minor Arterial
- Future Arterial Collector
- Future Neighborhood Collector
- Future Interstate Ramp

## SEPA ENVIRONMENTAL CHECKLIST

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background** [\[HELP\]](#)

1. Name of proposed project, if applicable:

Sienna Hills

2. Name of applicant:

Sienna Hills Development LLC

3. Address and phone number of applicant and contact person:

Sienna Hills Development LLC, Greg Johnson, PO Box 344, Meridian, ID 83642 - (208) 870-3432

4. Date checklist prepared:

August 27th, 2019

5. Agency requesting checklist:

City of Richland

6. Proposed timing or schedule (including phasing, if applicable):

Preliminary Plat - Fall 2019, Site Grading - Winter of 2019/Spring 2020, Phase 1 of Project infrastructure and homes Spring/Summer 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Engineering plans would be permitted through City of Richland for infrastructure improvements. Project will apply for a grading permit through City of Richland, individual homes will apply for building permits.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Soil analysis for organochloride pesticides, lead, arsenic. Geotechnical Investigation of site. Topographic and boundary survey of the property.

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 to the applicant's knowledge.

10. List any government approvals or permits that will be needed for your proposal, if known.

Rezone of property, Preliminary Plat approval, grading permits, infrastructure permits, and building permits through City of Richland.

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.) See attached supplemental sheet

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.

See attached preliminary plat for site plan location.

## B. Environmental Elements [\[HELP\]](#)

### 1. Earth [\[help\]](#)

a. General description of the site:

Hilly

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

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

There are portions of the site that are sloped at a 1.5' Horizontal to 1' Vertical Slope. Majority of the site slopes at approximately 7%.

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.

See attached Geotechnical report for the site prepared by PBS dated June 10th, 2019. In summary the soils are characterized as Sandy Silt with Silty Sand, Sand with Silt, Gravel and Cobbles.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. There are existing steep slopes on site that appear to be stable with slight evidence of raveling in some locations. The site has no immediate indications of unstable soils and has been primarily under agricultural production for several years until recently.

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. The site will be graded to create residential lots and graded to build infrastructure that will serve those lots from the existing Queensgate extension to Bermuda. All fill will be from material excavated on site, import of materials for grading is not anticipated.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Potential erosion, both wind blown and runoff, are possible as a result of construction and will be managed with a temporary erosion control plan approved by the City of Richland.

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

Approximately 25%-35% of the site will be covered with impervious surfaces after the project completion and full build out of homes.

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

During construction, erosion control measures will be implemented such as person-operated altering devices and silt fencing. After construction, the majority of the disturbed surfaces on the site will be grass and landscaping consistent with single family homes.

## 2. Air [\[help\]](#)

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. During construction there will be exhaust emissions from construction equipment as well as dust. After project completion there would be normal air emissions resulting from a residential neighborhood setting.

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

No off site sources of emissions will affect this proposal.

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

During construction, emissions will be limited to working hours and dust will be controlled by person-operated watering devices.

## 3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

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.

There is an irrigation pond, operated by Badger Mountain Irrigation District located north and east of the property.

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 surface water withdrawals or diversions proposed with this project.

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

The proposed site does not lie within a 100-year floodplain.

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.

The proposed project does not involve any discharge of waste materials to surface waters.

b. Ground Water: [\[help\]](#)

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 groundwater will be withdrawn or well water be discharged to the groundwater with this proposal.

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, sanitary sewer will be discharged to the City municipal system.

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.

Storm water runoff will be collected within the roadway prism and disposed of via surface/subsurface methods consistent with the City of Richland standards for storm water disposal. There will be no off-site discharges of design storm runoff from the project.

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

It is not anticipated that this will occur since waste materials are not allowed to be discharged to City owned and maintained storm systems.

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

The proposed project would seek to alter the existing ground surface which would change current existing ground runoff that is currently impacting properties to the south of the site.

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

The storm water disposal methods will be in compliance with City of Richland standards as well as the Washington State Department of Ecology Eastern Washington Stormwater Manual.

4. **Plants** [\[help\]](#)

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

Existing orchard that was on the project site has been taken out of production and is being removed from 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

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

Remaining grass and brush will be removed where grading will take place. All of the orchard will be removed with the development of the project.

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

There are no threatened or endangered species known to be on or near the site to the applicant's knowledge.

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

The single family residential lots will be landscaped with grass and trees.

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

There are no noxious weeds or invasive species known to be on or near the site to the applicant's knowledge.

**5. Animals** [\[help\]](#)

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.

hawk, songbirds, deer, ground squirrel

Examples include:

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.

There are no threatened or endangered species known to be on or near the site to the applicant's knowledge.

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:

No measures are being proposed to preserve or enhance wildlife.

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

There are no invasive animal species known to be on or near the site to the applicant's knowledge.

## 6. Energy and Natural Resources [\[help\]](#)

- 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.

The project will require energy in order to serve the proposed homes with electricity and gas.

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

This project has no impact to adjacent properties potential solar needs.

- 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 proposed homes will be constructed in accordance with all applicable building codes as recognized by the City of Richland.

## 7. Environmental Health [\[help\]](#)

- 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.

There are no identified potential health hazards with this proposal.

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

There are no known or possible contamination at the site from present or past uses to the applicant's knowledge.

- 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.

See attached supplement worksheet.

- 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.

None

- 4) Describe special emergency services that might be required.

None

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

None at this time.

### b. Noise

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

There are no known sources of noise in the area that will directly affect this proposal. The project is near existing agricultural uses and will experience seasonal noises due to the maintenance and production of agricultural products.

- 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.

On a short term basis there will be noise associated with infrastructure construction, hours of operation will be limited to those allowed by the City of Richland. The proposed project will increase the traffic in the area consistent with single family residential neighborhoods on a long-term basis.

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

Construction hours will be limited to working hours defined by the City of Richland.

## 8. Land and Shoreline Use [\[help\]](#)

- 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.

Currently the site and adjacent properties are vacant, single family homes, or being used for agricultural purposes. This proposal will not affect 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?

The entirety of the project (98+ Acres) will be converted from orchard property to residential non-farm use.

- 1) 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:

The proposal does not anticipate any adverse impacts on agricultural ground, and does not anticipate that current agricultural practices will effect the development.

- c. Describe any structures on the site.

There is an existing Badger Mountain Irrigation District pump station and structure on the site just east of the future Queensgate alignment.

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

The existing pump station and building will remain in place. This land will be set aside in a tract and dedicated to Badger Mountain Irrigation District.

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

Agricultural (AG)

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

Low Density Residential, Medium Density Residential, Commercial.

- 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?

The preliminary plat would allow for the development of single family housing with approximately 460 +/- residents.

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

None

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

None proposed.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The site is to be built in accordance with City of Richland residential zoning and comprehensive plan requirements.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None

## **9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

285 single family homes are being proposed

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units would be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:

Housing impacts will be controlled by the City of Richland zoning code for an R-1-10 and R-2 designation.

## **10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any building would be limited by the R-1-10 zoning code at 30 feet. The principal exterior building materials could vary but would most likely be either wood/composite siding or stucco.

- b. What views in the immediate vicinity would be altered or obstructed?

No views in the immediate vicinity would be altered or obstructed by this project.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Aesthetics would be controlled by the City of Richland zoning code for R-1-10 and R-2, and C-LB.

## **11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project would create light from the required city street lights as well as outside lighting on the residential homes. This light would be created during the evening hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not to the applicant's knowledge.

- c. What existing off-site sources of light or glare may affect your proposal?

There are no off-site sources of light or glare that will affect the project proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

All proposed lighting measures would be directed downward.

## **12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There are no informal recreational opportunities in the immediate vicinity of the site.

- 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:

The project proposes to have open space, walking paths throughout the project, a clubhouse with recreational opportunities.

## **13. Historic and cultural preservation** [\[help\]](#)

- 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? If so, specifically describe.

Not to the applicant's knowledge.

- 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.

Not to the applicants knowledge, no professional archeological studies have been completed to date on the project.

- 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.

PBS Engineering and Environmental Staff evaluated the WISAARD maps for this area. Predictive modeling identifies the area as a moderate risk level. There are no GLO features on the site based on historic mapping.

- 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.

None

## **14. Transportation** [\[help\]](#)

- 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.

See attached preliminary plat map. The site would seek to extend to major transportation routes with the project to include Queensgate Boulevard to Bermuda as well as construction of a portion of Gage Boulevard along the western boundary of the project.

- 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?

No, the closest stop is 3-5 miles away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project would have the ability to provide on-street parking as well as driveway at each individual home.

- 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, the project will require the development of new public streets to be extended to the site as well as the development of the internal roadway system to serve the single family homes.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- 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?

Approximately 2,850 vehicular trips per day will be generated by the completed project. Peak volumes would occur in the morning and evening hours. ITE Trip Generation Manual was used for estimation of traffic generated by single family residential development.

- 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:

Project would seek to develop offsite roadway to extend Queensgate Drive (Bermuda) to the site and connect to Bermuda as well as construction and dedication of right of way for future Gage Boulevard.

## 15. Public Services [\[help\]](#)

- 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.

This project will result in the need for fire protection, police protection, schools, and other public services associated with housing development.

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

The plat will be subject to impact fees implemented by the City and school district. Properties created by the project would be subject to local taxes and levies imparted by the local jurisdiction.

## 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

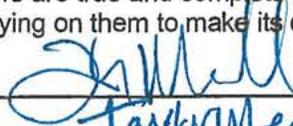
~~electricity, natural gas, water, refuse service, telephone, sanitary sewer~~, septic system, other \_\_\_\_\_

- c. 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.

Utilities to include water, sewer, refuse service, and electricity will be provided by the City of Richland. Irrigation will be provided by Badger Mountain Irrigation District, the natural gas provider in the area is Cascade Natural Gas, and telephone is provided by CenturyLink and Charter Communications. New sanitary sewer, water, and irrigation mains, as well as dry utilities will need to be extended into the project in order to service the lots.

**C. Signature** [\[HELP\]](#)

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: 

Name of signee Taylor Merrill

Position and Agency/Organization Project manager

Date Submitted: 9/26/19

**D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**Sienna Hills – SEPA Checklist  
Supplemental Sheet**

**Section A. Questions:**

Question 11: The project proposes to rezone and develop approximately 98 acres of undeveloped land located in south Richland. The site is currently under an AG zoning designation and would be seeking to be developed in accordance with the current City of Richland Comprehensive plan requiring Low Density Residential, Medium Density Residential, and Commercial (R-1-10, R-2, and C-LB). The project would initially seek to develop approximately 285 single family residential lots in multiple phases. The project would also include extensions of 2 major transportation facilities through the project to include portions of future Gage Boulevard and Queensgate Boulevard.

Question 12: Project site is located in a portion of Section 34, Township 9 North, Range 28 East of the Willamette Meridian, City of Richland, Benton County, Washington. Site can be accessed from the termination of Bermuda Boulevard which is located in the south east corner of the project site as well as Bent Road and Clover Road at the projects southern border. Latitude: 46deg13'5.19"N , Longitude: 119deg17'52.88"W.

**Section B. Section 7. A,**

Question 2: The site observations and laboratory results indicate that no organochloride pesticides were detected in the soil above the laboratory detection limits. Arsenic and lead levels in soil are present at concentrations consistent with natural background levels and are below MTCA Method A cleanup levels.



# Exhibit 7

File No. EA2019-132

## CITY OF RICHLAND Determination of Non-Significance

**Description of Proposal:** Site specific rezone and subsequent preliminary plat requests to rezone the site to from AG (Agriculture) to R-1-10 (Single-Family Residential), R-2 (Medium-Density Residential) and C-LB (Limited Business) reflecting the City's Comprehensive Plan and subsequently subdivide the 98+ acre site into 285 lots (Preliminary Plat of Sienna Hills). The proposed plat will have an average lot size of 9,667 square feet.

**Proponent:** Sienna Hills Development, LLC, applicant, on behalf of Richland Properties, LLC (Greg Johnson), owner.

**Location of Proposal:** The project site is located approximately 900-feet south of the intersection of Queensgate Drive and Legacy Lane (APN 1-34983000001005).

**Lead Agency:** City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

( ) There is no comment for the DNS.

( ) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

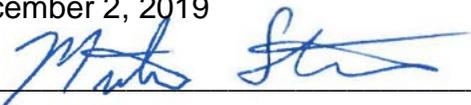
(X) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

**Responsible Official:** Mike Stevens

**Position/Title:** Planning Manager

**Address:** 625 Swift Blvd., MS #35, Richland, WA 99352

**Date:** December 2, 2019

**Signature** 

# Exhibit 8

**ONeill, Shane**

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**From:** Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>  
**Sent:** Tuesday, November 26, 2019 2:56 PM  
**To:** Stevens, Mike; O'Neill, Shane  
**Cc:** Matt Rasmussen; Cristina Woods  
**Subject:** RE: [EXTERNAL] Sienna Hills Preliminary Plat

**Benton County  
Public Works**

In addition to the stormwater requirements previously described, we still require an engineered traffic impact analysis relating to all roads and intersections within the county impacted by the development.

Douglas P. D'Hondt, P.E., L.E.G.  
Asst. County Engineer  
Benton County Public Works  
620 Market Street  
Prosser, WA 99350  
509-786-5611

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**From:** Cristina Woods <Cristina.Woods@co.benton.wa.us>  
**Sent:** Thursday, November 21, 2019 3:38 PM  
**To:** Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>  
**Cc:** Matt Rasmussen <Matt.Rasmussen@co.benton.wa.us>  
**Subject:** FW: [EXTERNAL] Sienna Hills Preliminary Plat

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**From:** Stevens, Mike <[mstevens@CI.RICHLAND.WA.US](mailto:mstevens@CI.RICHLAND.WA.US)>  
**Sent:** Thursday, November 21, 2019 3:26 PM  
**To:** Cristina Woods <[Cristina.Woods@co.benton.wa.us](mailto:Cristina.Woods@co.benton.wa.us)>  
**Cc:** O'Neill, Shane <[soneill@CI.RICHLAND.WA.US](mailto:soneill@CI.RICHLAND.WA.US)>  
**Subject:** [EXTERNAL] Sienna Hills Preliminary Plat

**CAUTION:** This email originated from outside of Benton County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christina:

Thank you for the comments regarding the Sienna Hills Preliminary Plat and Rezone. After discussions with John Deskins, the City's Traffic Engineer, we are hesitant to require a Traffic Impact Analysis for this project unless it can be demonstrated what the scope of the study would be and exactly what the concerns are from the County's perspective. Given the distance from this plat to other parts of the Tri-Cities, it seems possible that most of the traffic that would be generated would go over the hill and use either Queensgate or Gage Blvd., rather than traversing through the County to get out. It is further likely that much of the traffic would be generated from within the County to go over the hill into the city. Finally, the traffic studies that were performed previously clearly anticipated this connection and since Bermuda is a collector road, it should be able to handle the additional traffic that might be generated.

If you can provide us with factual reasoning behind the need for a Traffic Impact Analysis it would be much appreciated.

Thank you,



Mike Stevens, Planning Manager  
City of Richland Development Services Dept.  
625 Swift Blvd. MS#35  
Richland, WA 99352  
(509)942-7596  
[www.ci.richland.wa.us/](http://www.ci.richland.wa.us/)

\*\*This e-mail and your response are considered a public record and will be subject to disclosure under Washington's Public Records Act.\*\*



11/19/19

Shane O'Neil  
Senior Planner  
City of Richland

Re: Benton County comments for Sienna Hills Preliminary Plat (S2019-101, Z2019-106 & EA2019-132)

There will be traffic added to county roads. A traffic impact analysis with recommended mitigations is required to address this traffic. The traffic impact analysis shall include all roads and intersections within the county and neighboring cities streets impacted.

Storm water generation will be increased in the area due to development over what currently occurs. A storm water analysis showing all additional storm water generated onsite will be captured and stored on-site. This analysis shall include infrastructure and on-site developments. Remaining runoff matching the volume and flow rate as currently exists from the development shall be located at the drainage locations already in existence to include platted drainage easements.

All work in the County's right of way will require an encroachment permit.

Thank you

Cristina Woods

November 7, 2019

City of Richland Planning Department  
P.O. Box 190 / 505 Swift Blvd. MS#35  
Richland, WA 99352

Attention: Shane O'Neill, Senior Planner

Subject: Sienna Hills Preliminary Plat & Rezone Review (S2019-101, Z2019-106 & EA2019-132)  
I-82 Exit 104 vicinity

We have reviewed the proposed project and have the following comment.

The subject property is not adjacent to Interstate 82 (I-82) but will access I-82 via the Exit 104 Dallas Road interchange. We are not opposed to the proposed project or other development in the vicinity of Exit 104; however, we are concerned with the cumulative impact to the interchange. At some point, development will create the need for improvements at the interchange ramp terminals, and the question arises whether one development should bear the entire cost of these improvements, or should proportionate shares from developments be collected as they are proposed. We recommend the City require the proponent to contribute to future improvements at the I-82/Dallas Road interchange in proportion to their impacts.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,



Paul Gonseth, P.E.  
Planning Engineer

PG: jjp/rgc

cc: SR 82, File #16  
Kara Shute, Area 3 Maintenance Superintendent

## ONeill, Shane

---

**From:** Ashley Morton <AshleyMorton@ctuir.org>  
**Sent:** Wednesday, November 6, 2019 8:28 AM  
**To:** O'Neill, Shane  
**Cc:** Sydney.Hanson@dahp.wa.gov  
**Subject:** RE: Sienna Hills Preliminary Plat & Rezone Review (S2019-101, Z2019-106 & EA2019-132)

Hello Shane,

The Confederated Tribes of the Umatilla Indian Reservation (CTUIR) does not object to proposed plating and rezoning for the Sienna Hills development however given the lack of cultural resource investigations in the area, the planned development location being within an area culturally and religiously important to the CTUIR known as Piyuušmaamí uštáy (hills of the snakes), and that this area has a known agricultural history, we strongly recommend that an archaeological survey be conducted in advance of ground disturbing activities related to infrastructure improvements and construction of residences.

The CTUIR appreciates the opportunity to comment.

Sincerely,  
Ashley

Ashley M. Morton, M.A., RPA  
Archaeologist II  
Cultural Resources Protection Program  
Confederated Tribes of the Umatilla Indian Reservation  
46411 Timíne Way, Pendleton, OR 97801  
Direct Line/Fax: (541) 429-7214  
Main Office: (541) 276-3447  
[AshleyMorton@ctuir.org](mailto:AshleyMorton@ctuir.org)



---

**From:** O'Neill, Shane [mailto:soneill@CI.RICHLAND.WA.US]  
**Sent:** Wednesday, October 30, 2019 3:49 PM  
**To:** Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Bill Barlow <bbarlow@bft.org>; Boring, Michael <MBoring@CI.RICHLAND.WA.US>; Boshart, Thomas <tboshart@CI.RICHLAND.WA.US>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Clark Posey <clark.posey@co.benton.wa.us>; BCES Hamilton, Craig <c.hamilton@bces.wa.gov>; Darrick Dietrich <darrick@basindisposal.com>; Dean Kelley <dean.kelley@chartercom.com>; BCES Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Florinda Coleman <florinda.coleman@co.benton.wa.us>; Ghbein, Briana <bghbein@ci.richland.wa.us>; Gregory Goodwin <gregory.l.goodwin@ftr.com>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; USPS Ina N. Beutler <ina.n.beutler@usps.gov>; Jason McShane <jmcshane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Joseph Cichy <joseph.cichy@ftr.com>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos

<junior.campos@charter.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; M. Deklyne <mjdeklyne@bpa.gov>; BCES Map <map@bces.wa.gov>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>; Rebecca Hiles <rhiles@kid.org>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rob Rodger <rob.rodger@bentoncleanair.org>; Robin Priddy <robin.priddy@bentoncleanair.org>; BCES Gates, Sarah <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDeFoe@kid.org>; Somers, Cindi <CSomers@CI.RICHLAND.WA.US>; South Central Region Planning <scplanning@wsdot.wa.gov>; West, Julie <jwest@ci.richland.wa.us>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Webcsr PUD <webcsr@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Catherine Dickson <CatherineDickson@ctuir.org>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; Greg McCormick <gregory.mccormick@ci.kennewick.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecy.wa.gov>; Jerrod Macpherson <Jerrod.Macpherson@co.benton.wa.us>; Review Team <reviewteam@commerce.wa.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Roscoe Slade <roscoe@westrichland.org>; SEPA Center <sepacenter@dnr.wa.gov>; WA Dept of Fish & Wildlife <lopezjal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; William Simpson <william.simpson@commerce.wa.gov>

**Cc:** Stevens, Mike <mstevens@CI.RICHLAND.WA.US>

**Subject:** Sienna Hills Preliminary Plat & Rezone Review (S2019-101, Z2019-106 & EA2019-132)

**EXTERNAL EMAIL: Please use caution when clicking links or opening attachments.**

Hello,

This second email soliciting review comments for Sienna Hills preliminary plat & rezone is being sent due to an error in the original email with regard to the number of proposed lots. The preliminary plat proposes a total of 285 lots and not 184 lots as previously indicated. The attached preliminary plat application has been modified accordingly. Please provide your review comments by Friday, Nov. 15<sup>th</sup>. Any comments on the SEPA checklist should also be submitted by 11/15. A public hearing for this item will be held on Dec. 9<sup>th</sup>.

Thank you,



**Shane O'Neill**

Senior Planner  
City of Richland  
P: 509.942.7587



---

**From:** O'Neill, Shane

**Sent:** Friday, October 25, 2019 12:34 PM

**Subject:** Sienna Hills Preliminary Plat & Rezone Review (S2019-101, Z2019-106 & EA2019-132)

Hello,

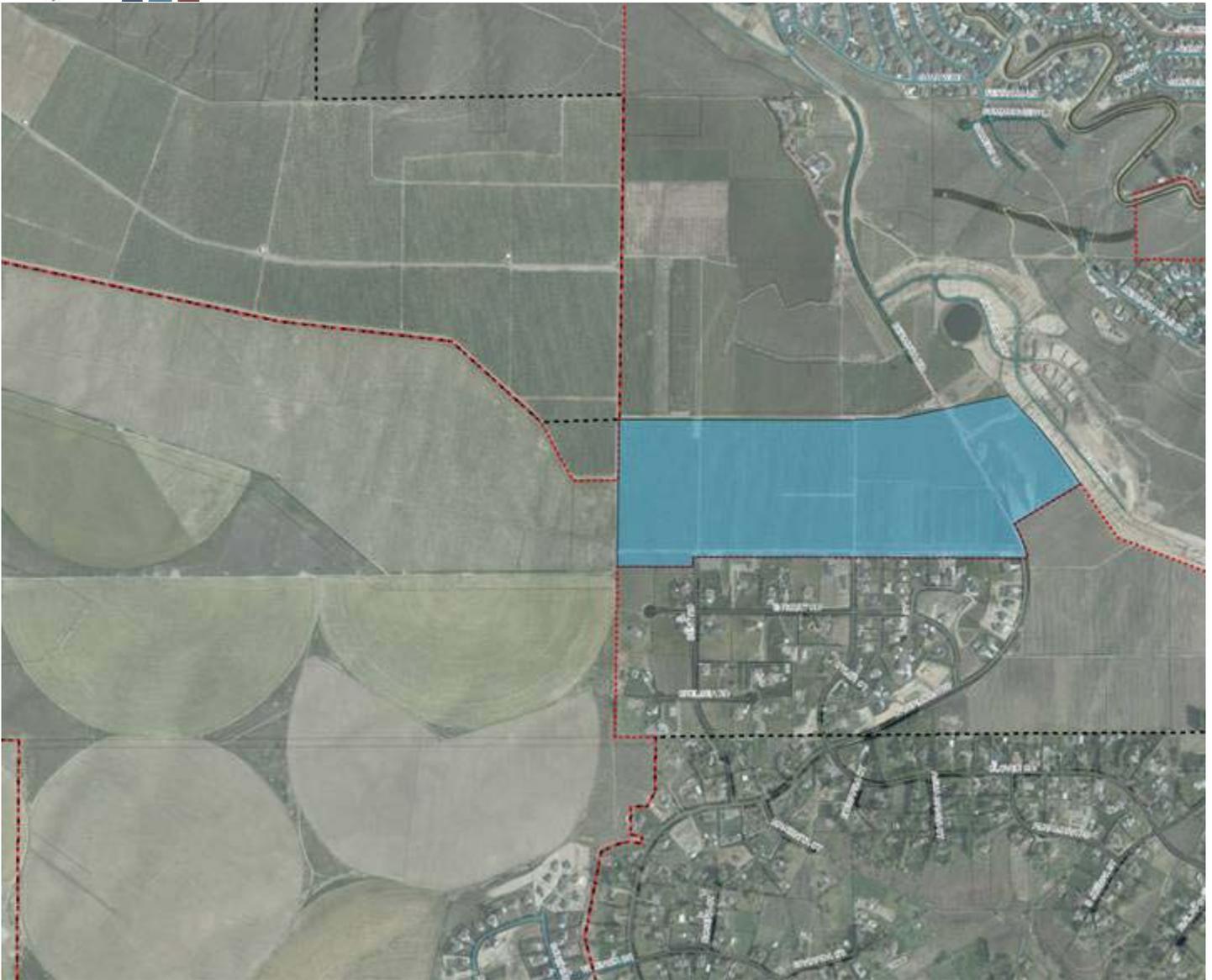
For your review and commenting I am sending application materials for a proposed rezone and preliminary plat. The 285-lot preliminary plat of Sienna Hills is located southwest of the intersection of Queensgate Drive and Legacy Lane; as shown in the image below. Please provide your review comments by Friday, Nov. 15<sup>th</sup>. Any comments on the SEPA checklist should also be submitted by 11/15. A public hearing for this item will be held on Dec. 9<sup>th</sup>.

The associated title report and other application materials are available for viewing using this link:  
<https://www.ci.richland.wa.us/departments/development-services/planning/pending-land-use-actions>

Thank you,



**Shane O'Neill**  
Senior Planner  
City of Richland  
P: 509.942.7587



The opinions expressed by the author are his or her own and are not necessarily those of the Confederated Tribes of the Umatilla Indian Reservation. The information, contents and attachments in this email are Confidential and Private.



2015 South Ely Street  
Kennewick, WA 99337  
Customer Service 509-586-9111  
Business 509-586-6012  
FAX 509-586-7663  
[www.kid.org](http://www.kid.org)

November 13, 2019

Shane O'Neill  
**City of Richland**  
Senior Planner  
505 Swift Blvd.  
Kennewick, WA 99352

Subject: S2019-101 – Sienna Hills Preliminary Plat - Review Comments

Dear Mr. O'Neill:

This letter provides Kennewick Irrigation District (KID) review comments for Sienna Hills Preliminary Plat. The proposed Preliminary Plat is located outside of the KID Boundary, but is located above the Badger East Canal in the SE Quarter of Section 34, Township 09 North, Range 28 East, W.M.

1) Conditions Related to Design, Grading and Construction:

- a. Stormwater systems for the project should be designed to retain, at minimum, a 100-year storm event above the Badger East Lateral Canal and to minimize the introduction of water into the soils upgrading from the canal.

If you have any questions regarding these comments, please contact me at the address/phone number listed below.

Sincerely,

Rebecca S. Hiles  
Staff Engineer

CC: LB\Correspondence\File: [34-9-28]



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

November 26, 2019

Shane O'Neill  
City of Richland  
PO Box 190  
Richland, WA 99352

Re: S2019-101, Z2019-106, EA2019-132

Dear Shane O'Neill:

Thank you for opportunity to comment on the pre-threshold determination for the Sienna Hills subdivision, proposed by Sienna Hills Development LLC. We have reviewed the environmental checklist and have the following comment.

### **TOXICS CLEAN-UP**

Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.

If you have any questions or would like to respond to these Toxics Clean-up comments, please contact **Valerie Bound** at 509-454-7886 or email at [valerie.bound@ecy.wa.gov](mailto:valerie.bound@ecy.wa.gov).

### **WATER QUALITY**

#### Project with Potential to Discharge Off-Site

If the project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by



Shane O'Neill  
November 26, 2019  
Page 2

stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Lloyd Stevens, Jr.** at the Dept. of Ecology, 509-574-3991, with questions about this permit.

Sincerely,



Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
509-575-2012  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)

201906645



## Department of Energy

Bonneville Power Administration  
2211 North Commercial Avenue  
Pasco, Washington 99301

TRANSMISSION BUSINESS LINE

na Hills Preliminary Plat & Rezone Review (S2019-101, Z2019-106  
EA2019-132)

Located within a Portion of Section 34, Township 9 North,  
Range 28 East, W.M., Benton County, Washington

Shane O'Neill  
Senior Planner  
City of Richland  
505 Swift Boulevard  
Richland, WA 99352

Dear Shane:

Bonneville Power Administration (BPA) has had the opportunity to review Sienna Hills Preliminary Plat & Rezone Review (S2019-101, Z2019-106 & EA2019-132). The application is to rezone 98 agricultural acres into a 285 lot residential subdivision. The site is generally located southwest of the intersection of Queensgate Drive and Legacy Lane in Richland, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities in that area. BPA does not have any objections to the approval of this request at this time.

Thank you for the opportunity to review this application. If you have any questions regarding this request or need additional information, please feel free to contact me. I can be reached at (503) 230-5510 or by email at [mjdeklyen@bpa.gov](mailto:mjdeklyen@bpa.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Deklyen".

Mike Deklyen  
Field Realty Specialist

## ONeill, Shane

---

**From:** BMID Manager <bmidmanager@badgermountainirrigation.com>  
**Sent:** Thursday, November 21, 2019 11:11 AM  
**To:** O'Neill, Shane  
**Subject:** RE: Sienna Hills Preliminary Plat & Rezone Review (S2019-101, Z2019-106 & EA2019-132)

Shane,

I just looked back over my emails and did not find this email.

BMID is aware of the Plat and we have no issues with development. We have been in contact with Jason Mattox throughout the planning. BMID is able to serve irrigation water to this plat. Our biggest concerns for the area of the development are as follow:

1. The development is in the spillage zone in case of a overflow of our reservoir, so there needs to be planning for that.
2. It encompasses the main BMID booster station which is a significant noise and light source this needs to be accounted for as well.
3. Our main arterials for the south side of badger mountain and the district go through this property and need to have adequate easements.

Those are all of my concerns and comments so far Jason and PBS has accounted for most of those issues and we are on board for working through the others.

Thanks

**Colby Getchell**  
District Manager  
bmidmanager@badgermountainirrigation.com  
Badger Mountain Irrigation District  
87525 E. Reata Rd.  
Kennewick, WA 99338  
509-531-2938 (Cell)  
509-628-0777 (Office)  
509-628-0112 (Fax)

*When the well is dry,  
we will know the  
worth of water.  
-Benjamin Franklin*

---

**From:** O'Neill, Shane [mailto:soneill@CI.RICHLAND.WA.US]  
**Sent:** Thursday, November 21, 2019 10:01 AM  
**To:** BMID Manager  
**Subject:** Sienna Hills Preliminary Plat & Rezone Review (S2019-101, Z2019-106 & EA2019-132)

Colby,

I am not sure BMID received this notice as I find no comments on the proposal from your office. I am re-sending in hopes to receive an expedited review.  
Feel free to contact me directly with any questions.  
Thank you.



**Shane O’Neill**  
Senior Planner  
City of Richland  
P: 509.942.7587

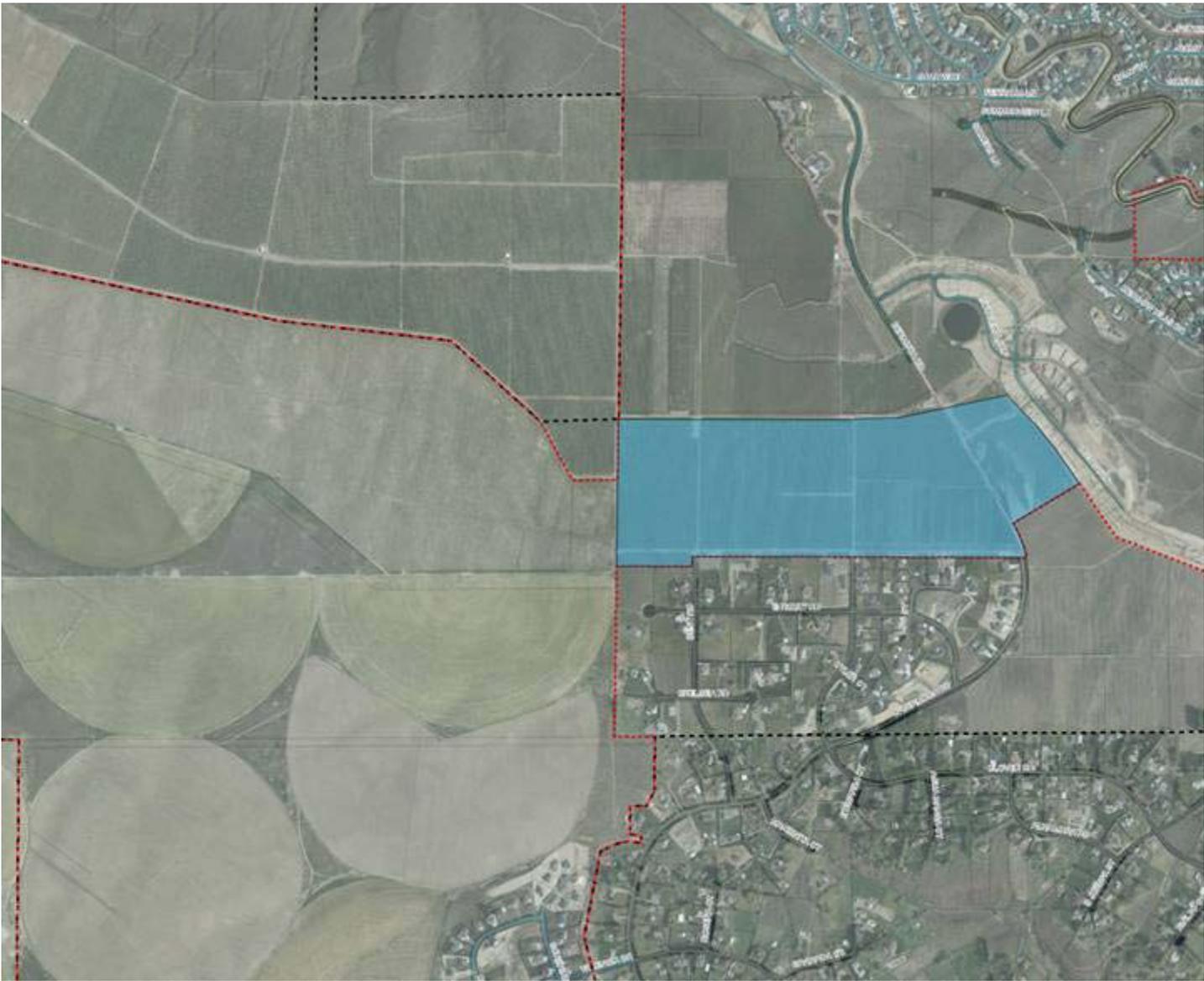
**Subject:** Sienna Hills Preliminary Plat & Rezone Review (S2019-101, Z2019-106 & EA2019-132)

Hello,

For your review and commenting I am sending application materials for a proposed rezone and preliminary plat. The 184-lot preliminary plat of Sienna Hills is located southwest of the intersection of Queensgate Drive and Legacy Lane; as shown in the image below. Please provide your review comments by Wednesday, Nov. 27<sup>th</sup>. Any comments on the SEPA checklist should also be submitted by 11/27. A public hearing for this item will be held on Dec. 9<sup>th</sup>.

The associated title report and other application materials are available for viewing using this link:  
<https://www.ci.richland.wa.us/departments/development-services/planning/pending-land-use-actions>





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## ONeill, Shane

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**From:** Stevens, Mike  
**Sent:** Monday, December 2, 2019 8:41 AM  
**To:** O'Neill, Shane  
**Subject:** FW: Sienna Hills Response



Mike Stevens, Planning Manager  
City of Richland Development Services Dept.  
625 Swift Blvd. MS#35  
Richland, WA 99352  
(509)942-7596  
[www.ci.richland.wa.us/](http://www.ci.richland.wa.us/)

\*\*This e-mail and your response are considered a public record and will be subject to disclosure under Washington's Public Records Act.\*\*

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**From:** Rick Dawson [mailto:Rickd@bfhd.wa.gov]  
**Sent:** Wednesday, November 27, 2019 3:43 PM  
**To:** Stevens, Mike <mstevens@CI.RICHLAND.WA.US>; Deana Chiodo <deanac@bfhd.wa.gov>  
**Cc:** Deana Chiodo <deanac@bfhd.wa.gov>  
**Subject:** RE: Sienna Hills Response

Mike,

Our review of this proposal is based on site conditions found throughout the area and recent sub-divisions in the vicinity of this plat with storm water retention facilities. Specifically the Sunshine Ridge plat where the storm water retention pond has water retained and visible for a significant portion of the year resulting in a 100 foot setback requirement and classification as surface water. It is expected that this plat will have similar drainage patterns and may result in issues to the existing on-site sewage systems in the area. The retention ponds SD 2 and 3 appear to be located more than 100 feet from an existing on-site sewage system or reserve area. It is recommended that should this plat proceed that the retention facilities be located with respect to the existing topography and located directly adjacent to existing natural drains. Retention pond SD 1 is located directly adjacent to existing on-site sewage system located on lots 1 and 2, Hidden Hills Phase 2. This pond should maintain a 100 foot setback from the existing systems, as BFHD will until proven otherwise expect this to be classified as surface water. Relocating the pond to an area north of the existing drainage area near Bermuda Road or to the west of Clover Road may be more suitable.

While it may not be possible to fully evaluate the impacts from expanding developments in this area. It is important to note that as the property rises to the north the depth of soil available to absorb and accept excess storm water and irrigation runoff decreases and potential impacts to properties at the lower elevations will increase.

Hopefully, I have fully articulated BFHD's concerns for this development.

Sincerely,

**James R.(Rick) Dawson**

Sr. Manager – Surveillance & Investigation

**Benton-Franklin Health District**

7102 W. Okanogan Place,  
Kennewick, WA 99336

p: 509.460.4313

f: 509.585.1537

[www.bfhd.wa.gov](http://www.bfhd.wa.gov) [rickd@bfhd.wa.gov](mailto:rickd@bfhd.wa.gov)



Follow us on   

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**From:** Stevens, Mike <[mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us)>

**Sent:** Tuesday, November 26, 2019 9:30 AM

**To:** Deana Chiodo <[deanac@bfhd.wa.gov](mailto:deanac@bfhd.wa.gov)>

**Cc:** Rick Dawson <[Rickd@bfhd.wa.gov](mailto:Rickd@bfhd.wa.gov)>

**Subject:** Sienna Hills Response

Deana:

If possible, please respond to my email by 5:00 pm, Wednesday (11/27/19). The City will be making its SEPA Threshold Decision next week and would like the info requested from you to do that.

Thank you,



Mike Stevens, Planning Manager  
City of Richland Development Services Dept.  
625 Swift Blvd. MS#35  
Richland, WA 99352  
(509)942-7596  
[www.ci.richland.wa.us/](http://www.ci.richland.wa.us/)

\*\*This e-mail and your response are considered a public record and will be subject to disclosure under Washington's Public Records Act.\*\*

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**ONeill, Shane**

---

**From:** Deana Chiodo <deanac@bfhd.wa.gov>  
**Sent:** Thursday, November 14, 2019 4:58 PM  
**To:** O'Neill, Shane  
**Cc:** Stevens, Mike; Rick Dawson  
**Subject:** RE: S2019-101, Z2019-106 & EA2019-132

This office has reviewed the above referenced Preliminary Plat and Rezoning review and have the following comments:

1. There are multiple drainage easements that run through the subdivisions directly to the south of the proposed plat. These drainage easements are not carried into the new subdivision even though it is part of the drainage basin.
2. You also have storm swales/retention ponds proposed in several locations along the south boundary of the development. These drainage features are located less than the required 100' from existing on-site sewage systems and dedicated reserve areas.
3. The addition of several hundred homes in this area may have an effect on ground and surface water already being witnessed to the south of the plat in the area of the Bent and Bermuda intersection. The potential impact of this subdivision must be full evaluated prior to approval.

This office believes the full impacts of this proposal have not been evaluated and an environmental Impact Statement may be appropriate or further research on the natural drainages and how this subdivision can affect the lots to the South that are on septic systems in addition to surrounding groundwater.

Please let me know if you have any questions or concerns. Thank you.

**Deana Chiodo**

Environmental Health Specialist II

**Benton-Franklin Health District**

7102 W. Okanogan Place,

Kennewick, WA 99336

p: 509.460.4316

[www.bfhd.wa.gov](http://www.bfhd.wa.gov) [Deanac@bfhd.wa.gov](mailto:Deanac@bfhd.wa.gov)



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*in error, please notify the system manager or the sender immediately and do not disclose the contents to anyone or make copies thereof.*

**ONeill, Shane**

---

**From:** jhmcbride@aol.com  
**Sent:** Thursday, November 21, 2019 10:18 AM  
**To:** O'Neill, Shane  
**Subject:** Rezoning Application and Hearing of Sienna Hills Subdivision

Shane O'Neill, Senior Planner  
City of Richland

As a property owner adjacent to the proposed rezoning request of Sienna Hills, I would like to express my concerns.

1. Along the South side of the property, the Badger Mountain Plateau subdivision has horse privileges as well as small animals, i.e. chickens, ducks etc.. At this time we have 2 horses that adjoin the subdivision. I would request the builder be required to put up a block wall fence along the South property line to prevent any incidents on either side.

2. I would also request the developer designate R1-12 zoning on South side of subdivision to blend with the 2.5 acre lots in Badger Mountain Plateau and the larger lots in Hidden Hills subdivisions.

Thank you for the opportunity to express my concerns.

Ronald and Jan McBride  
92908 E Holly Road  
Kennewick, Wa. 99338

Lot 10, Badger Mountain Plateau

November 26, 2019

City of Richland Planning Division  
625 Swift Boulevard  
MS-35  
Richland, WA 99352

RE: Sienna Hills Preliminary Plat and Rezone

To Mr. Shane O'Neill and Others Whom it May Concern,

We have interest in the subject development applications as adjacent property owners residing at 3802 N Levi Street (Parcel #13498402000023). Please submit the following into the record for the hearing set for December 9, 2019.

We believe the subject development applications should be denied because they propose:

- A. Rezoning inconsistent with the Comprehensive Plan Future Land Use Map and
- B. Development timing and patterns inconsistent with the Comprehensive Plan and existing infrastructure.

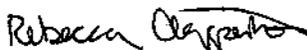
Should the applications be approved, we request the following conditions for the development of the subject site:

- 1. Zoning and development patterns be limited to Low Density Residential as shown on the Comprehensive Plan's Future Land Use Map,
- 2. Preliminary plat contributes to area multi-user trails network that link major streets, schools, commercial nodes, and open spaces, and
- 3. Developer provides a visually consistent buffer along the southern boundary of the development composed of fence, wall, vegetation, and/or multi-user trail.

Analysis of these concerns and proposals is attached.

Thank you for your consideration.

Respectfully,



Rebecca Clapperton  
Owner & Resident  
3802 N Levi Street  
Kennewick, WA 99338



Bryan Cron  
Owner & Resident  
3802 N Levi Street  
Kennewick, WA 99338



Anne M. Rokyta, AICP, CNU-A  
Agent  
2825 O'Hara Drive  
Tallahassee, FL 32309

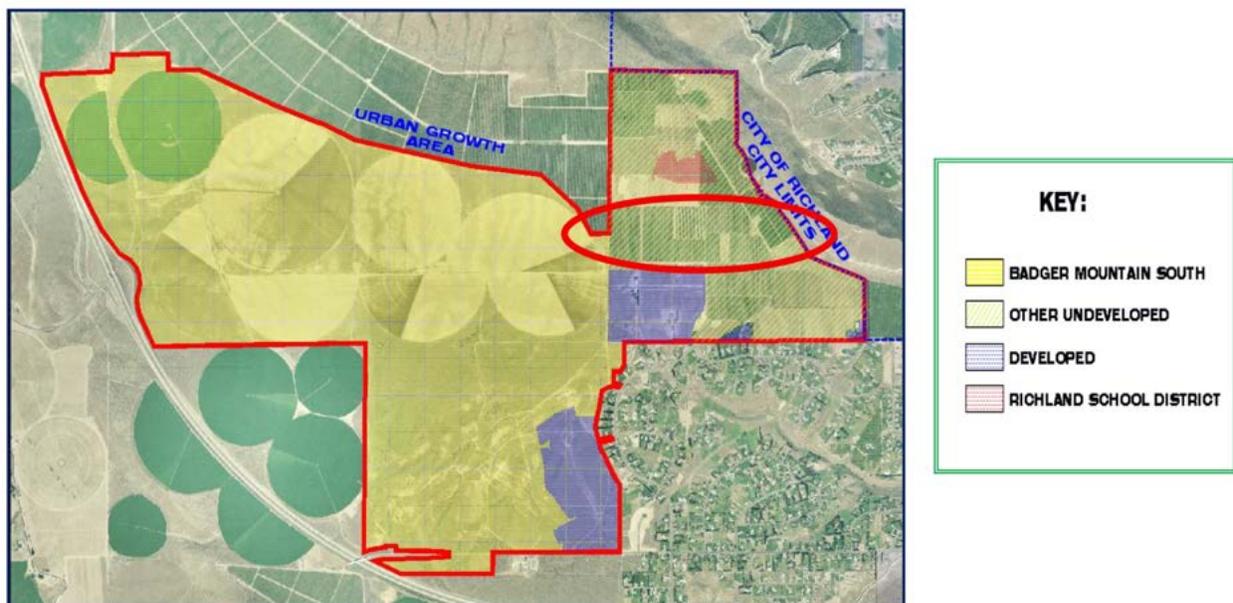
## ANALYSIS

### A. Proposed Rezone is Inconsistent with the City of Richland Comprehensive Plan

We are under the impression that the Badger Mountain Subarea Plan (hereafter, Subarea Plan) Land Use Plan is the map referenced for determination of whether the rezone application is consistent with the City of Richland [Comprehensive Plan](#) (hereafter, Comp Plan). We disagree and posit the Comp Plan Future Land Use Map is the correct reference for the subject site.

The Subarea Plan was adopted in April 2010 as an appendix to the Comp Plan to support the December 2010 annexation of the area and clearly defines Badger Mountain South as separate from the other undeveloped lands in the subarea (*Figure 1*).

**Figure 1: Badger Mountain Subarea Plan “Developed and Undeveloped Parcels”**

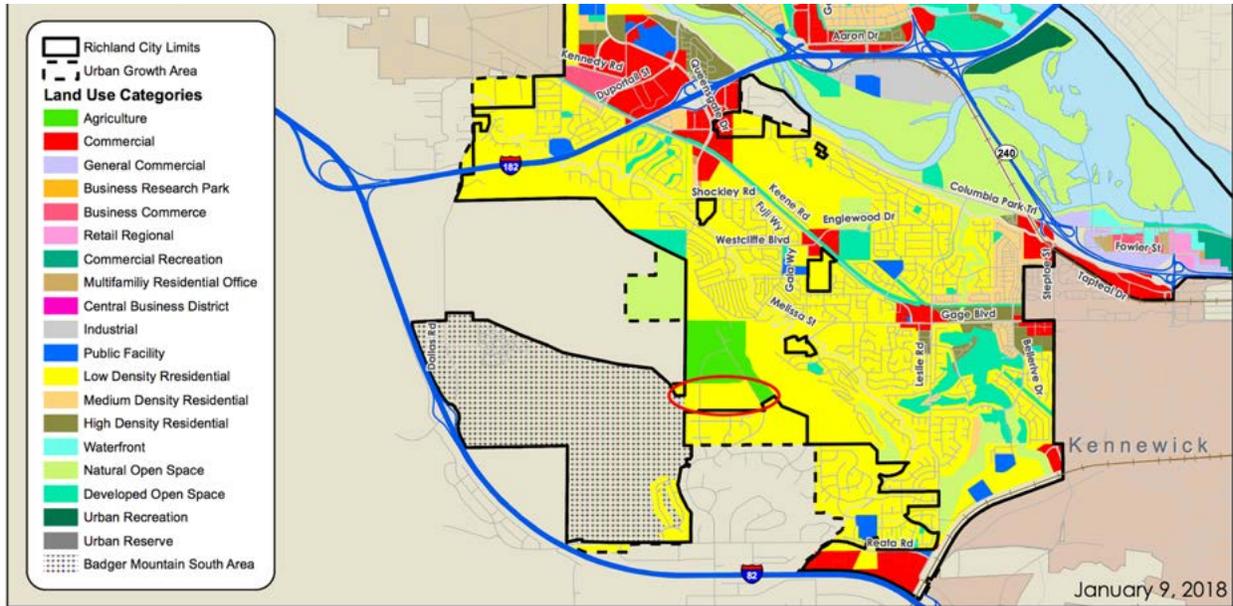


*Figure 3 of the Subarea Plan (page 9). Subject site, indicated by red oval, located in Other Undeveloped, not Badger Mountain South.*

The Comp Plan was adopted in 2017, much more recently than the Subarea Plan, and contains an updated Future Land Use Map (hereafter, FLUM) dated January 8, 2018 (*Figure 2*). The FLUM contains a Badger Mountain South Area land use category which references the Subarea Plan, however, the subject site is not designated for this category. The subject site is designated Low Density Residential and Agriculture. Had the Subarea Plan been intended as the guiding document, the subject site would have been designated as Badger Mountain South.

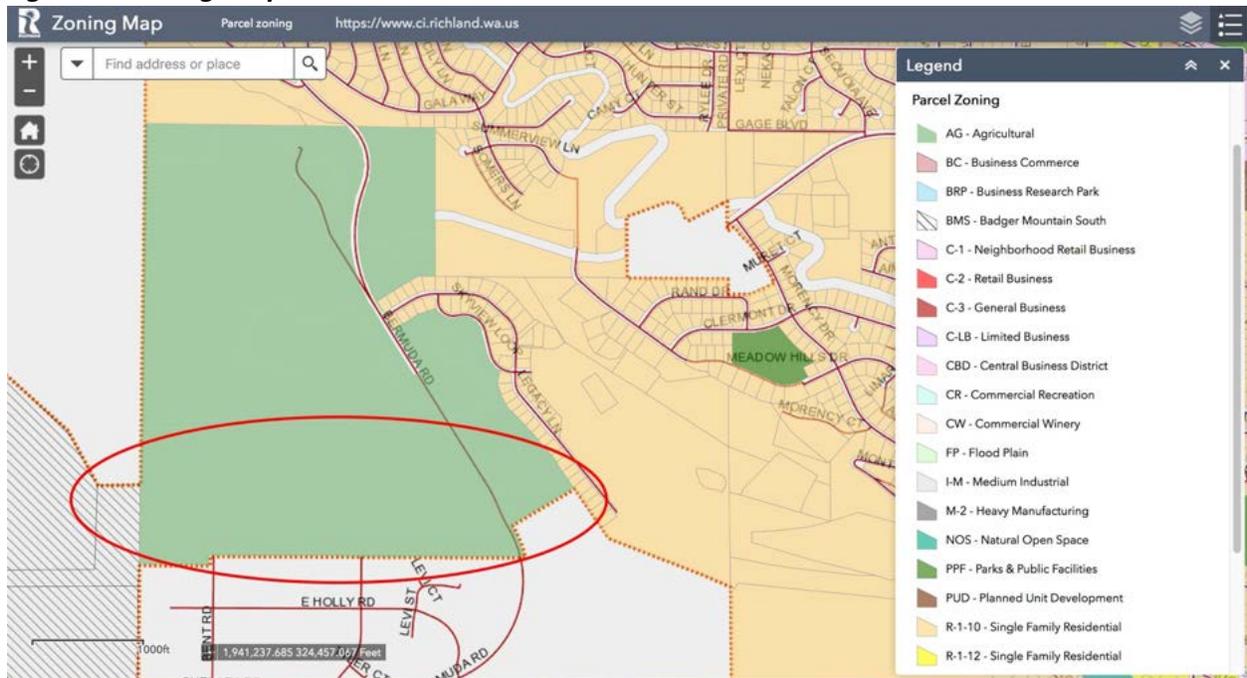
The current [Zoning Map](#) (*Figure 3*) provides further evidence that the subject site was not intended to be guided by the Subarea Plan because it is not included in the Badger Mountain South zoning category and instead is designated as AG – Agricultural, consistent with the FLUM.

**Figure 2: Comprehensive Plan Future Land Use Map**



Subject site, indicated by red oval, is designated for Low Density Residential and Agriculture, not Badger Mountain South Area.

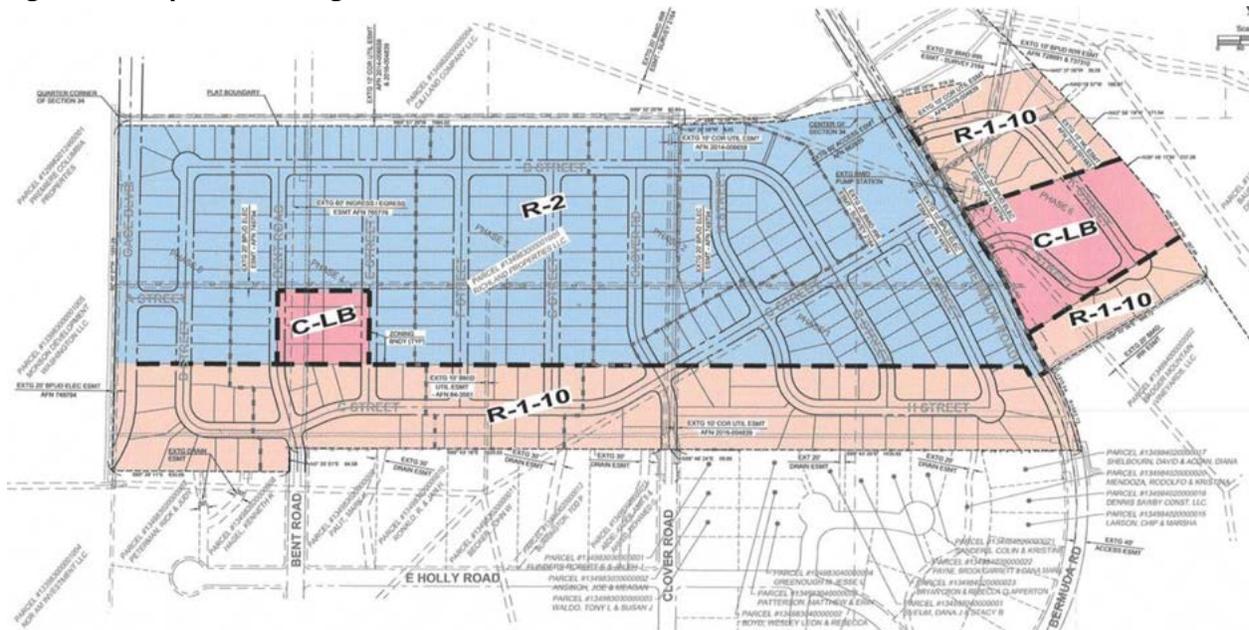
**Figure 3: Zoning Map**



From Richland GIS map. Subject site, indicated by red oval, located in AG – Agricultural, not Badger Mountain South.

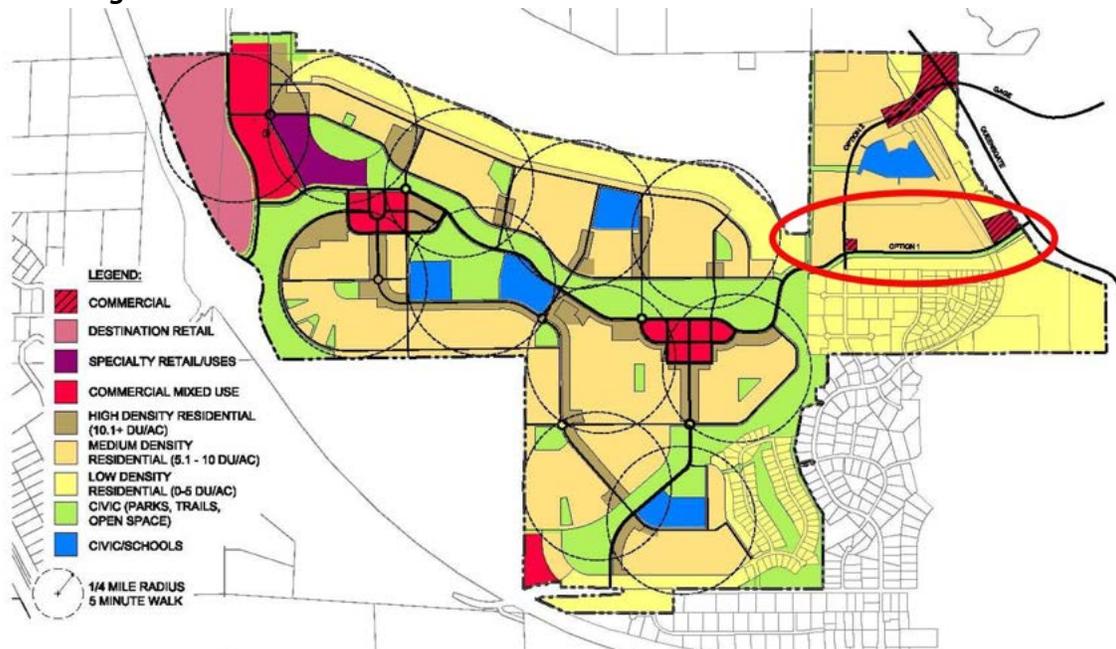
The applicant proposes to rezone the Subject Site from AG - Agriculture (*Figure 3*) to R-1-10 – Single Family Residential, R-2 – Medium Density Residential, and C-LB - Limited Business zoning (*Figure 4*). This proposal is somewhat consistent with the Subarea Plan Land Use Plan (*Figure 5*), which shows a mix of Commercial, Medium Density Residential (5.1-10 DU/AC), Low Density Residential (0-5 DU/AC), and Civic (Parks, Trails, Open Space), but strays from the Land Use Plan in important ways.

**Figure 4: Proposed Zoning**



From [rezoning application](#).

**Figure 5: Badger Mountain Subarea Land Use Plan**



Subarea Plan Figure 1 (page 9). Subject site indicated by red oval.

The proposed development is inconsistent with the Subarea Land Use Plan (*Figure 5*) in three major ways:

- Does not provide the east-west trail connection separating low density from medium density residential areas,
- Commercial land uses are not oriented to the major thoroughfares and trail connection, and
- Commercial is clearly intended to provide neighborhood retail and services to reduce numbers and lengths of vehicle trips. Development of high density residential in these commercial districts would exacerbate the number of vehicle miles traveled rather than curb them.

### **Finding**

The proposed rezone is inconsistent with the Comp Plan FLUM designations of Low Density Residential and Agriculture (*Figure 2*). Per Table LU-1 in the Comp Plan (page 18), the implementing zoning categories of the Low Density Residential designation include R-1-12, R-1-10, and SAG. The implementing zoning categories of Agriculture are AG and FP.

- The proposed R-2 and C-LB zoning are NOT consistent with the Low Density Residential designation and
- The proposed R-1-10 and C-LB zoning are NOT consistent with the Agriculture designation of the Comprehensive Plan.

### **Conclusion**

The applicant should amend their rezone and preliminary plat to be consistent with the Low Density Residential and Agriculture FLUM categories or request a Comp Plan amendment to designate the subject site as Badger Mountain South Area or as other appropriate FLUM designations to support the proposed development.

Should the Subarea Land Use Plan (*Figure 5*) be utilized to determine the Future Land Use designation, the proposed development should be conditioned to be consistent with that plan by:

- Requiring an east-west civic space trail connection between what is shown as Gage (on the west) and Bermuda (on the east) on the preliminary plat,
- Locating commercial zoning areas adjacent to arterials and the trail, and
- Requiring at least a certain portion of development within the commercial portions be developed with neighborhood service uses rather than solely as high density residential.

**B. The proposed development is inconsistent with the Comprehensive Plan and infrastructure**

Although denser development patterns are an important part of creating more sustainable cities, urban densities should only be developed near existing urban infrastructure with a mix of uses that support multi-modal and short trips that reduce traffic impacts to streets and the environment. This is reflected in LU Goal 3, Policy 2 which encourages higher densities near the Central Business District.

We find the location and design of the proposed development is in conflict with Comprehensive Plan LU Goal 2 and its policies:

*LU Goal 2: Establish land uses that are sustainable and create a livable and vibrant community.*

*Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.*

*Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.*

*Policy 3: Ensure that the intent of the land use and districts are maintained.*

Arrangement of Land Uses

Although the proposed development includes a variety of land use designations, the arrangement as proposed will NOT result in a sustainable mix of uses that will encourage reduced vehicle trips and encourage livability through neighborhood interactions.

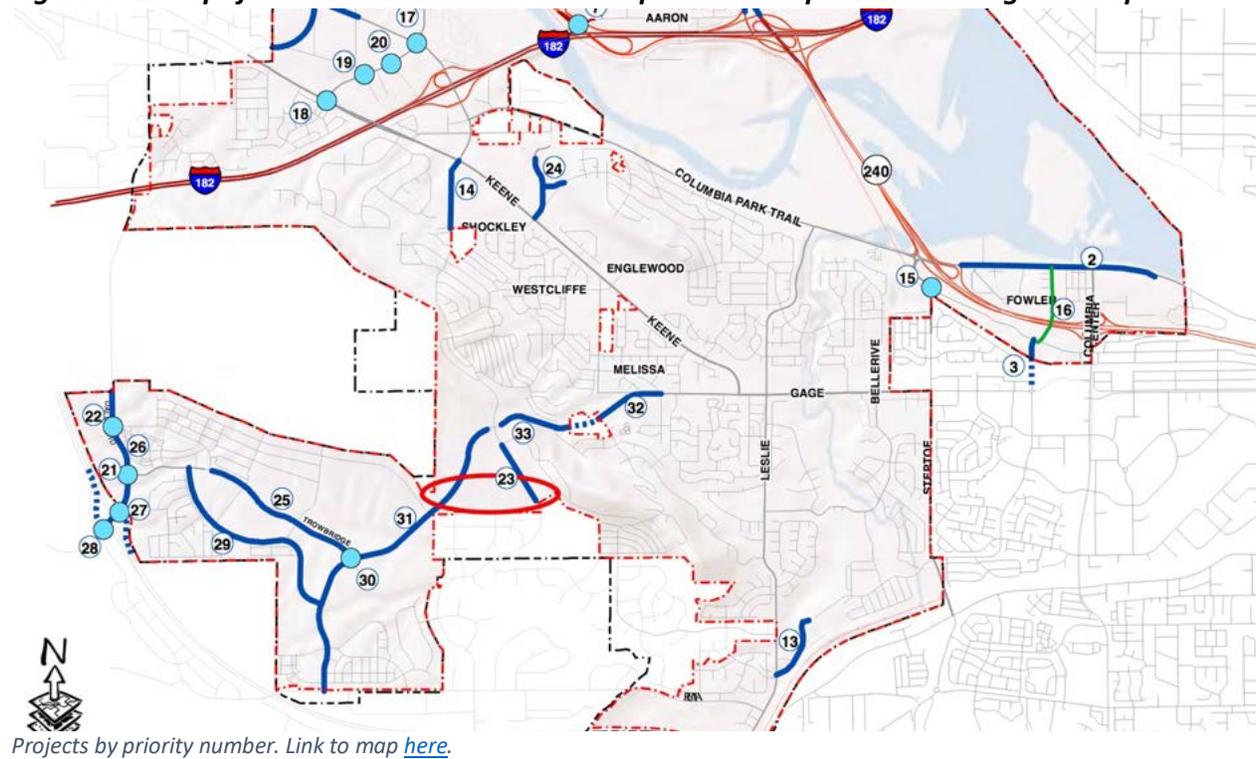
- The plat lacks variety, comprised almost completely of single-family residential lots.
- The open space reserved for a club house and amenities is located such that it will encourage access by vehicle trips rather than walking.
- The layout of the three larger lots proposed for limited business commercial are arranged to suggest they will be developed as multi-family residential rather than neighborhood commercial. Development of multi-family residential instead of neighborhood commercial will exacerbate the traffic impact and is in direct conflict with the intent of the land use district.
- The plat lacks the linear civic open space suggested by the Subarea Land Use plan and strongly encouraged by several Comp Plan policies (see Requested Conditions #2, below) that would connect residences to the neighborhood commercial and provide vibrancy.
- Only one street connection is proposed to the north, towards which land is designated for a school. Additional vehicle and/or pedestrian connections to the north are needed to encourage pedestrian trips and to reduce length of vehicle trips.

Timing of Public Services

The proposed development is premature relative to the transportation infrastructure needed to serve the development in a sustainable and livable manner.

- The proposed development does not take advantage of the existing infrastructure network. Bermuda Road must be extended off-site to provide the traffic network necessary to serve the development.
- The proposed development is located far from shopping and employment centers. Concentration of trips onto long routes increase vehicle miles traveled, which increases fossil fuel consumption and pollution.
- The proposed development precedes several priority transportation network projects identified to support development in the area (*Figure 6*). Transportation improvement Projects 31, 32, and 33 improve and extend Gage to provide a more direct route to commercial centers, reducing vehicle miles traveled and limiting impact to single family residential areas.
- Without adequate and efficient transportation networks in place, additional traffic on long routes through single family residential neighborhoods will negatively impact livability of those neighborhoods. A brief traffic analysis follows.

**Figure 6: Excerpt from 2020-2025 Six Year Transportation Improvement Program Map**



### Traffic Analysis

The preliminary plat proposes 285 single-family dwelling units. Based on the 2017 ITE Trip Generation manual, single-family dwellings generate an average of 9.44 trips per day. The resulting trip generation estimate for the proposed development is over 2,690 trips per day. This count excludes trips generated from the commercial and potential multi-family residential development associated with the proposed C-LB zoning.

With the proposed connection of Bermuda Road to Queensgate Drive, we assume almost all (95%) automobile trips associated with the new development will route north to reach Keene Road at Shockley Road, Westcliffe Boulevard, or Gage Boulevard filtering through the single family residential areas. Additionally, we estimate a majority (75%) of trips originating from the approximately 266 lots that front Bermuda and Clover roads north of Reata Road, will also route to Queensgate. This results in a total estimated load onto Queensgate Drive of nearly 4,440 trips per day.

The 2018 traffic counts for Shockley Road, Westcliffe Boulevard, and Gage Boulevard west of Keene Road are 4,757, 4,450, and 4,871 trips per day, respectively. This suggests an approximately equal spread of trips generated from the Queensgate Drive area onto Keene Road via these routes. Each route would see an increase of approximately 1,480 trips per day.

### **Findings**

The proposed development fails to demonstrate sustainable land use development and creation of livable communities by:

- Necessitating significant extension of infrastructure through undeveloped areas rather than relying on the existing network,
- Increasing vehicle miles traveled by establishing urban-density residential developments far from shopping and employment centers,
- Failure to design a mix of uses and alternate mobility network that would reduce vehicle trips by providing trip choice and keeping trips internal to the development, and
- Reducing livability for single family residential areas that will be impacted by increased traffic on Arterial Collectors because Minor Arterial connections have not yet been made to serve anticipated development.

### **Conclusion**

The proposed development is premature relative to transportation network connections that would make vehicle trips more efficient and reduce traffic impacts to existing single family neighborhoods. As transportation networks and closer-in lands are developed, the proposed development may become more appropriate for the subject site.

The proposed development, as designed, presents sustainability and livability concerns due to its location and mix of uses that will not effectively reduce the number of trips generated by the proposed land uses. Provision of multi-user trails and open space, centralized location of the club house, and development of true neighborhood commercial uses would provide a mix of uses that would reduce the number and distance of trips generated from the development.

**REQUESTED CONDITIONS**

**1. Limit development patterns to Low Density Residential**

As presented under “A”, above, we find that the Land Use Plan from the Badger Mountain Subarea Plan was intentionally not applied to the subject site and the site should be regulated as Low Density Residential and Agriculture as shown on the Comprehensive Plan’s Future Land Use Map. The subject site and lands to the north are not conducive to higher density development due to increased environmental impacts by grading, inability to provide true mixed-uses that require large areas of relatively flat land, and increased distance in travel routes to services.

Until and unless true shopping and employment centers can be efficiently accessed by the subject site and surrounding area, the land should only be developed under low density residential patterns.

**2. Provide multi-user trails that link neighborhood features**

The Badger Mountain Subarea Land Use Plan conceptualizes a linear civic space through the subject site that would provide an alternate mobility network that would enhance connections between the Wilson Area and Badger Mountain South. This is an important feature that would tie new development into the existing neighborhood character in which residents regularly use pathways for walking and horseback riding. Such a trail would provide functional and recreational access consistent with the Comp Plan goals and policies listed below.

*LU Goal 5: Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.*

*Policy 1: Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.*

*Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City’s network of parks and trail system.*

*NE Goal 1: Promote the protection, conservation, and restoration of natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use.*

*Policy 5: Develop an integrated pedestrian trail system to provide access through the City’s important natural features, such as prominent ridges and rivershore areas and provide necessary trail linkages between these natural features.*

*TE Goal 3: Encourage the use of transportation modes that promote energy conservation, circulation efficiency, and an active lifestyle.*

*Policy 1: Support increased use of transit, bicycling, and pedestrian travel.*

*Policy 2: Plan facilities for non-motorized travel across jurisdictional boundaries.*

*Policy 3: Require sidewalks, improved shoulders, appropriate signage, or off-street trails within new developments to accommodate internal bicycle and pedestrian circulation within and between neighborhoods. (emphasis added)*

*Policy 4: Encourage new developments to be pedestrian-friendly and compatible with the public transportation system.*

*Policy 5: Design a circulation system to become a bicycle-friendly community with complete streets.*

**3. Provide a visually consistent buffer along the southern boundary of the development**

The greatest direct impact to existing residents abutting the subject site to the south is the visual impact and loss of views to the north. Homeowner's Association rules for Hidden Hills prohibits privacy fences. If the preliminary plat is approved, the large lots will abut two or more properties and current residents may see upwards of half a dozen lots from their homes. To reduce visual cacophony of multiple fence types that may be allowed on adjacent properties, we request the developer provide some form of consistent and attractive visual buffering along the southern boundary.

Comments on proposed

December 2, 2019

Sienna Hills development

Kenneth Hagel and Darlene Hagel

Section 34 Township 9 Range 28 Quarter SW Plat Badger Mountain Plateau Lot 8  
Also known as 3304 North Bent Rd Kennewick, WA, 99338.

We bought and built the first home in the Badger Mountain Plateau in 2003.

Our lot abuts the development on the southwest end where there are Drain Easements in the development that continues into our lot.

SEPA Environmental Check list

Item 3 Water:

Item C3 discusses altering existing ground surface, which would change current existing ground runoff. This does not go into detail on how this will impact adjacent properties to the South and what this will look like.

We would like a discussion reviewing their solution and the impact on adjacent properties.

Item D measures to reduce surface ground and runoff water.

How will this be taken into consideration when connecting to Bent Road?

We have seen rain storms that have filled the ditches.

Item Fencing: Newly developed lots adjacent to Badger Mountain Plateau.

No mention of any fencing or what the covenants would cover.

Item Utility Easements: I did not see any discussion regarding Utility Easements

Our electricity comes from Benton PUD transformer northeast of our lot on the proposed development currently at the end of Bent Road.

Item 14 Transportation: Our concern is the amount of traffic flowing into a

County Rural section of road. Our speed limit is twenty five and have seen traffic coming out of the orchard, downhill, at high rates of speed.

Item 8 Land and shoreline Use

i. How many people would reside or work was estimated at 450 +

That figure seems rather low if you estimate at least 2 ½ people per home figures around 712 residents.

Item 4 Plants

E. noxious weeds and invasive species known to be on or near.

Seen in the area and on perimeter are Goat Head Thorns.

Item 5 Animals

Need to add to list Coyote, Geese, Moles, Pheasant, Owls and Quail.

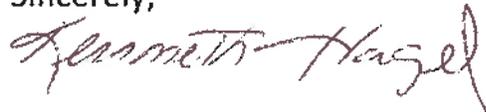
Item 12 Recreation

Need to acknowledge the Badger Mountain preserve

The surrounding area is used by mountain bikes, hikers and horse trails.

I would like to have the above items included in the record

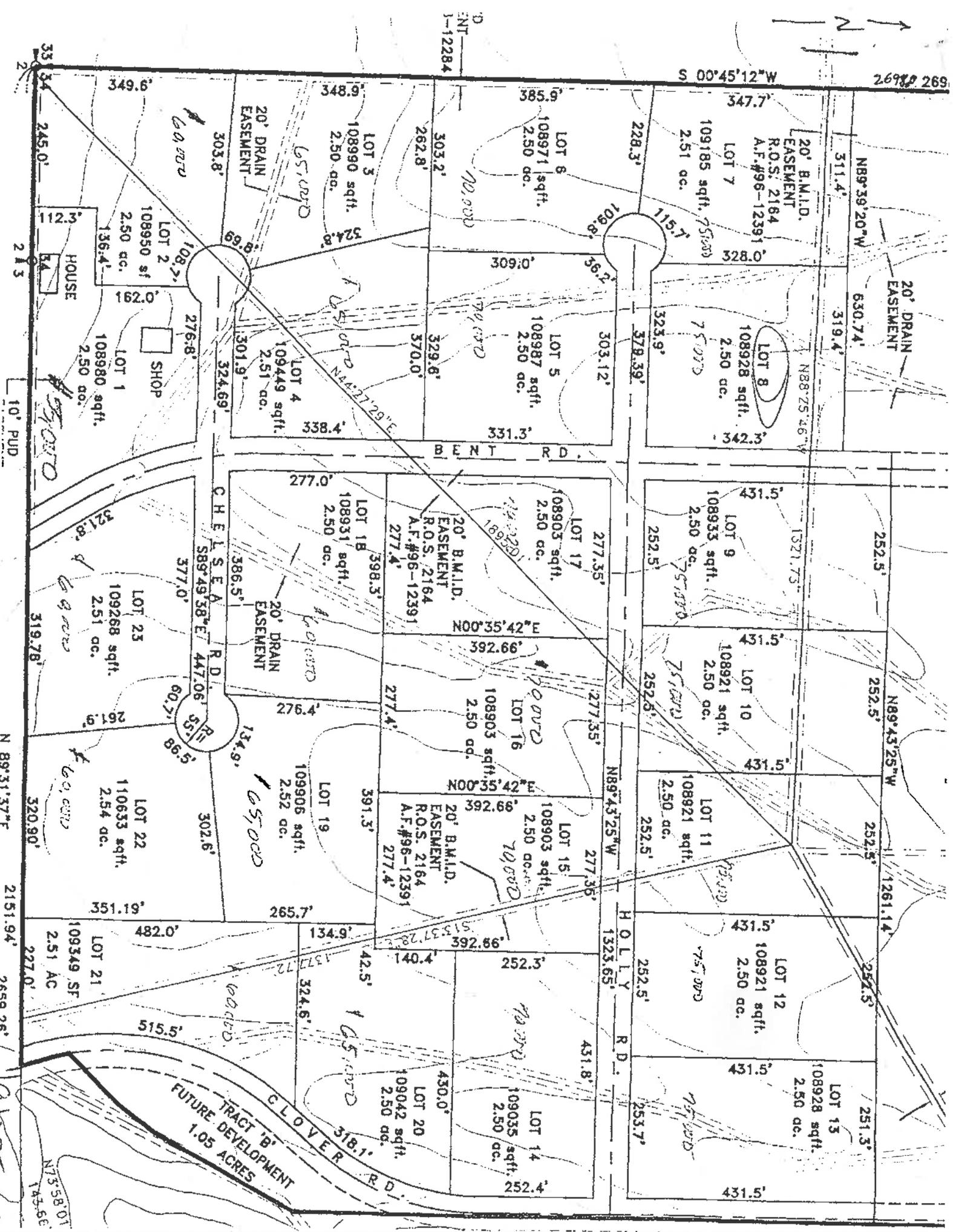
Sincerely,



Kenneth Hagel

Darlene Hagel





269.0 269

S 00°45'12"W

ENT 1-12284

20' B.M.I.D. EASEMENT R.O.S. 2164 A.F.#96-12391

20' DRAIN EASEMENT

20' B.M.I.D. EASEMENT R.O.S. 2164 A.F.#96-12391

LOT 6  
108971 sqft.  
2.50 ac.

LOT 7  
109185 sqft.  
2.51 ac.

LOT 8  
108928 sqft.  
2.50 ac.

LOT 9  
108933 sqft.  
2.50 ac.

LOT 10  
108921 sqft.  
2.50 ac.

LOT 11  
108921 sqft.  
2.50 ac.

LOT 3  
108990 sqft.  
2.50 ac.

LOT 4  
109449 sqft.  
2.51 ac.

LOT 5  
108987 sqft.  
2.50 ac.

LOT 17  
108903 sqft.  
2.50 ac.

LOT 16  
108903 sqft.  
2.50 ac.

LOT 15  
108903 sqft.  
2.50 ac.

LOT 18  
108931 sqft.  
2.50 ac.

LOT 19  
109906 sqft.  
2.52 ac.

LOT 20  
109042 sqft.  
2.50 ac.

LOT 21  
109349 SF  
2.51 AC

LOT 2  
108950 sf  
2.50 ac.

LOT 1  
108980 sqft.  
2.50 ac.

LOT 23  
109288 sqft.  
2.51 ac.

LOT 22  
110633 sqft.  
2.54 ac.

LOT 21  
109349 SF  
2.51 AC

HOUSE

SHOP

HOUSE

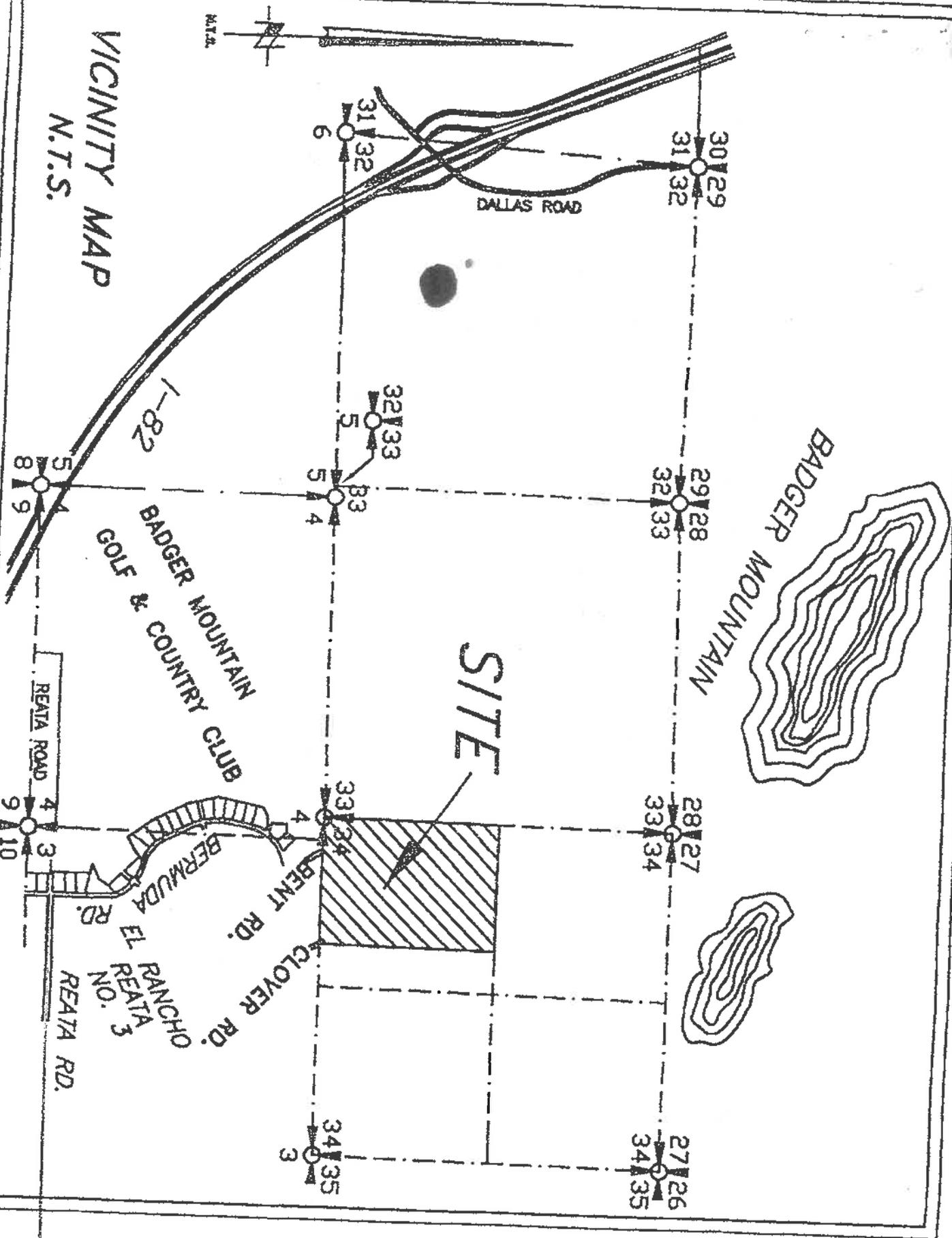
HOUSE

HOUSE

HOUSE

10' PUD

VICINITY MAP  
N.T.S.



2641.

LESLIE RD

## ONeill, Shane

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**From:** Todd Sawin <TSawin@AHBL.com>  
**Sent:** Wednesday, November 27, 2019 10:16 PM  
**To:** O'Neill, Shane  
**Cc:** ljwhitemd@aol.com; thefourcs@comcast.net; West, Julie  
**Subject:** Sienna Hills Plat

Hi Shane,

I'd like to provide public comment on the Sienna Hills Plat (permit no S2019-101, Z2019-106 & EA2019-132). The plat proposes a lift station for the project and I'd like to propose that a regional lift station to serve the East Badger Mountain Sewer Basin as identified in the BMS subarea plan be explored instead of constructing another lift station. The additional lift station would cause the City long term maintenance costs over the single lift station approach. The downstream conveyance path for the lift station should also be re-evaluated based on system improvements following the sub area plan. Based on some preliminary conversations, I believe the neighboring property owners (Nor Am and Goose Ridge) would be amenable to discussing a combined system to better serve the City and proposed developments.

We're happy to meet and discuss options if that helps. We'll be in town on the 4<sup>th</sup> if needed.

Thanks,

**Todd Sawin, PE, DBIA, LEED AP | Principal**

**AHBL, Inc. | TACOMA • SEATTLE • SPOKANE • TRI-CITIES**

253.383.2422 **TEL** | 253.284.9662 **DIRECT** | [tsawin@ahbl.com](mailto:tsawin@ahbl.com) **EMAIL** | Send us a [file](#).



**WAC 246-272A-0210 Location.** (1) Persons shall design and install OSS to meet the minimum horizontal separations shown in Table IV, Minimum Horizontal Separations:

**Table IV  
Minimum Horizontal Separations**

Items Requiring Setback	From edge of soil dispersal component and reserve area	From sewage tank and distribution box	From building sewer, and nonperforated distribution pipe
Well or suction line	100 ft.	50 ft.	50 ft.
Public drinking water well	100 ft.	100 ft.	100 ft.
Public drinking water spring measured from the ordinary high-water mark	200 ft.	200 ft.	100 ft.
Spring or surface water used as drinking water source measured from the ordinary high-water mark <sup>1</sup>	100 ft.	50 ft.	50 ft.
Pressurized water supply line	10 ft.	10 ft.	10 ft.
Decommissioned well (decommissioned in accordance with chapter 173-160 WAC)	10 ft.	N/A	N/A
Surface water measured from the ordinary high-water mark	100 ft.	50 ft.	10 ft.
Building foundation/in-ground swimming pool	10 ft.	5 ft.	2 ft.
Property or easement line	5 ft.	5 ft.	N/A
Interceptor/curtain drains/foundation drains/drainage ditches			
Down-gradient <sup>2</sup> :	30 ft.	5 ft.	N/A
Up-gradient <sup>2</sup> :	10 ft.	N/A	N/A
Other site features that may allow effluent to surface			
Down-gradient <sup>2</sup> :	30 ft.	5 ft.	N/A
Up-gradient <sup>2</sup> :	10 ft.	N/A	N/A
Down-gradient cuts or banks with at least 5 ft. of original, undisturbed soil above a restrictive layer due to a structural or textural change	25 ft.	N/A	N/A
Down-gradient cuts or banks with less than 5 ft. of original, undisturbed soil above a restrictive layer due to a structural or textural change	50 ft.	N/A	N/A
Other adjacent soil dispersal components/subsurface stormwater infiltration systems	10 ft.	N/A	N/A

<sup>1</sup> If surface water is used as a public drinking water supply, the designer shall locate the OSS outside of the required source water protection area.

<sup>2</sup> The item is down-gradient when liquid will flow toward it upon encountering a water table or a restrictive layer. The item is up-gradient when liquid will flow away from it upon encountering a water table or restrictive layer.

(2) If any condition indicates a greater potential for contamination or pollution, the local health officer may increase the minimum horizontal separations. Examples of such conditions include excessively permeable soils, unconfined aquifers, shallow or saturated soils, dug wells, and improperly abandoned wells.

(3) The local health officer may allow a reduced horizontal separation to not less than two feet where the property line, easement line, in-ground swimming pool, or building foundation is up-gradient.

(4) The horizontal separation between an OSS dispersal component and an individual water well, individual spring, or surface water that is not a public water source can be reduced to a minimum of seventy-five feet, by the local health officer, and be described as a conform-

ing system upon signed approval by the health officer if the applicant demonstrates:

(a) Adequate protective site-specific conditions, such as physical settings with low hydro-geologic susceptibility from contaminant infiltration. Examples of such conditions include evidence of confining layers and/or aquatards separating potable water from the OSS treatment zone, excessive depth to groundwater, down-gradient contaminant source, or outside the zone of influence; or

(b) Design and proper operation of an OSS system assuring enhanced treatment performance beyond that accomplished by meeting the vertical separation and effluent distribution requirements described in WAC 246-272A-0230 Table VI; or

(c) Evidence of protective conditions involving both (a) and (b) of this subsection.

(5) Persons shall design and/or install a soil dispersal component only if:

(a) The slope is less than forty-five percent (twenty-four degrees);

(b) The area is not subject to:

(i) Encroachment by buildings or construction such as placement of power poles and underground utilities;

(ii) Cover by impervious material;

(iii) Vehicular traffic; or

(iv) Other activities adversely affecting the soil or the performance of the OSS.

(c) Sufficient reserve area for replacement exists to treat and dispose one hundred percent of the design flow;

(d) The land is stable; and

(e) Surface drainage is directed away from the site.

(6) The local health officer may approve a sewer transport line within ten feet of a water supply line if the sewer line is constructed in accordance with section C1-9 of the department of ecology's "Criteria For Sewage Works Design," December 1998.

[Statutory Authority: RCW 43.20.050. WSR 05-15-119, § 246-272A-0210, filed 7/18/05, effective 7/1/07.]

